



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>420 Rutherford Avenue</u>	<u>Boston</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>02</u>	<u>42.37989</u>	<u>-71.07132</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>02/02162070</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Will</u>	<u>Grosvenor</u>	
a. First Name	b. Last Name	
<u>RREF III 420 Rutherford LLC c/o Related Beal Management</u>		
c. Organization		
<u>177 Milk Street</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>617-399-9535</u>	<u>will.grosvenor@related.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>Jascha</u>	<u>Franklin-Hodge</u>	
a. First Name	b. Last Name	
<u>Public Works Department</u>		
c. Organization		
<u>Boston City Hall - 1 City Hall Square</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>617-635-2497</u>	<u>Jascha.Franklin-Hodge@boston.gov</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Nicholas</u>	<u>Botts</u>	
a. First Name	b. Last Name	
<u>Nitsch Engineering, Inc.</u>		
c. Company		
<u>2 Center Plaza, Suite 430</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617-338-0063</u>	<u>nbotts@nitscheng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>500.00</u>	<u>237.50</u>	<u>262.50</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:

The project consists of limited excavations in the Rutherford Avenue roadway right of way. Including excavation and replacement of asphalt roadway to modify existing underground utility service connections to public utility mains in the roadway which is within Land Subject to Coastal Storm Flowage.

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

65809

c. Book

b. Certificate # (if registered land)

240

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

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.
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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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	300	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> 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.

- 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**

- 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). 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; 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
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: 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

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.



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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.



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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.

420 Rutherford Avenue, Site Utility Demolition Plan

a. Plan Title

Nitsch Engineering

b. Prepared By

03/21/2022

d. Final Revision Date

DMD

c. Signed and Stamped by

As Shown

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:

056514

2. Municipal Check Number

056901

4. State Check Number

Nitsch Engineering

6. Payor name on check: First Name

May 25, 2022

3. Check date

May 25, 2022

5. Check date

Nitsch Engineering

7. Payor name on check: Last Name



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Document Transaction Number

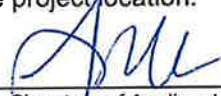
Boston

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).

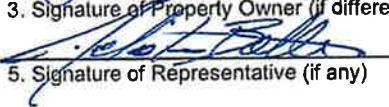
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet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



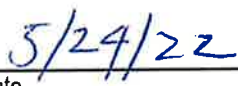
 1. Signature of Applicant




 3. Signature of Property Owner (if different)




 5. Signature of Representative (if any)



 2. Date



 4. Date



 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.



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

420 Rutherford Avenue	Boston	02129
_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
02	02/02162070	
_____	_____	_____
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

Will	Grosvenor	RREF III 420 Rutherford LLC c/o Related Beal Management
_____	_____	_____
a. First Name	b. Last Name	c. Company
177 Milk Street		

d. Mailing Address		
Boston	MA	02109
_____	_____	_____
e. City/Town	f. State	g. Zip Code
617-399-9535	will.grosvenor@related.com	
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

Jascha	Franklin-Hodge	
_____	_____	_____
a. First Name	b. Last Name	c. Company
Boston City Hall - 1 City Hall Square		

d. Mailing Address		
Boston	MA	02201
_____	_____	_____
e. City/Town	f. State	g. Zip Code
617-635-2497	Jascha.Franklin-Hodge@boston.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)

Nicholas	Botts	Nitsch Engineering
_____	_____	_____
a. First Name	b. Last Name	c. Company
2 Center Plaza, Suite 430		

d. Mailing Address		
Boston	MA	02108
_____	_____	_____
e. City/Town	f. State	g. Zip Code
617-338-0063	nbotts@nitscheng.com	
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

The project consists of limited excavations in the Rutherford Avenue roadway right of way. Including excavation and replacement of asphalt roadway to modify existing underground utility service connections to public utility mains in the roadway which is within Land Subject to Coastal Storm Flowage.

7. Project Type Checklist

- | | |
|---|---|
| a. <input type="checkbox"/> Single Family Home | b. <input type="checkbox"/> Residential Subdivision |
| c. <input type="checkbox"/> Limited Project Driveway Crossing | d. <input type="checkbox"/> Commercial/Industrial |
| e. <input type="checkbox"/> Dock/Pier | f. <input checked="" type="checkbox"/> Utilities |
| g. <input type="checkbox"/> Coastal Engineering Structure | h. <input type="checkbox"/> Agriculture – cranberries, forestry |
| i. <input type="checkbox"/> Transportation | j. <input type="checkbox"/> Other |

8. Property recorded at the Registry of Deeds

Suffolk

a. County

240

b. Page Number

65809

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<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?

Located within Land Subject to Coastal Storm Flowage

BWSC approval required and already obtained for work.



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.



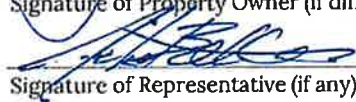
Signature of Applicant

5/24/22
Date



Signature of Property Owner (if different)

7/13/22
Date



Signature of Representative (if any)

05-24-2022
Date

STORMWATER REPORT

Complies with Department of Environmental Protection Stormwater Standards
and the City of Boston Wetlands Ordinance

Project Name:	420 Rutherford Avenue Utility Service Demolition
Project Location:	420 Rutherford Avenue, Boston, MA
Prepared for:	City of Boston Conservation Commission
Nitsch Project #:	#14591
Date Prepared:	June 1, 2022

