

# Notice of Intent

*Filed Under M.G.L. Chapter 131, Section 40*

BST Waterfront Development LLC  
Massport Marine Terminal Sub-Parcel 6A  
Boston, Massachusetts

Prepared by:



Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, Massachusetts 01880  
p. 781.246.2800 f. 781.246.7596  
[www.hayeseng.com](http://www.hayeseng.com)

Applicant:

BST Waterfront Development LLC  
c/o Pilot Seafood Properties III, LLC  
24 Mt. Vernon Street  
Suite 201  
Boston, Massachusetts 02108

April 5, 2022

Revised May 17, 2022

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*Figure 2 – FEMA Flood Insurance Rate Map*

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## Plans

Notice of Intent Site Plan: Production Addition, Boston Sword &  
Tuna,  
Prepared by Hayes Engineering, Inc.  
Date: March 3, 2022, revised through March 31, 2022  
(7 sheets)



## Section 1 – Notice of Intent Forms

- Massachusetts Department of Environmental Protection WPA Form 3 – Notice of Intent
- NOI Wetland Fee Transmittal
- Filing Fee Calculation
- Filing Fee Checks
- Stormwater Checklist
- Boston Notice of Intent Forms
- Affidavit of Service for Abutter Notification
- Abutters List
- Notice to Abutters – Boston Conservation Commission
- Climate Resiliency Checklist



**A. GENERAL INFORMATION**

1. Project Location

Fid Kennedy Avenue Boston MA  
a. Street Address b. City/Town c. Zip Code  
6010B Block 2A Parcel 2674  
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant

Eden Milroy BST Waterfront Development LLC, c/o Pilot Seafood Properties III, LLC  
a. First Name b. Last Name c. Company  
24 Mt. Vernon Street, Suite 201  
d. Mailing Address  
Boston MA 02108  
e. City/Town f. State g. Zip Code  
617.542.0450 emilroy@pilotdevelopment.com  
h. Phone Number i. Fax Number j. Email address

3. Property Owner

Dennis Davis City of Boston EDIC  
a. First Name b. Last Name c. Company  
One City Hall Square, 9th Floor  
d. Mailing Address  
Boston MA 02201  
e. City/Town f. State g. Zip Code  
617.918.6254 dennis.davis@cityofboston.gov  
h. Phone Number i. Fax Number j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

Anthony Capachietti, PE Hayes Engineering, Inc.  
a. First Name b. Last Name c. Company  
603 Salem Street  
d. Mailing Address  
Wakefield MA 01880  
e. City/Town f. State g. Zip Code  
781.246.2800 tcapachietti@hayeseng.com  
h. Phone Number i. Fax Number j. Email address





<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

FAA Approval for Building and Crane ; Boston Water and Sewer Review;

\_\_\_\_\_  
EPA Construction General Permit (NPDES); Massport Tenant Alteration Application;

\_\_\_\_\_  
State Building Permit  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes  No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

**A. Submit Supplemental Information for Endangered Species Review**

Percentage/acreage of property to be altered:

(1) within wetland Resource Area \_\_\_\_\_ percentage/acreage

(2) outside Resource Area \_\_\_\_\_ percentage/acreage

Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

- Yes  No

If yes, provide the name of the ACEC: \_\_\_\_\_

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes  No



**D. SIGNATURES AND SUBMITTAL REQUIREMENTS**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
4-5-22

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
4-5-22

\_\_\_\_\_  
Date

781.246.2800

tcapachietti@hayeseng.com



Massachusetts Port Authority  
One Harborside Drive, Suite 200S  
East Boston, MA 02128-2909  
Telephone (617) 568-5000  
www.massport.com

March 23, 2022

Pilot Seafood Properties III LLC  
24 Mt. Vernon Street  
Suite 201  
Boston, Massachusetts 02108

Re: MMT Subparcel 6A – Boston Sword & Tuna, Inc.

Dear Mr. Milroy:

As we have discussed, neither Massport nor its tenants are subject to local regulations and ordinances. Massport's Enabling Act provides that it is not subject to the supervision or regulation of the department of public works or of any department, commission, board, bureau or agency of the Commonwealth except as specifically provided in the Enabling Act. Other than specific powers granted to municipalities in Massport's Enabling Act, no municipal powers over Massport or its tenants exist. In cases where the actions of a tenant are reasonably related to the public purposes set forth in Massport's Enabling Act, Massport's tenants and lessees are exempt from local regulation. This proposition is supported by Teasdale v. Newell & Snowling Construction Co., 192 Mass. 440, Medford v. Marinucci Bros. & Co., 344 Mass. 50 (1962), and Op. Atty. Gen. No. 103 Rep. A.G; Pub. Doc. 12, 1967.

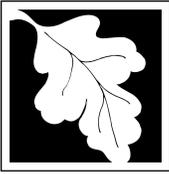
Boston Sword & Tuna, Inc.'s ("BS&T") proposed project on the Massport Marine Terminal Subparcel 6B, which consists of the design and construction of an approximately 8,630-square foot footprint building addition to an existing seafood processing facility to house seafood processing, storage and distribution operations is in fulfillment of one of Massport's essential government functions and, therefore, the project is exempt from local regulation.

However, in light of the fact that the project site is owned by the Economic Development and Industrial Corporation (EDIC) of Boston, Massport acknowledges that in this case, BS&T has elected to voluntarily address consistency with the City of Boston's Wetland Ordinance by filing a Notice of Intent thereunder.

Sincerely,

A handwritten signature in blue ink that reads "Michele E. DeTour".

Michele E. DeTour  
Deputy Chief Legal Counsel



# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>Fid Kennedy Ave</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>6010B</u>	<u>42°20'51.1324"</u>	<u>-71°01'45.1425"</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>Block 2A Parcel 2674</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Eden</u>	<u>Milroy</u>	
a. First Name	b. Last Name	
<u>BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC</u>		
c. Organization		
<u>24 Mt. Vernon Street, Suite 201</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617.542.0450</u>	<u>emilroy@pilotdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u>Dennis</u>	<u>Davis</u>	
a. First Name	b. Last Name	
<u>City of Boston EDIC</u>		
c. Organization		
<u>One City Hall Square, 9th Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>617.918.6254</u>	<u>dennis.davis@cityofboston.gov</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Tony</u>	<u>Capachietti</u>	
a. First Name	b. Last Name	
<u>Hayes Engineering, Inc.</u>		
c. Company		
<u>603 Salem Street</u>		
d. Street Address		
<u>Wakefield</u>	<u>MA</u>	<u>01880</u>
e. City/Town	f. State	g. Zip Code
<u>781.246.2800</u>	<u>tcapachietti@hayeseng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$2012.50</u>	<u>\$512.50</u>	<u>\$1500.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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## A. General Information (continued)

6. General Project Description:

Construction of an addition to a water-dependent seafood industry building, associated utilities, parking and driveways.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

9444

c. Book

b. Certificate # (if registered land)

247

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding, Isolated Land Subject to Flooding, and Riverfront Area.

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
100 ft. - New agricultural projects only
200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	0 1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

2017

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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## C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

- 1.  Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
- 2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_
- 3.  Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
  - a.  Not applicable – project is in inland resource area only
  - b. Yes  No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



# WPA Form 3 – Notice of Intent

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MassDEP File Number

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**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

## C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



# WPA Form 3 – Notice of Intent

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City/Town

## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

### Plan to Accompany Notice of Intent - MMT Parcel 6A

a. Plan Title

Hayes Engineering, Inc.

Tony Capachietti

b. Prepared By

c. Signed and Stamped by

May 31, 2022

As noted

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

87847 and 109

1/19/22 and 04/05/22

2. Municipal Check Number

3. Check date

87848

1/19/22

4. State Check Number

5. Check date

Hayes Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston, MA

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

January 18, 2022

2. Date

3. Signature of Property Owner (if different)

4. Date

1/19/22

5. Signature of Representative (if any)

6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

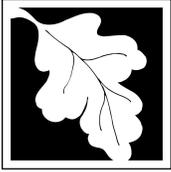
### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

<u>Fid Kennedy Ave</u>	<u>Boston</u>
a. Street Address	b. City/Town
<u>87848</u>	<u>512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Eden</u>	<u>Milroy</u>	
a. First Name	b. Last Name	
<u>BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC</u>		
c. Organization		
<u>624 Mt. Vernon Street</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617.542.0450</u>	<u>emilroy@pilotdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Dennis</u>	<u>Davis</u>	
a. First Name	b. Last Name	
<u>City of Boston EDIC</u>		
c. Organization		
<u>Once City Hall Square, 9th Floor</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>617.918.6254</u>	<u>dennis.davis@boston.gov</u>	
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

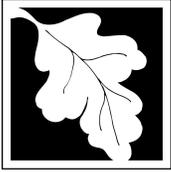
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b Building and Site Work	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$1,050.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,050.00
State share of filing Fee:			512.50
City/Town share of filing Fee:			537.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



**boston planning &  
development agency**

Economic Development & Industrial Corporation of Boston  
Raymond L. Flynn Marine Park

January 18, 2022  
Boston Conservation Commission  
City Hall Plaza, Room 709  
Boston, MA 02109

Re: Consent to File a Notice of Intent  
Massport Marine Terminal Sub-Parcel 6A, South Boston, MA

Dear Mr. Chairmen and Commissioners,

The Economic Development Corporation of Boston ("EDIC"), d/b/a Boston Planning and Development Agency ("BPDA"), is the fee owner of the commercial/industrial property known as Sub-Parcel 6A in the Massport Marine Terminal in the Raymond L. Flynn Marine Park.

EDIC hereby authorizes BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC and its duly authorized agents to file permit applications under the Massachusetts Wetlands Protection Act and related City of Boston Ordinances subject to the review and permit authority of the Boston Conservation Commission.

Please do not hesitate to call me at 617-918-4431 if you have any questions in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Quirk".

Devin L. Quirk  
Director of Real Estate



# Checklist for Stormwater Report

## A. Introduction

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

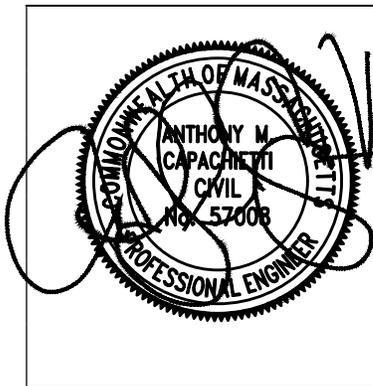
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



*[Handwritten Signature]*  
Signature and Date

4-5-2022

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

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## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): \_\_\_\_\_

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

## A.1 - Project Information

Project Name:	Boston Sword & Tuna, MMT Parcel 6, Subparcel 6A		
Project Address:	Bounded by Fid Kennedy Avenue and Tide St Extension (new), Flynn Marine Park		
Project Address Additional:			
Filing Type (select)	Initial (PNF) Design (prior to final design approval)		
Filing Contact	Kathryn Maynes	Pilot Seafood Properties III LLC	kmaynes@pilotdevelopment.com 617 542-0450
Is MEPA approval required	Yes		TBD

## A.3 - Project Team

Owner / Developer:	Subparcel 6A owner - Boston Sword & Tuna; Development managed by Pilot Seafood Properties III LLC		
Architect:	Design Group - 5 Chenell Drive - Concord, NH 03301		
Engineer:	Hayes Engineering, Inc. - 603 Salem St. - Wakefield, MA 01880		
Sustainability / LEED:	Soden Sustainability Consulting		
Permitting:	MLF Consulting		
Construction Management:	Commodore		

## A.3 - Project Description and Design Conditions

List the principal Building Uses:	Subparcel 6A - Seafood processing plant
List the First Floor Uses:	Same as above
List any Critical Site Infrastructure and or Building Uses:	Transformers are to be elevated above BFE. (Sanitary lift station to be on Subparcel 6C)

### Site and Building:

Site Area:	77,365 SF	Building Area:	48,070 SF
Building Height:	45 Ft	Building Height:	2 Stories
Existing Site Elevation - Low:	15.96 Ft BCB	Existing Site Elevation - High:	20.55 Ft BCB
Proposed Site Elevation - Low:	15.96 Ft BCB	Proposed Site Elevation - High:	20.55 Ft BCB
Proposed First Floor Elevation:	20.5 Ft BCB	Below grade levels:	0 Stories

### Article 37 Green Building:

LEED Version - Rating System :	BDC V4	LEED Certification:	No
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Proposed LEED rating:

Certified

Proposed LEED point score:

46 Pts.

**Energy Loads and Performance**

For this filing – describe how energy loads & performance were determined

Owner currently occupies a building of similar type to the proposed. Base energy loads were established on the basis the Owner’s existing actual energy use per sq. ft. multiplied by 85%, then by the number of square feet proposed. Please note that the dominant energy use is for plant equipment, ice making and refrigeration. In office and employee support areas, the project expects to reduce energy use by 35-40%.

Annual Electric:	3,200.000(kWh)	Peak Electric:	480(kW)
Annual Heating:	(MMbtu/hr)	Peak Heating:	(MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	(Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	ASHRAE does not apply to use%	Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code:	%	Energy Use Intensity:	(kBtu/SF)

**Back-up / Emergency Power System**

Electrical Generation Output:	(kW)	Number of Power Units:	
System Type:	(kW)	Fuel Source:	

**Emergency and Critical System Loads** (in the event of a service interruption)

Electric:	(kW)	Heating:	(MMbtu/hr)
		Cooling:	(Tons/hr)

**B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance**

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City’s goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

**B.1 – GHG Emissions - Design Conditions**

For this Filing - Annual Building GHG Emissions: TBD (Tons)

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

We have carefully reviewed perspective measures including ventilation performance, LED lighting only, and where possible energy star equipment.

Describe building specific passive energy efficiency measures including orientation, massing, envelope, and systems:

We are focusing on tight thermal envelope with increased insulation with reduced windows avoiding heat loss and thermal bridging.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

LED Lighting, BMS system, thermal and lighting controls on the office areas.

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

Onsite renewable will be evaluated for this project.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

TBD

Describe any energy efficiency assistance or support provided or to be provided to the project:

We have energy modeling contracted as a service to this project in addition to pursuing utility incentives for energy conservation measures.

### B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

TBD

### C - Extreme Heat Events

Annual average temperature in Boston increased by about 2°F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

#### C.1 - Extreme Heat - Design Conditions

Temperature Range - Low:

Temperature Range - High:

Annual Heating Degree Days:

Annual Cooling Degree Days:

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90°:

Days - Above 100°:

Number of Heatwaves / Year:

Average Duration of Heatwave (Days):

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

Light/white roofing, structured parking

#### C.2 - Extreme Heat - Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

TBD

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

### D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

#### D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm: 7.0 In.

Describe all building and site measures for reducing storm water run-off:

Infiltration/treatment for the first inch of runoff from impervious surfaces

#### D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

Subsurface retention

### E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA?	YES	What Zone:	AE, AX
Current FEMA SFHA Zone Base Flood Elevation:	16.5 Ft BCB		

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online <a href="#">BPDA SLR-FHA Mapping Tool</a> to assess the susceptibility of the project site.	YES 19.4 Ft BCB
---	-----------------------

***If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!***

#### E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online [BPDA SLR-FHA Mapping Tool](#) to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	19.4 Ft BCB		
Sea Level Rise - Design Flood Elevation:	20.4 Ft BCB	First Floor Elevation:	20.5 Ft BCB
Site Elevations at Building:	20.5 Ft BCB	Accessible Route Elevation:	20.5 Ft BCB

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Elevated site areas and elevated critical utility infrastructure.

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Raised land elevations, backflow prevention and additional elevations for electric transformers and switchgear.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

The proposed building has internal employee facilities that would allow people to remain for 2-3 days as long as natural gas remains available in winter weather. Limited emergency power generation will be adequate to accommodate this occupancy.

Describe any strategies that would support rapid recovery after a weather event:

As long as the project does not suffer major damage, the building can recover within a couple of hours. Off-site existing roadway infrastructure is likely to be the limitation.

## E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Initial project design should accommodate the current projection of sea level rise for the anticipated building life of 50-60 years.

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

Same.

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).**

For questions or comments about this checklist or Climate Change best practices, please contact:  
[John.Dalzell@boston.gov](mailto:John.Dalzell@boston.gov)



**AFFIDAVIT OF SERVICE  
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act  
and Boston Wetlands Ordinance**

I, \_\_\_\_\_, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A \_\_\_\_\_ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by \_\_\_\_\_ for \_\_\_\_\_ located at \_\_\_\_\_.

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

  
Name

\_\_\_\_\_  
Date

OBJECTID	PID	PID_LONG	GIS_ID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
50839	602674260	602674260	602674260	20 FID KENNEDY AVE	BOSTON	02210	PILOT SEAFOOD PROPERTIES III LLC - SUB LESSEE	24 MT VERNON ST #201	C/O PILOT DEVELOPMENT PARTNERS INC	BOSTON	MA	02108
39868	602674205	602674205	602674205	20 FID KENNEDY DR	BOSTON	02210	MASSACHUSETTS PORT AUTHORITY	20 FID KENNEDY DR	C/O CHRISTOPHER GIULIANI	BOSTON	MA	02210



**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. \_\_\_\_\_ has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is \_\_\_\_\_.

C. The project involves \_\_\_\_\_.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).

E. Copies of the Notice of Intent may be obtained from \_\_\_\_\_ by contacting them at \_\_\_\_\_ between the hours of \_\_\_\_\_, \_\_\_\_\_.

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing [CC@boston.gov](mailto:CC@boston.gov) or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Boston Herald**.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at [CC@boston.gov](mailto:CC@boston.gov) by 12 PM the day before the hearing.



## BABEL NOTICE

English:

**IMPORTANT!** This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at [cc@boston.gov](mailto:cc@boston.gov) or 617-635-3850.

Spanish:

**¡IMPORTANTE!** Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico [cc@boston.gov](mailto:cc@boston.gov) o llamando al 617-635-3850.

Haitian Creole:

**AVI ENPÒTAN!** Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan [cc@boston.gov](mailto:cc@boston.gov) oswa 617-635-3850.

Traditional Chinese:

**非常重要！**這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 [cc@boston.gov](mailto:cc@boston.gov) 電話# 617-635-3850..

Vietnamese:

**QUAN TRỌNG!** Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ [cc@boston.gov](mailto:cc@boston.gov) hoặc số điện thoại 617-635-3850.

Simplified Chinese:

**非常重要！**这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 [cc@boston.gov](mailto:cc@boston.gov) 电话# 617-635-3850.

Cape Verdean Creole:

**INPURTANTI!** Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na [cc@boston.gov](mailto:cc@boston.gov) ó 617-635-3850.

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على [cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

**ВАЖНО!** В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты [cc@boston.gov](mailto:cc@boston.gov), либо по телефону 617-635-3850.

Portuguese:

**IMPORTANTE!** Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: [cc@boston.gov](mailto:cc@boston.gov) ou 617-635-3850.

French:

**IMPORTANT !** Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à [cc@boston.gov](mailto:cc@boston.gov) ou au 617-635-3850.





## 波士頓保護委員會對毗鄰業主的通知

依據《麻塞諸塞州溼地保護法》、《麻塞諸塞一般法》第 131 章第 40 節和《波士頓溼地條例》，特此向您（作為向波士頓保護委員會備案的一個專案的毗鄰業主）發出通知。

A. BST Waterfront Development, LLC 已依據《溼地保護法》（一般法第 131 章第 40 節）和《波士頓溼地條例》向波士頓保護委員會提交了一份 Notice of Intent（意向通知），尋求受保護區域變更許可。  
c/o Pilot Seafood Properties III, LLC

B. 擬從事活動的地段地址是 Fid Kennedy Ave (Map 601 OB Block 2A Parcel 2674)。

C. 該專案涉及在受沿海風暴影響的土地和沿海岸邊 100 英尺（30 米）範圍內建造一座海鮮大樓和相關的停車場/車道。

D. 可透過聯絡波士頓保護委員會 (CC@boston.gov) 獲得 Notice of Intent（意向通知）的複本。  
[CC@boston.gov](mailto:CC@boston.gov)。

E. 意向書的複本可以從 Hayes Engineering, Inc. 獲得，聯絡電話是 781-246-2800，時間是週一至週五的上午 8 點-下午 4 點。

F. 依據《2021 年法案》第 20 章，公開聽證會將以**虛擬方式**在 <https://zoom.us/j/6864582044> 舉行。如果您無法接入網際網絡，您可以撥打 1-929-205-6099，輸入會議 ID 686 458 2044 #，並將 # 用作您的參加者 ID。

G. 有關公眾聽證會日期和時間的資訊，可在週一至週五上午 9 點至下午 5 點之間，透過電郵 [CC@boston.gov](mailto:CC@boston.gov) 或致電 (617) 635-3850 向 Boston Conservation Commission（波士頓環境保護委員會）索取。

注意：公開聽證會的通知，其中包括其日期、時間和地點，將至少提前五 (5) 天在 Boston Herald（波士頓先驅報）上公佈。

注意：聽證會的通知，其中包括日期、時間和地點，將至少提前四十八 (48) 小時在 [www.boston.gov/public-notice](http://www.boston.gov/public-notice) 和波士頓市政廳公佈 (Boston City Hall) 公佈。如果您想提供意見，您可以參加公開聽證會，或將您的書面意見發給 [CC@boston.gov](mailto:CC@boston.gov) 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：如果您想提供意見，您可以參加公開聽證會，或將您的書面意見發給 [CC@boston.gov](mailto:CC@boston.gov) 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：您也可以聯絡波士頓保護委員會或環境保護部 (DEP) 東北地區辦公室，了解更多關於本申請或《溼地保護法案》的資訊。要聯絡 DEP，請致電：東北地區 (Northeast Region)：(978) 694-3200。

注意：如果您計劃參加公開聽證會並需要口譯，請在聽證會前一天中午 12 點前通知 [CC@boston.gov](mailto:CC@boston.gov) 的工作人員。

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | [CC@BOSTON.GOV](mailto:CC@BOSTON.GOV)

# ALTA Language Services, Inc. Translation Certification

**Documents:**

**NOTIFICATION TO ABUTTERS**

BOSTON CONSERVATION COMMISSION: Aquanor Marketing, Inc. c/o Pilot Seafood Parcel 5, LLC

**NOTIFICATION TO ABUTTERS**

BOSTON CONSERVATION COMMISSION:  
BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC

**Original Language:**

English

**Target Language:**

Traditional Chinese

**Project Manager:**

Veronika Stone

**Job Number:**

121732

Sworn and subscribed before me  
on April 4, 2022



This is to certify that we have provided complete and accurate Chinese translation of the original English documents, and that the translator is competent to translate from this language into Chinese, to the best of my knowledge.