ATTACHMENTS

Attachments: MassDEP Checklist for Stormwater Report

Illicit Discharge Compliance Statement

Long Term Pollution Prevention and Operations and Maintenance Plan

Figure 1: USGS Locus Map

Figure 2: FEMA FIRM Map

Figure 3: NHESP Map

Figure 4: NRCS Soils Map

<p>Project Summary:</p>	<p>Nitsch Engineering has prepared this Stormwater Report to support the Notice of Intent for the proposed demolition of existing underground building utility connections in Rutherford Avenue. The Public Way, Rutherford Avenue, is owned, maintained, and operated by the City of Boston. The location of the work is shown in Figure 1.</p> <p>The proposed work is located in Land Subject to Coastal Storm Flowage, Zone AE, as shown in Figure 2 on the FEMA FIRMette, dated April 8, 2021. The site is located within the 1% annual flood zone, otherwise known as the 100-year flood, and classified as Zone AE with a flood elevation of 16.46 Boston City Base (or elevation 10.0 NAVD 88 as shown on the map).</p> <p>The existing Public Way of Rutherford Avenue is an established public roadway and is paved asphalt roadway, granite curbing, and cement concrete sidewalks. There are not proposed changes or modifications to the existing roadway stormwater management system, and no new proposed stormwater management systems or surface cover changes as part of the proposed work.</p> <p>The proposed work is to excavate in the Public Way asphalt section of Rutherford Avenue, in order to remove existing building utility connections from the main. This work is also referred to as a utility service cut and cap. The locations of the 4 proposed utility service cut and caps are shown on the attached plan sheet C-000, Site Utility Demolition Plan. The proposed work has been reviewed and approved by the Boston Water and Sewer Commission (BWSC), The full scope of work within the LSCSF includes the following, with anticipated construction methods:</p> <ol style="list-style-type: none"> 1. Pit excavations to expose existing water, sewer, and gas mains at 4 locations to confirm existing underground utility service connection locations. 2. Construction means and methods for 4 locations: <ol style="list-style-type: none"> a. Sawcut the existing asphalt; b. Pit excavation by mechanical, vacuum, and/or hand to observe existing underground utilities; c. Cut, removal, and cap of existing service connection to main and repair of main utility pipe as needed; d. Filling and compaction of hole; and e. Replacement of asphalt paving in kind. <p><u>Erosion Control and Dust Protection During Construction</u></p> <p>The Site Contractor will be responsible for stormwater management of the active construction site. A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) is included in the Construction Documents. Prior to the start of work, erosion control protection devices will be installed in existing public way catch basins. As construction operations continue, the Contractor will control dust, potential site erosion, as detailed in the Stormwater Pollution Prevention Plan requirements. No stockpiling will be allowed onsite and street sweeping will be provided as needed during and/or after excavation activities.</p>
<p>Wetland Resource Area:</p>	<p>The Project is located within Land Subject to Coastal Storm Flowage shown on the FEMA FIRM Map. The site is located within the 1% annual flood zone, otherwise known as the 100-year flood, Zone AE with a flood elevation of 16.46 Boston City Base (or elevation 10.0 NAVD 88).</p>

<p>Statement on Climate Change Resilience:</p>	<p>The proposed limited improvements consider climate change in multiple ways including sea level rise, extreme heat, and increased stormwater runoff impacts.</p> <p><u>Sea Level Rise/Coastal Flooding/Precipitation/Stormwater Flooding:</u></p> <p>The Boston Planning and Development Agency has determined a Sea Level Rise Base Flood Elevation (SLR-BFE) of 19.5 ft (BCB) for the area of improvements and Public Way. The existing Public Way roadway in the area of excavations are approximately 15.0-16.0 BCB. There are no surface elevation changes with the proposed work. The proposed work will not deter or negatively impact any future sea level rise or stormwater flooding improvements and can be modified if elevations in the area need to be raised to meet future resilience measures.</p> <p><u>Extreme Precipitation Events, Stormwater Runoff, Changing Precipitation Patterns, Changes in Coastal and Stormwater Flooding</u></p> <p>As climate change progresses, storm events will intensify, and the possibility of flooding will increase. The proposed improvements do not modify existing stormwater flow paths, stormwater management systems, or elevations in the public way. The proposed improvements will not deter and negatively impact any future potential adaptations for precipitation, flooding and/or stormwater changes.</p> <p><u>Extreme Heat/Increased Heat Waves and Heat Island Effect:</u></p> <p>The existing site is impervious asphalt roadway and will be replaced in kind. Existing heat island effects will be maintained with the proposed work. The proposed work will not negatively impact any future resilience measures to adapt to extreme heat and increased heat waves.</p>
<p>Existing and Proposed Stormwater Drainage Infrastructure:</p>	<p>The existing Rutherford Avenue Public Way includes Boston Water and Sewer Commission maintained drainage systems to collect Public Way stormwater runoff via a closed drainage system comprised of deep sump hooded catch basins, manholes, and piping. The existing public ways are paved asphalt roadway, granite curbing, and cement concrete sidewalks pitched toward the Boston Water and Sewer Commission inlet structures in the roadway surface. There are no proposed modifications to the existing closed drainage system as part of the proposed Project and no proposed new stormwater management systems.</p> <p>Existing drainage infrastructure will be protected and maintained during construction. Erosion and sedimentation control measures, including temporary inlet protection (silt sacks) installed in the existing catch basins adjacent to the proposed work and street sweeping, will be implemented to protect the existing drainage system. At the end of construction, all erosion control measures will be removed. Refer to the attached Long Term Pollution Prevention and Operations and Maintenance Plan for more detail.</p> <p>Representative pictures of the existing resource area of Land Subject to Coastal Storm Flowage are on the next page:</p>



Rutherford Avenue looking north



Rutherford Avenue looking north

<p>NHESP Priority and Estimated Habitat:</p>	<p>Based on the MassGIS Oliver data viewer 2008 Priority and Estimated Habitat layer created by the NHESP, the Project site is not located within designated Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species and does not contain any Certified Vernal