Notary Public, Gwinnett County, Georgia  
My commission expires February 9, 2024

Director  
ALTA Language Services, Inc.  
3355 Lenox Road, Suite 510  
Atlanta, GA 30326  
404-920-3838





## Section 2 – Notice of Intent Narrative

- Introduction & Background
- Site Description
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Resiliency
- Sustainability
- Summary

## Introduction and Background

BST Waterfront Development, LLC care of Pilot Seafood Properties III, LLC, hereinafter the “Applicant” and/or the “Proponent,” seeks to construct an approximately 8,630 sf. (footprint area) addition to an existing seafood processing facility. This project is an extension of the previously permitted Boston Sword and Tuna (BST) seafood processing facility at sub-parcel 6A, being a portion of the 29.5-acre Massport Marine Terminal (MMT). A previous order of conditions and certificate of compliance were issued for the main facility under DEP File No. 006-1595.

This Notice of Intent is filed for the construction of an addition to the building to the east within the existing parking area proximate to Swordfish Way. The proposed work will occur within jurisdictional resource areas and/or their buffer zones protected under the *Massachusetts Wetlands Protection Act* (MGL c. 131, Sec. 40’ the Act) and its implementing *Regulations* (310 CMR 10.00, et seq.; the *Regulations*).

The following narrative provides a description of the site, associated resource areas, proposed activities and mitigation measures. Specific Project details are depicted on the accompanying *Notice of Intent Site Plan* prepared by Hayes Engineering, Inc., dated January 4, 2022.

## Site Description

The Project Site, Massport Marine Terminal (MMT) sub-Parcel 6A, includes approximately 1.9 acres of the overall 29.5-acre MMT. An USGS Locus Map of the Project Site is presented as Appendix A, Figure 1. USGS Locus Map (please note: the USGS map does not depict the subsequent filling of this section of the Raymond L. Flynn Marine Park which occurred in the 1980s).

The site was originally tidal flats which were filled in four phases between 1910 and the 1980s. During construction of the Central Artery/Tunnel (CA/T) project, much of the MMT and the Project site were used as a soil stockpiling and staging area.

The Project site is owned by the Boston Planning and Development Agency / Economic Development and Industrial Corporation of Boston (BPDA/EDIC). Massport controls the overall MMT site under a long-term lease from EDIC extending until February 20, 2120. Massport’s development objectives include seafood, non-seafood maritime industrial, and other complementary uses that provide programmatic enhancement to Boston’s seafood cluster. The Proponent intends to enter into a long-term sub-lease agreement with Massport. This Application is filed solely under the jurisdiction of the Commonwealth of Massachusetts. However, the project has been designed to voluntarily comply with the City of Boston requirements.

The Project site is previously developed for the existing BST facility, and the proposed addition to the BST building will occur within previously disturbed and almost wholly impervious areas associated with the following jurisdictional resource areas and buffer zones:

Jurisdictional Resource Areas

Coastal Bank

Coastal Banks, being the seaward face or side of any elevated landform or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland. The extent of the coastal bank for the Project was identified as the break in slope above the seaward rip-rap slope along Shore Road (El. 16± BCB).

The site photograph below shows the coastal bank at the Project site including the newly installed 42-inch diameter drainage pipe and headwall at Tide Street Extension:



Site Photograph #1: Coastal bank from Boston Harbor looking south.

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, being land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. The extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0082J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is North American Vertical Datum of 1988 (NAVD88) elevation 10.0 (Boston City Base elevation 16.5).

### Natural Heritage and Endangered Species Program

The site does not contain any Priority or Estimated Habitat Areas, nor does it contain any Certified or Potential Vernal Pools as depicted on Figure 3 – NHESP Map.

### Buffer Zones

A 100-foot buffer to the coastal bank is depicted on the accompanying plan set for assistance in identifying those structures regulated by 310 CMR 10.30(4).

## Work Description

### Work in Resource Areas

#### Land Subject to Coastal Storm Flowage

The Project is depicted as mostly lying within the Zone AE on the FIRM. However, the parcel was previously filled above this level as part of the work permitted under DEP File No. 006-1595, excepting a portion of the land at the westerly loading docks outside the area of work proposed under this Notice of Intent.

#### Coastal Bank

The Project site will not disturb the coastal bank. The Project proposes to disturb approximately 21,544-sf. of land that is within 100-feet of the coastal bank. A 100-foot buffer to the coastal bank is depicted on the accompanying plan set for assistance in identifying those structures regulated by 310 CMR 10.30(4).

## Mitigation Measures

Construction activities, including foundation excavation and grading will create erodible surfaces and will be limited to those areas necessary to safely operate equipment and conduct the proposed work. A construction period pollution prevention plan accompanies this report detailing the Project's construction best management practices.

### Structural Practices

Structural erosion and sedimentation controls on the site include barriers, catch basin inlet protection, and stabilized construction entrances.

### Erosion Control Barriers

Prior to any construction activities on the site, a barrier of staked straw wattles ("swattle"), with biodegradable netting, will be installed in accordance with the accompanying plans. As construction progresses, additional rows of swattle will be installed around the base of stockpiles and other erosion prone areas.

Swattle installation will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the swattle barrier, it will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged section of swattle will be repaired or replaced immediately upon discovery.

#### Catch Basin Inlet Protection

All existing and proposed catch basins on-site and adjacent to the Project, at those locations specified on the accompanying plan(s), shall be fitted with Siltsack®, or equivalent, catch basin filters. Catch basin filters will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the filter, the sediment will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged catch basin filters will be repaired or replaced immediately upon discovery.

#### Non-structural Practices

Non-structural best management practices to be used during construction include pavement sweeping, dust control, temporary stabilization and temporary seeding. These practices will be applied as applicable during construction activities.

#### Pavement Sweeping

On-site driveways, parking areas and adjacent roadways will be swept as necessary during construction activities. Sweeping may be done by hand or mechanically.

#### Dust Control

Dust control will be provided by soil wetting only, the use of calcium chloride or other chemical means of dust prevention will not be used on the Project. When necessary, exposed surfaces will be wetted to prevent wind-borne transport of sediment (dust). Water will be applied in a volume equivalent to ½-inch over the exposed areas. The water will be applied in a manner that minimizes erosion, such as a mechanical sprayer mounted to a water truck.

#### Temporary Stabilization

Any areas of exposed soil or soil stockpiles that will remain inactive for more than 14-days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 sf. The mulch will be anchored with a tacking coat, applied by hydro seeder. Steep slopes (greater than 15%) will be covered with fiber mats and anchored with photodegradable staples at a density in accordance with the manufacturer's specifications.

#### Temporary Seeding

If conditions allow, temporary vegetative cover will be established on areas of exposed soil (including soil stockpiles) that remain inactive for more than 60-days. The seed

mixture will be applied by a hydro-seeder with a tacking coat and should include a mixture of rapid germinating grasses that are indigenous to New England.

### Stormwater Controls

The existing BST building was originally permitted and designed in accordance with the Massachusetts Stormwater Requirements and the Boston Water and Sewer Commission requirements at the time of building construction. The proposed addition will occur in areas that are currently impervious and no additional stormwater controls are required.

## Regulatory Compliance

The Regulations under the Act identify several Performance Standards for proposed work activities within jurisdictional resource areas and buffer zones.

### Land Subject to Coastal Storm Flowage

The Project is depicted as mostly lying outside the Zone AE excepting a portion of the land at the westerly loading docks outside the area of work proposed under this Notice of Intent; access may occur through lands that are within this resource area.

Land Subject to Coastal Storm Flowage (310 CMR 10.04) means *land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater*. The extent of Zone AE is identified on FIRM Map No. 25025C0082J, effective March 16, 2016 as elevation 10.0 (NAVD88) which equates to elevation 16.5 on the Boston City Base datum. MassDEP has not established a Performance Standard for this resource area.

### Coastal Bank

Coastal Bank (310 CMR 10.30) means *the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action or other wetland*. MassDEP has identified the following, relevant, performance standards for projects within the resource area or within 100-feet landward of the top of coastal bank:

- *310 CMR 10.30(4) Any project on a coastal bank or within 100 feet landward of the top of coastal bank...shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.*

The Project, as proposed, does not significantly alter the characteristics of the Coastal Bank as it does not disturb the coastal bank but only includes work within 100 feet of this resource area; the Project will not have an adverse effect on the movement of sediment as compared to the existing site conditions.

- *310 CMR 10.30(5) The Order of Conditions and Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank ... shall contain the specific condition: 310 CMR 10.30(3), promulgated under MGL c. 131, Sec. 40, requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall, shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.*

The Proponent is aware of this standard and anticipates said language in the Order of Conditions should the issuing authority decide to act favorably upon the Project.

- *310 CMR 10.30(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on stability of the coastal bank.*

The Project, as proposed, will not adversely affect the stability of the coastal bank as no work is proposed on the bank itself but only includes work within 100 feet of the bank.

- *310 CMR 10.30(8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project which will have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species, as identified under the procedures established under 310 CMR 10.37.*

The Project does not lie within estimated or priority habitat areas of State-listed Rare Wetlands Wildlife published by the Natural Heritage and Endangered Species Program (NHESP). Please refer to Appendix A, Figure 3 for NHESP mapping.

### Work in Buffer Zone(s)

Work within the area 100-feet landward from the top of coastal bank and compliance with applicable performance standards is described above.

## Resiliency

The Massport resiliency Design Flood Elevation (DFE) standard includes 3 feet of freeboard above Base Flood Elevation (BFE), designated as the projected 2070 100-year flood elevation for the Project location, and is elevation 17.0 NAVD 88, or +23.46' Boston City Base (BCB). The project 1st floor is controlled by the existing BS&T first floor elevation of 20.5 BCB. However, the project intends to incorporate dry floodproofing and in addition, raise all electrical equipment and connections above the DFE. This floor elevation is consistent with the City of Boston requirement of 2 feet of freeboard above the 2070 projected BFE.

## Sustainability

The Proponent and the Project design team for Parcel 6A are committed to an integrated design approach and are using the LEED Building Design and Construction v4 rating system and intend to meet Boston Article 37 LEED requirements however, it should be noted there is no LEED certification available for this type of facility. As such the building will not be LEED certified but will be designed and constructed as such. This rating will meet or exceed Boston's Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Location & Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

## Climate Change Impacts

The Proponent and the Project design team for Parcel 6A have designed for climate change impacts including sea rise (previously addressed). The conversion of bituminous pavement parking areas to light colored rooftop material will alleviate heat island effects and stormwater conveyance systems have been designed to accommodate a design storm of 7.0-inches in 24-hours for increases in extreme precipitation events. As stated in the section above the Project has been designed to meet Article 37 LEED requirements for long-term energy efficiency.

## Summary

The proposed Project consists of the construction of additional floor space for the continued expansion of Boston Sword and Tuna and occurs within areas previously disturbed and improved within jurisdiction of the act.

The proposed Project has been designed in accordance with regulatory performance standards of resource areas and the Massachusetts Stormwater Handbook. The Proponent respectfully requests that the Boston Conservation Commission, as issuing authority under MGL c131 Sec. 40, find these measures adequately protect the interests identified in the Act and issue an Order of Conditions approving the work described in this Notice of Intent and shown on the accompanying plans.

**INSPECTION SCHEDULE and EVALUATION CHECKLIST**

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4- inches in a 24-hour period).

Inspector's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Qualifications: \_\_\_\_\_

Days since last rainfall: \_\_\_\_\_ days      Amount of last rainfall: \_\_\_\_\_ inches

**Stabilization Measures**

Sub-Catchment	Date of Last Disturbance	Date of Next Disturbance	Stabilized (Yes or No)	Stabilized With:	Condition

**Stabilization required:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To be performed by: \_\_\_\_\_ on or before: \_\_\_\_\_

**PERIMETER CONTROLS**

Date of Inspection: \_\_\_\_\_

**Silt Fence and Hay Bales:**

To Study Area:	Has sediment reached 1/3 height of silt fence? (Yes or No)	Depth of Silt (inches)	Is fence secure? (Yes or No)	Is there evidence of bypass or overtopping? (Yes or No)	Describe location of Problem(s), if any.

**Maintenance required for silt fence and hay bales:** \_\_\_\_\_

\_\_\_\_\_

To be performed by: \_\_\_\_\_ on or before: \_\_\_\_\_

**Stabilized Construction Entrance:**

Location	Does much sediment get tracked onto roadway? (Yes or No)	Is gravel clean or full of sediment?	Is all traffic using the entrance to access/exit the site? (Yes or No)	Is the culvert beneath the entrance working? (Yes or No)

**Maintenance required for stabilized construction entrance:** \_\_\_\_\_

\_\_\_\_\_

To be performed by: \_\_\_\_\_ on or before: \_\_\_\_\_

**Other Best Management Practices:**

BMP	In use? (Yes or No)	Maintenance Required? (Yes or No)	Describe location of Problem(s), if any.
Sweeping of Adjacent Roads			
Catch Basin Inlet Protection			

**Maintenance required:** \_\_\_\_\_

\_\_\_\_\_

To be performed by: \_\_\_\_\_ on or before: \_\_\_\_\_

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Long-Term Pollution Prevention Plan

**Project Name:** BST Waterfront Development, LLC  
MMT Parcel 6

**Owner's Name:** Massport/Boston EDIC

**Applicant's Name:** BST Waterfront Development, LLC  
c/o Pilot Seafood Properties III, LLC

**Party Responsible for Maintenance:** To be determined

### **Project Description:**

Pilot Seafood Properties III, LLC (the "Applicant") propose to construct an addition to an existing seafood processing plant and associated site work at the Massport Marine Terminal Parcel 6.

### **Post-Construction Inspection and Maintenance Measures:**

#### **Erosion Control**

Sedimentation caused from erosion of soils can adversely affect the performance of the storm water management system. The site should be inspected annually for areas that are barren and/or showing signs of erosion and should be stabilized through immediate re-vegetation.

#### **Debris and Litter Removal**

Litter and other debris may collect in storm water best management practices (BMPs), potentially causing clogging of facilities. All debris and litter shall be removed as necessary, at a minimum of four (4) times per year in the spring, summer, fall and winter.

#### **Deep Sump and Hooded Catch Basins**

*In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook as summarized below:*

Inspect or clean deep sump catch basins at least four (4) times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four (4) times per year or whenever the depth of deposits is greater than or equal to one-half (1/2) the depth from the invert of the lowest pipe in the basin to the bottom of the basin (the sump). If handling runoff from land uses with higher potential pollutant loads (LUHPPLs) or discharging near or to a critical area, more frequent cleaning may be necessary.

Deep sump and hooded catch basins should be cleaned with vacuum trucks only. Clamshell buckets shall not be used to clean hooded catch basins. Vacuum trucks remove more sediment and supernatant, and are less likely to snap the hood within the deep sump basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.

Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, MassDEP does not routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior MassDEP approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. MassDEP also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

MassDEP regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise the catch basin cleanings must undergo a Paint Filter Liquids Test. Go to [www.Mass.gov/dep/recycle/laws/cafacts.doc](http://www.Mass.gov/dep/recycle/laws/cafacts.doc) for information on all of the MassDEP requirements pertaining to the disposal of catch basin cleanings.

### **Particle Separator**

*In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:*

Inspect in accordance with manufacturer requirements, but no less than twice a year following installation, and no less than once a year thereafter.

Remove sediment and other trapped pollutants at frequency or level specified by manufacturer. Dispose of in accordance with the solid waste requirements for catch basin cleanings, above.

### **Sub-Surface Infiltration Basin**

*In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:*

Inspect inlets at least twice per year.

### **Good Housekeeping Practices:**

**Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover:**

- All materials stored on-site shall be in a neat, orderly manner in their appropriate containers with original manufacturer's label(s);
- Only store enough material as needed; whenever possible, all of a product shall be used prior to disposing of container;
- Manufacturer, federal, state and local recommendations for proper use and disposal shall be followed.

#### **Vehicle Washing Controls:**

- Use commercial car washes whenever possible. Car washes treat and/or recycle wash water;
- Cars shall be washed on gravel, grass or other permeable surfaces to allow filtration to occur;
- Use biodegradable soaps only;
- Use hose nozzles that automatically turn off when unattended.

#### **Routine Inspection and Maintenance of Storm Water BMPs**

- Previously addressed.

#### **Spill Prevention and Response Plans**

- Spill control practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plan (SWPPP).

#### **Maintenance of Lawns, Gardens and Other Landscaped Areas:**

- Grass shall not be cut shorter than two (2) to three (3) inches and mulch clipping should be left on lawns as a natural fertilizer;
- Use low volume water approaches for irrigation such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems;
- Mulch shall be used wherever practicable. Mulch helps retain water and prevents erosion.

#### **Storage and Use of Fertilizers, Herbicides and Pesticides:**

- Fertilizers shall be applied in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to storm water. Storage will be in covered areas only. Contents of partially used bags shall be transferred into sealable plastic containers to avoid spills;
- Do not fertilize before or during rain events;
- Consider the use of organic fertilizers;
- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

#### **Pet Waste Management**

- Scoop up and seal pet waste in plastic bags. Dispose of in garbage.

### **Solid Waste Management**

- All solid waste shall be disposed of or recycled in accordance with all federal, state and local regulations.

### **List of Emergency Contacts for Plan Implementation**

To be determined by Owner.

**POST-CONSTRUCTION  
OPERATION AND MAINTENANCE LOG**

Inspector's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Qualifications: \_\_\_\_\_

Inspection Type:     Routine                     Spill                     Other: \_\_\_\_\_

Post-Rainfall (Precipitation in Inches: \_\_\_\_\_)

<b>BMP</b>	<b>Frequency</b>	<b>Date Last Performed</b>	<b>Comments</b>
<b>Litter and Debris Removal</b>	After Significant Rain Events		
<b>Deep Sump and Hooded Catch Basins</b>	Inspect four (4) times per year		
	Maintenance as necessary		
<b>Particle Separators</b>	Inspect two (2) times per year		
	Maintenance as necessary		
<b>Sub-Surface Infiltration System</b>	Inspect two (2) times per year		
<b>Vegetated Areas</b>	Inspect as necessary for erosion		

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



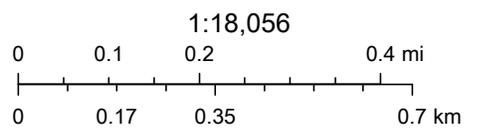
## Appendix A: Figures

- Figure 1 – USGS Locus Map
- Figure 2 – FEMA Flood Insurance Rate Map
- Figure 3 – NHESP Map

Figure 1 - USGS Locus Map



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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

# National Flood Hazard Layer FIRMette

71°1'59"W 42°21'1"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS OF FLOOD HAZARD**

**OTHER AREAS**

- NO SCREEN *Zone X*
- Effective LOMRs *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**Cross Sections with 1% Annual Chance Water Surface Elevation**

- 20.2
- 17.5
- 8

**OTHER FEATURES**

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

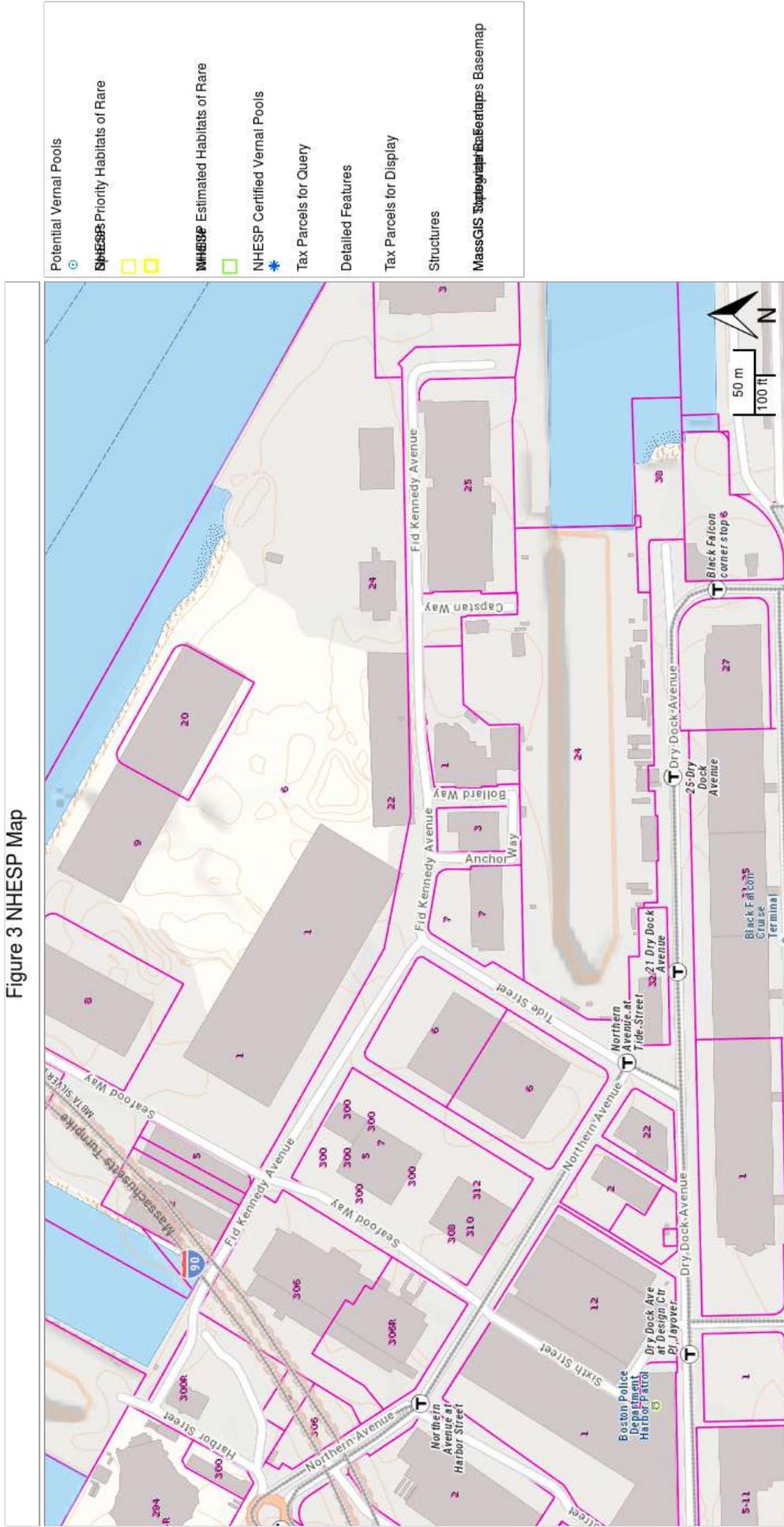
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/22/2021 at 4:37 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

Figure 3 NHESP Map





Prepared For:  
 Owner / Applicant  
 BST Waterfront Development, LLC  
 C/O Pilot Seafood Properties III, LLC  
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 Malden, Massachusetts 02148  
 617.542.0450

Prepared By:  
 Hayes Engineering, Inc.  
 603 Salem Street  
 Woburn, MA 01880  
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 Fax: 781.246.7596  
 www.hayeseng.com

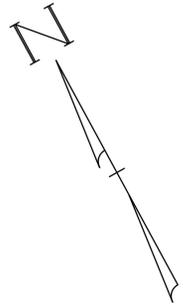
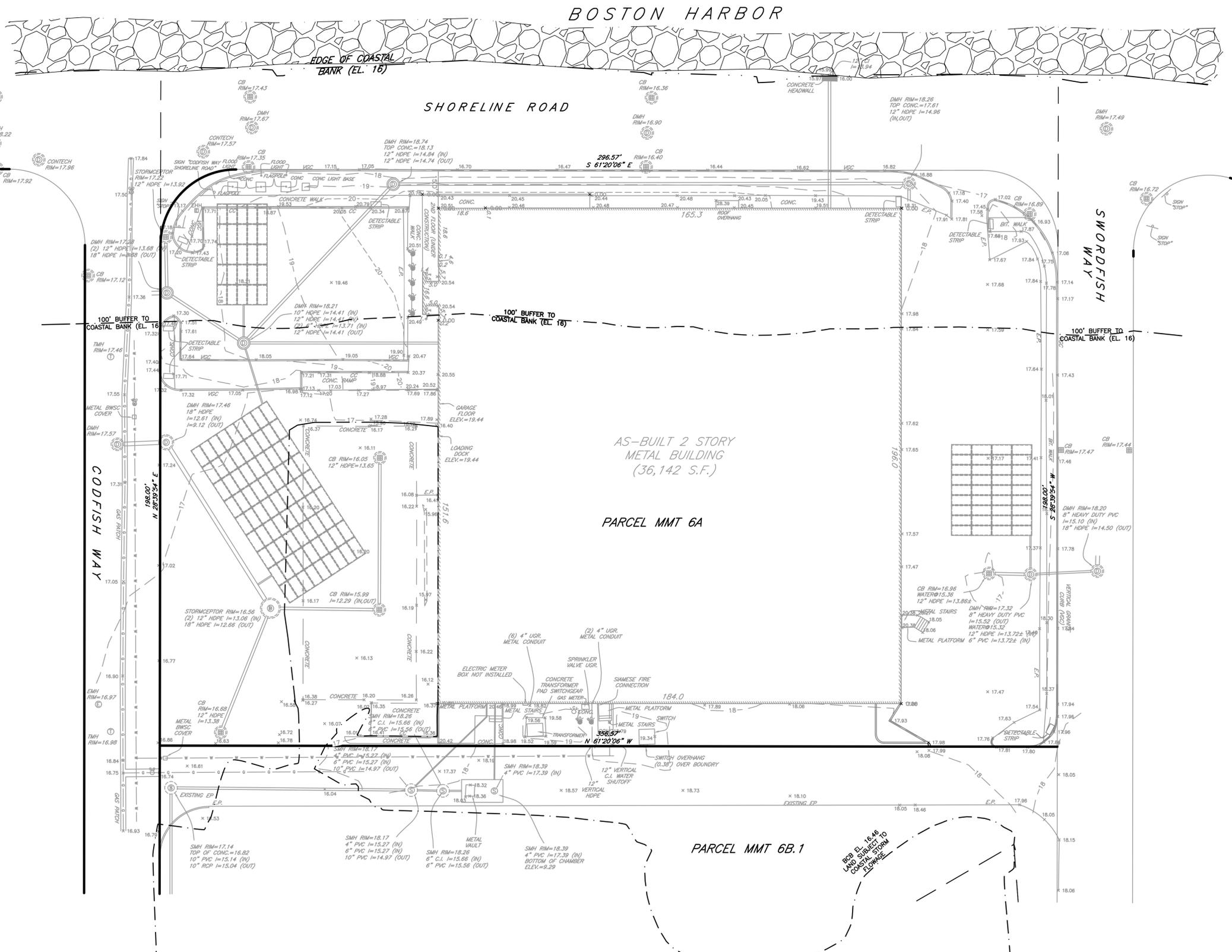
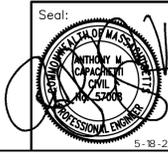
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 Drawn By: JCS  
 Checked By: AMC  
 Project File: BOS-0114A  
 Comp. No: BOS81  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		
9		
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7		
6		
5		
4		
3	Boston ConCom Comments Issued for Pricing	3-31-22
2		
1	Sewer and Drain Revisions	3-28-22

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 0' 10' 20' 40'  
 Date: March 3, 2022

Drawing Title:  
**EXISTING CONDITIONS  
 PRODUCTION ADDITION  
 BOSTON SWORD & TUNA  
 BOSTON, MASS.**

Drawing No.:  
**C2**  
 SHEET 2 OF 7



Prepared For:  
 BST Waterfront Development, LLC  
 c/o Pilot Seaford Properties III, LLC  
 6 Pleasant Street, Suite 508  
 Malden, Massachusetts 02148  
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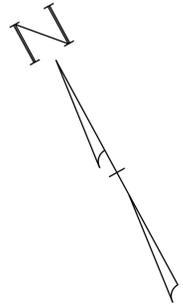
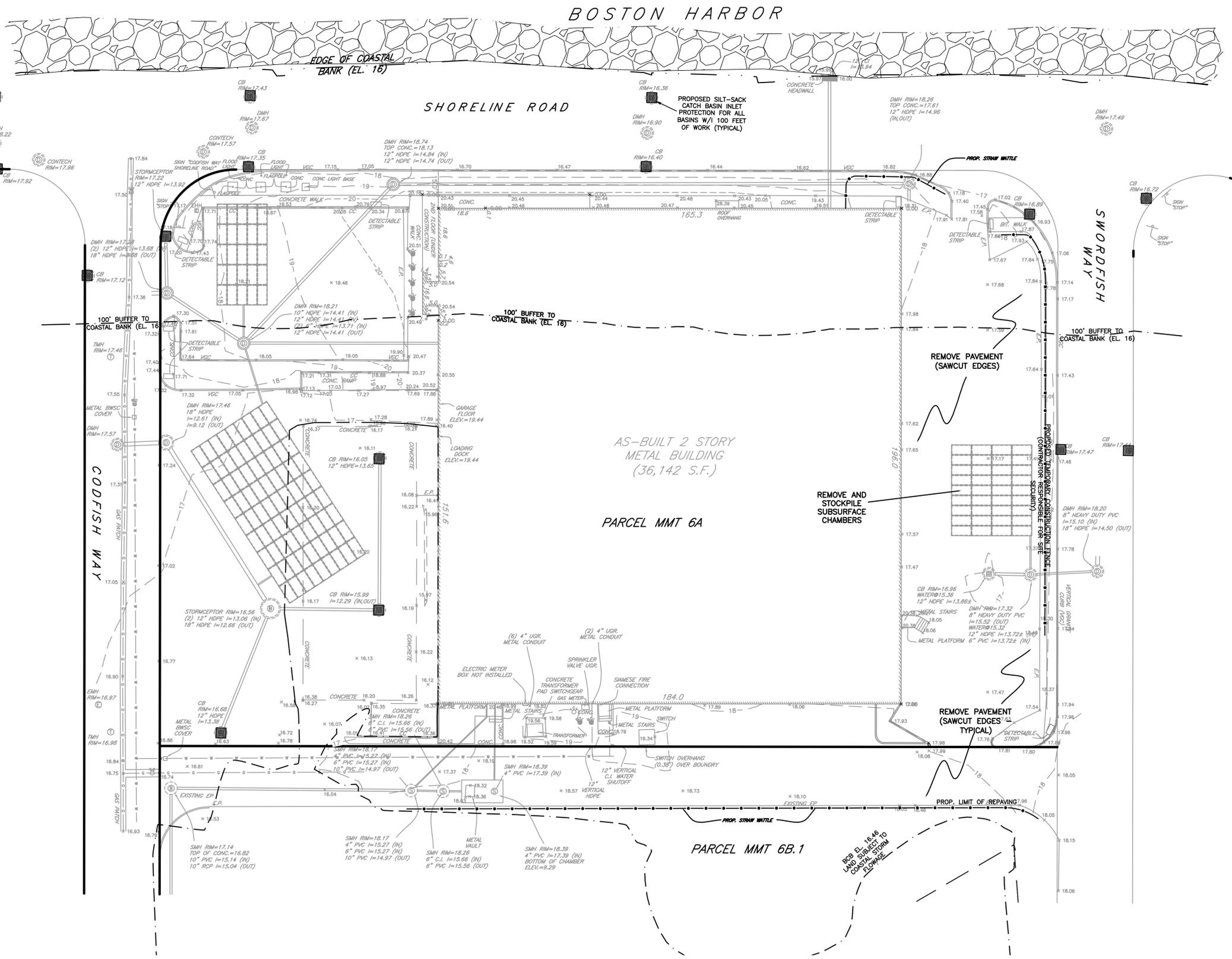
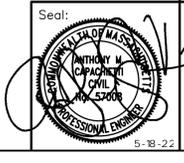
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3	Boston ConCom Comments	3-31-22
2	Issued for Pricing	3-31-22
1	Sewer and Drain Revisions	3-28-22

Scale: 1"=20'  
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 Date: March 3, 2022

Drawing Title:

**EROSION CONTROL  
 PRODUCTION ADDITION  
 BOSTON SWORD & TUNA  
 BOSTON,  
 MASS.**

Drawing No.:  
**C3**  
 SHEET 3 OF 7





Prepared For:  
 Owner / Applicant  
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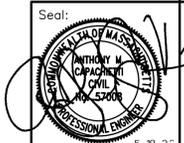
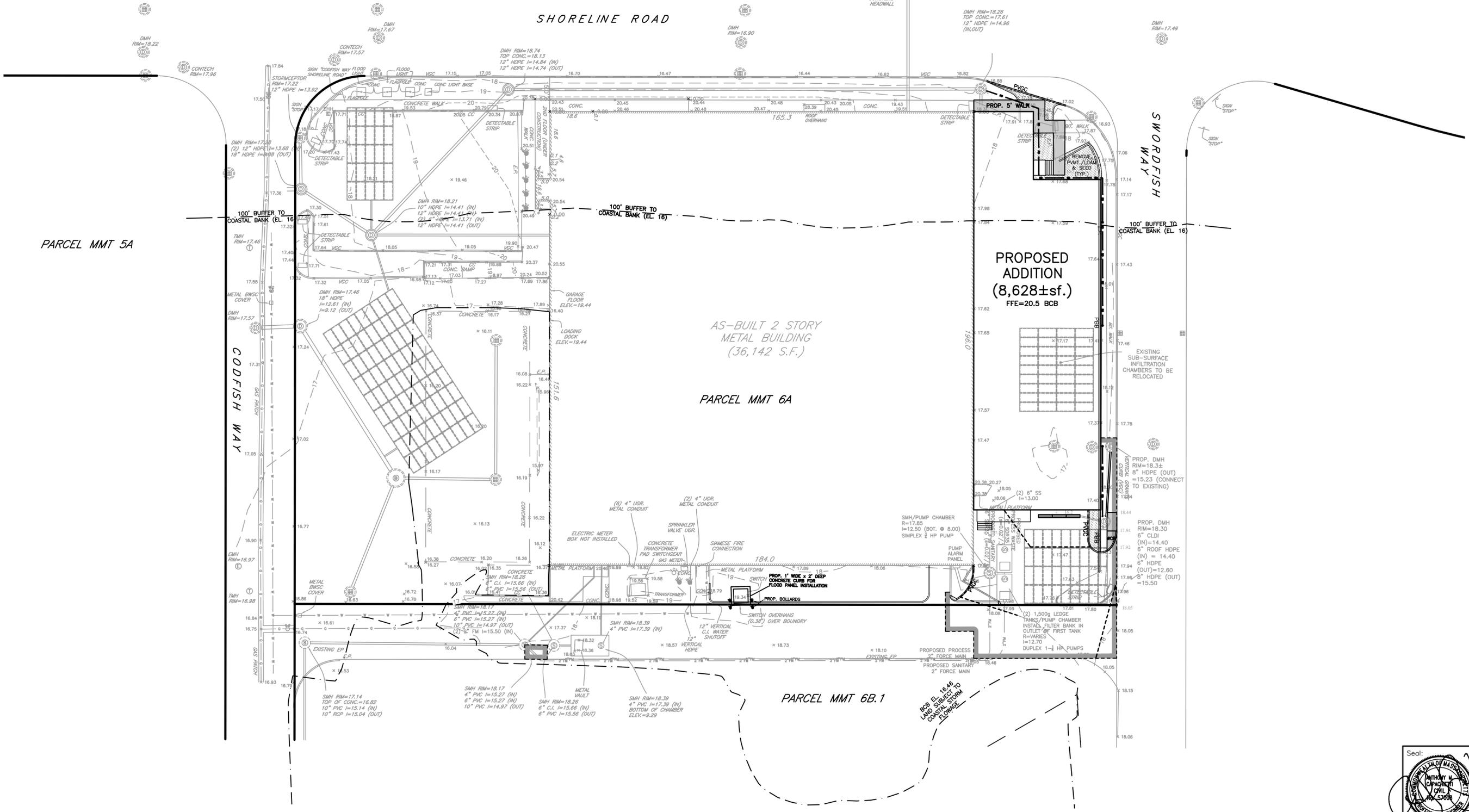
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3	Boston ConCom Comments Issued for Pricing	3-31-22
2	Issued for Review	3-28-22
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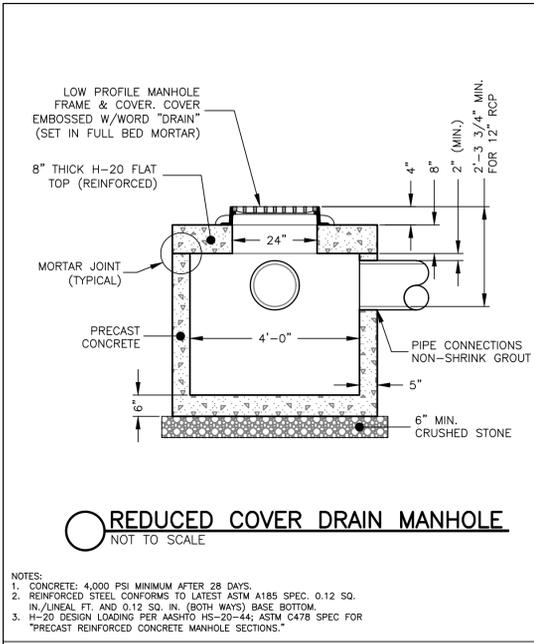
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UTILITIES  
 PRODUCTION ADDITION  
 BOSTON SWORD & TUNA  
 BOSTON, MASS.

Drawing No.:  
 C5  
 SHEET 5 OF 7

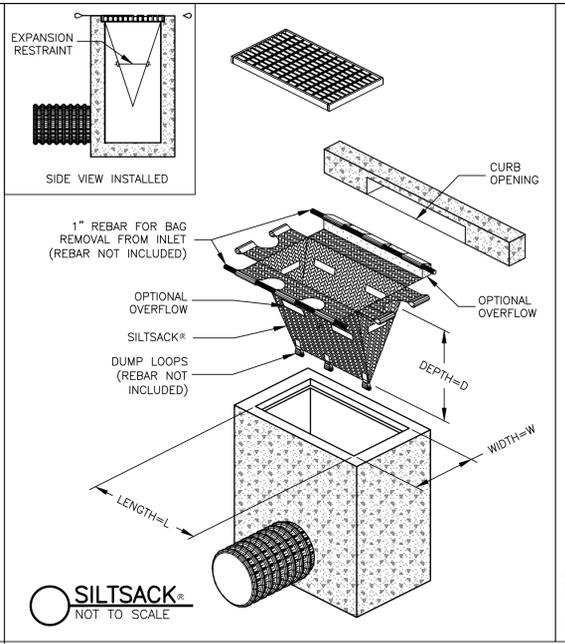


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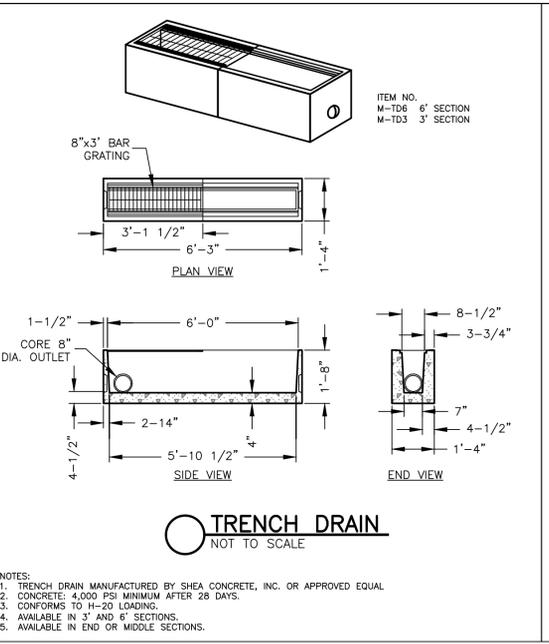


**REDUCED COVER DRAIN MANHOLE**  
NOT TO SCALE

- NOTES:  
 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

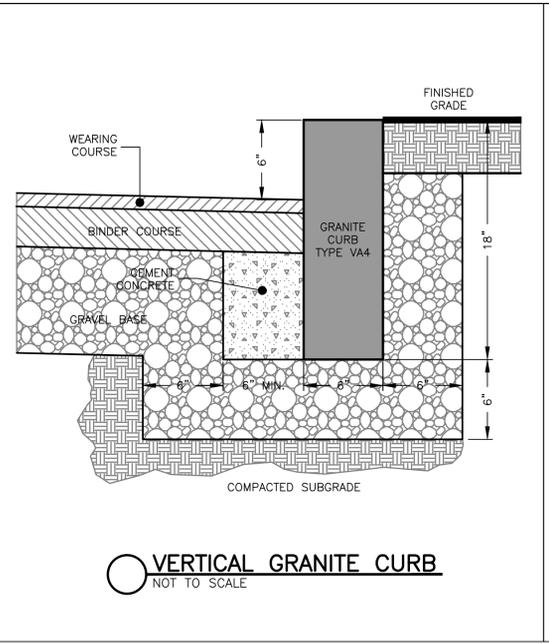


**SILTSACK**  
NOT TO SCALE

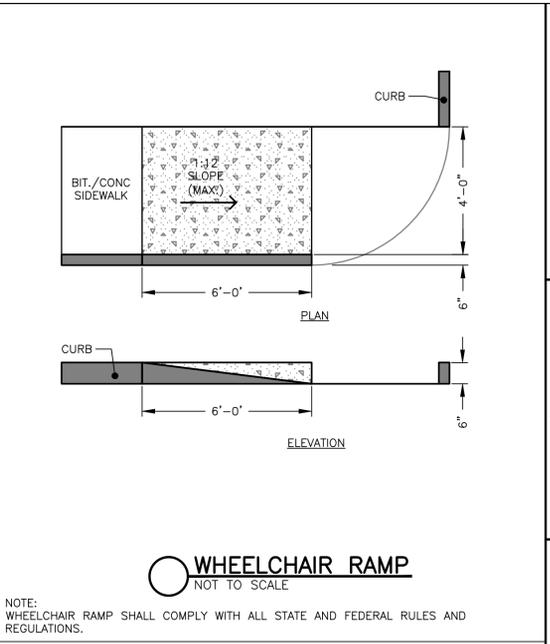


**TRENCH DRAIN**  
NOT TO SCALE

- NOTES:  
 1. TRENCH DRAIN MANUFACTURED BY SHEA CONCRETE, INC. OR APPROVED EQUAL.  
 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
 3. CONFORMS TO H-20 LOADING.  
 4. AVAILABLE IN 3' AND 6' SECTIONS.  
 5. AVAILABLE IN END OR MIDDLE SECTIONS.

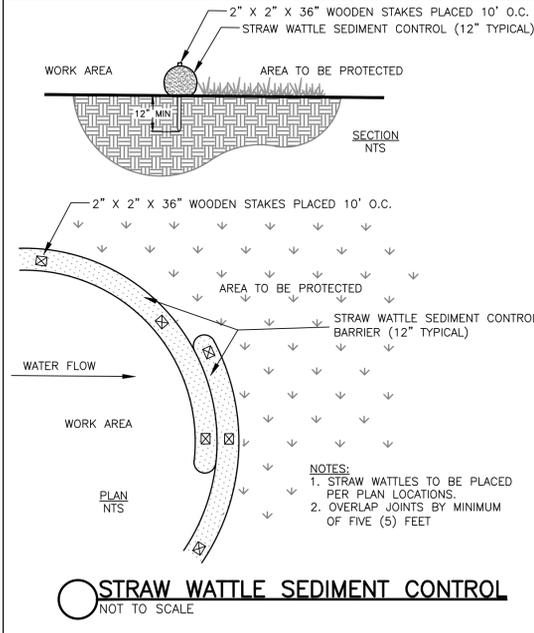


**VERTICAL GRANITE CURB**  
NOT TO SCALE



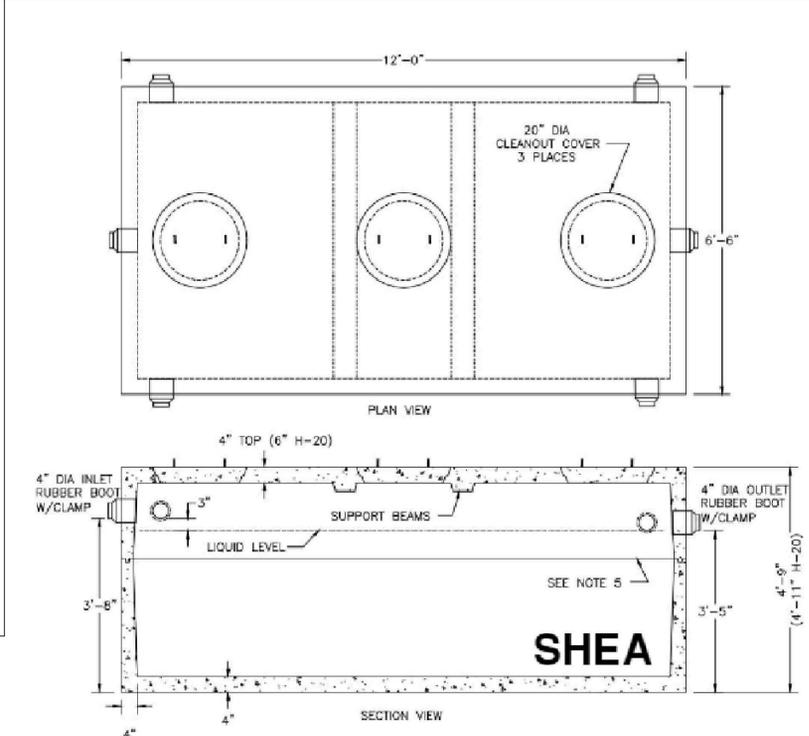
**WHEELCHAIR RAMP**  
NOT TO SCALE

NOTE: WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.



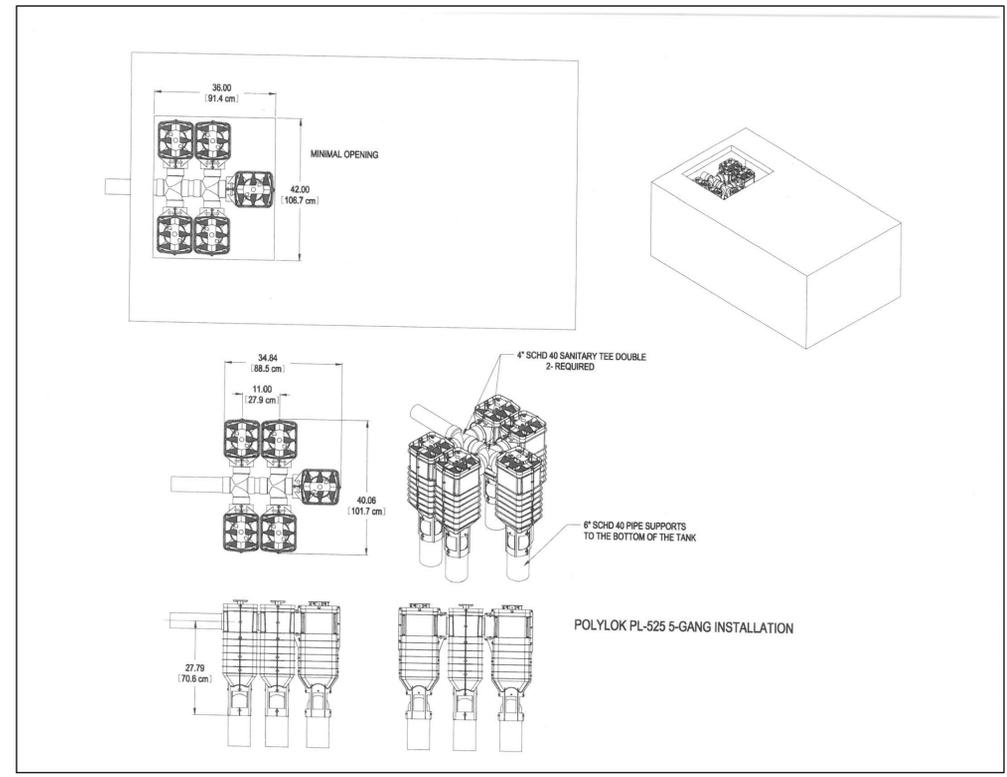
**STRAW WATTLE SEDIMENT CONTROL**  
NOT TO SCALE

- NOTES:  
 1. STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.  
 2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET



**1,500g SHALLOW TANK**  
NOT TO SCALE

- NOTES:  
 1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS, FOR REPLACEMENT SYSTEMS WHERE A LIQUID LEVEL OF 4' IS NOT FEASIBLE.  
 3. ALL REINFORCEMENT PER ASTM C1227.  
 4. TEES AND GAS BAFFLE SOLD SEPARATELY.  
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.  
 6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.



**POLYLOK-525 EFFLUENT FILTER**  
NOT TO SCALE

Prepared For:  
 Owner / Applicant  
 BST Waterfront Development, LLC  
 c/o Pilot Seaford Properties III, LLC  
 6 Pleasant Street, Suite 508  
 Malden, Massachusetts 02148  
 617.542.0450

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 Hayes Engineering, Inc.  
 603 Salem Street  
 Woburn, MA 01880  
 Ph: 781.246.2800  
 Fax: 781.246.7596  
 www.hayeseng.com

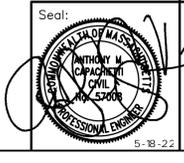
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 Drawn By: JCS  
 Checked By: AMC  
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 Issued For Construction  
 Not For Construction

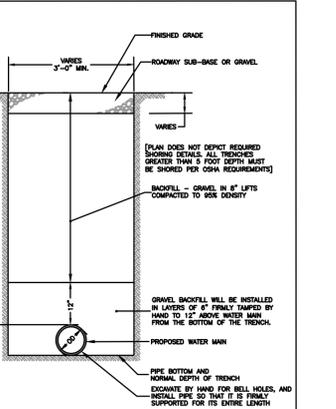
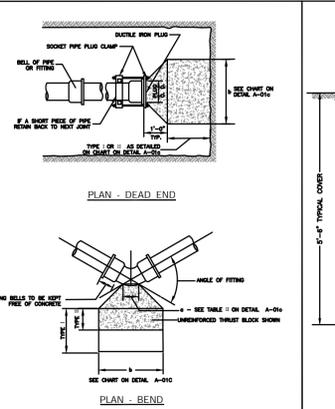
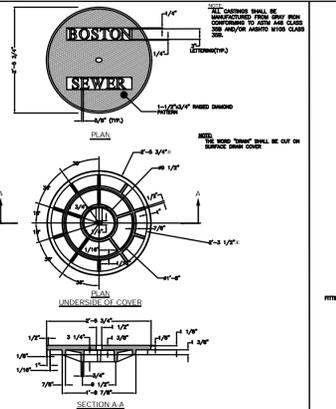
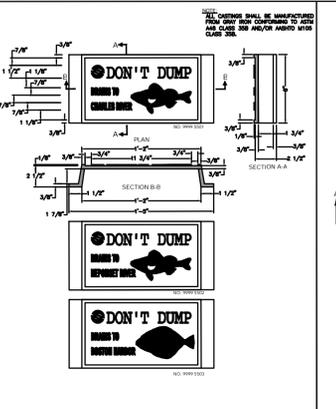
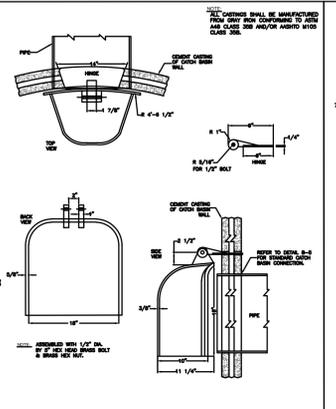
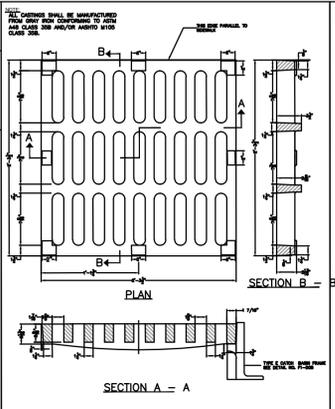
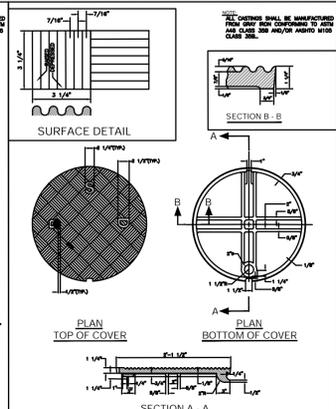
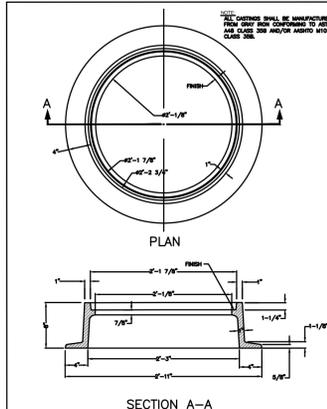
No.	Revision	Date
10		
9		
8		
7		
6		
5		
4	Beaton Con/Com Comments	5-17-22
3	Issued for Pricing	3-31-22
2	Sewer and Drain Revisions	3-28-22
1		

Scale: 1"=20'  
 0' 10' 20' 40'  
 Date: March 3, 2022

Drawing Title:  
**DETAILS  
 PRODUCTION ADDITION  
 BOSTON SWORD & TUNA  
 BOSTON,  
 MASS.**

Drawing No.:  
**C6**  
 SHEET 6 OF 7





**TYPE A MANHOLE FRAME NO. 99880000**

**TYPE A-3 SIDEWALK MANHOLE COVER NO. 99870000**

**TYPE E-1 CATCH BASIN GRATE NO. 99970000**

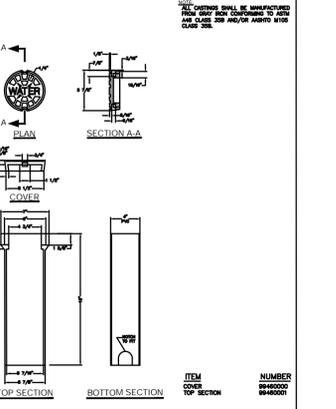
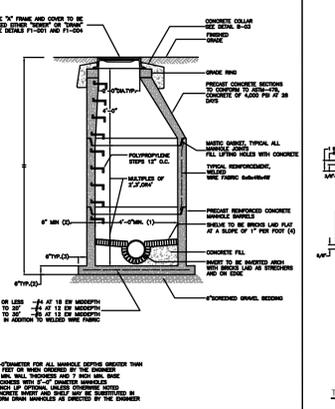
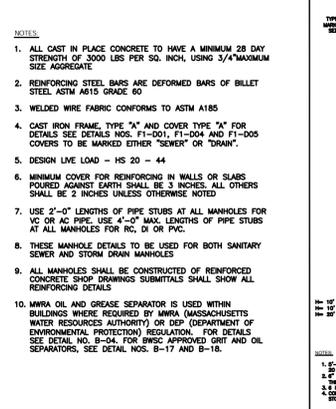
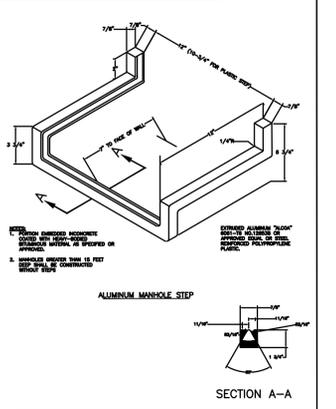
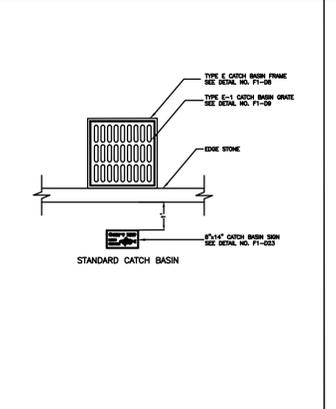
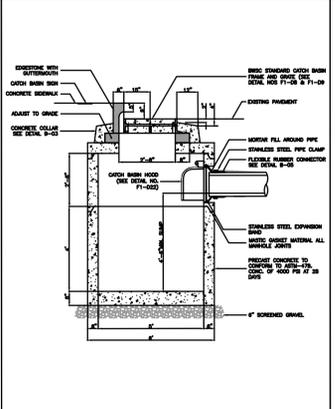
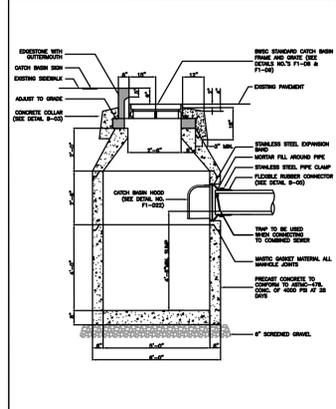
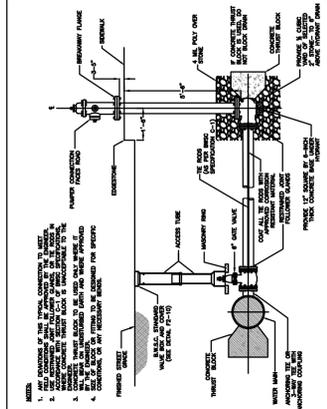
**CATCH BASIN HOOD**

**8X14 CATCH BASIN SIGN**

**TYPE B-5 MANHOLE COVER NO. 99920000 - NO. 99920001**

**THRUST BLOCK DETAILS**

**TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND**



**TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE**

**STANDARD CATCH BASIN NO. 5**

**SHALLOW CATCH BASIN**

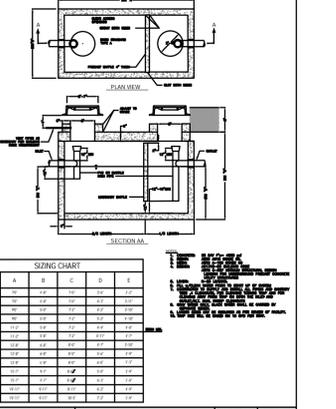
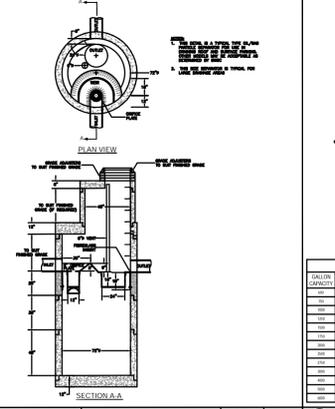
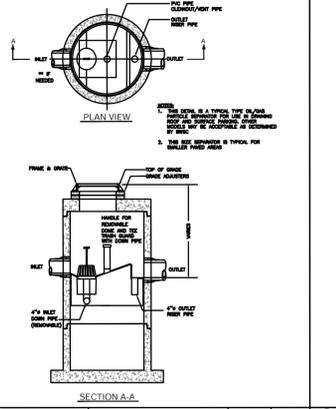
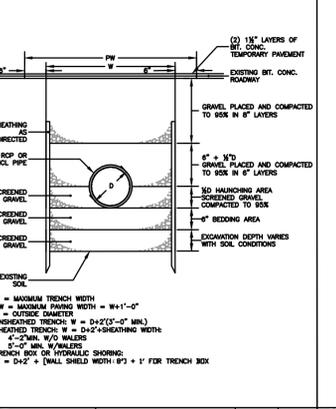
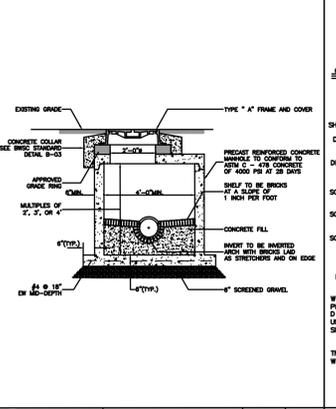
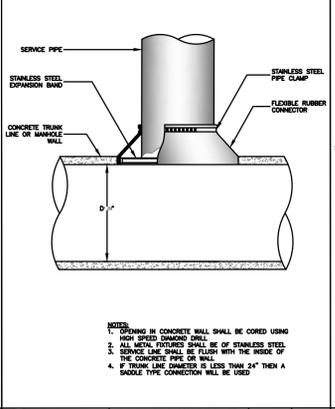
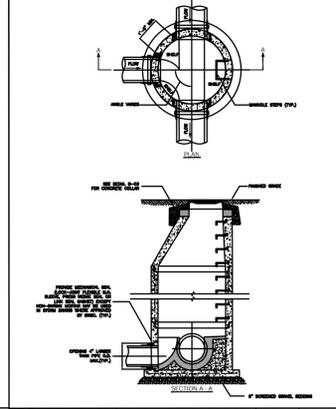
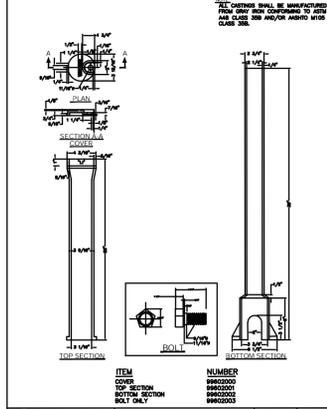
**CATCH BASIN SIGN INSTALLATION**

**ALUMINUM MANHOLE STEP**

**MANHOLE STRUCTURES GENERAL NOTES**

**TYPICAL PRECAST CONCRETE MANHOLE**

**WATER SERVICE ROADWAY BOX**



**CURB BOX**

**PRECAST CONCRETE MANHOLE FOR USE AT PIPE JUNCTIONS**

**TYPICAL FIELD CONNECTION TO LARGE CONCRETE PIPE OR CONCRETE MANHOLE**

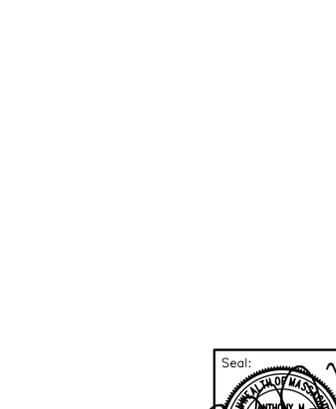
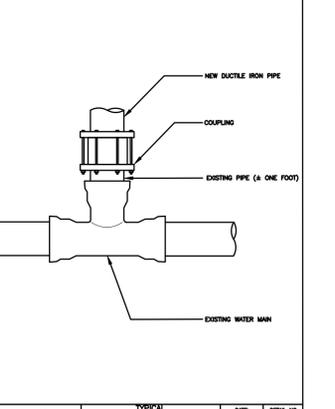
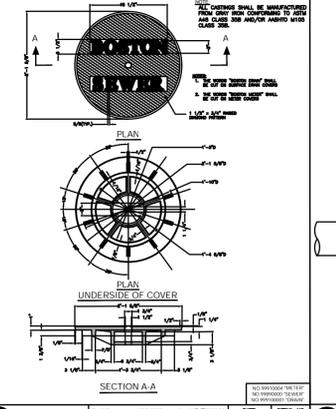
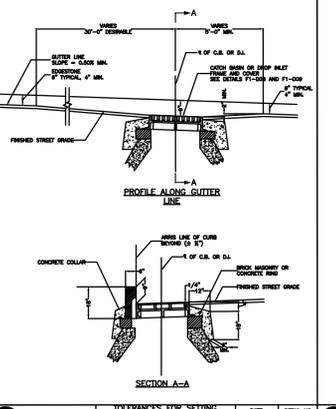
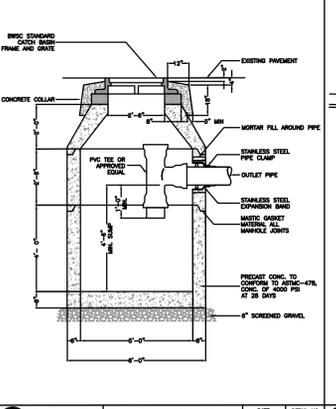
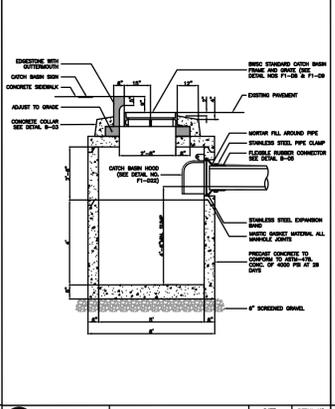
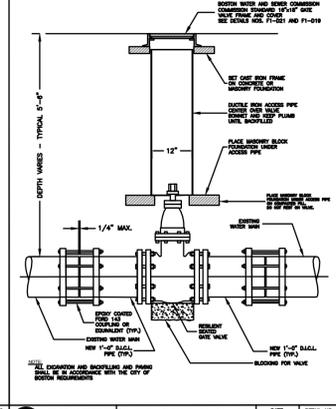
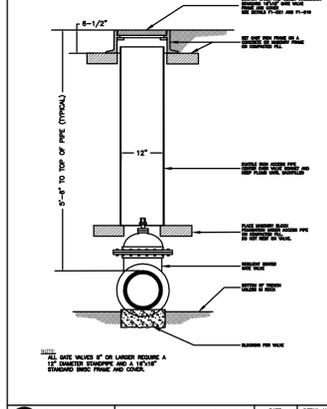
**SHALLOW MANHOLE**

**TRENCH DETAIL FOR RCP OR DIOL PIPE**

**OIL-GAS PARTICLE SEPARATOR TYPICAL DETAIL**

**OIL-GAS PARTICLE SEPARATOR TYPICAL DETAIL**

**STANDARD GREASE TRAP**



**TYPICAL GATE VALVE INSTALLATION - CROSS SECTION VIEW**

**TYPICAL GATE VALVE INSTALLATION - ELEVATION VIEW**

**SHALLOW CATCH BASIN**

**CATCH BASIN WITH OIL TRAP OUTLET**

**TOLERANCES FOR SETTING CATCH BASIN AND CURB INLET FRAME**

**TYPE A-2 STREET AND SIDEWALK MANHOLE COVER - SEWER**

**TYPICAL CONNECTION TO EXISTING FITTING**

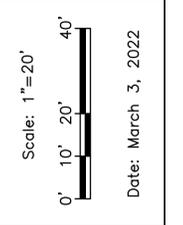
**TYPICAL CONNECTION TO EXISTING FITTING**

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Design By: AMC  
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 Comp. No: BOS81  
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No.	Date	Revision
10		
9		
8		
7		
6		
5		
4		
3	5-17-22	Beaton Con/Com Comments
2	3-31-22	Issued for Pricing
1	3-28-22	Sewer and Drain Revisions



Date: March 3, 2022

Drawing Title:

**SITE PLAN  
 PRODUCTION ADDITION  
 BOSTON SWORD & TUNA  
 BOSTON,  
 MASS.**

Drawing No.:

**C7**

SHEET 7 OF 7

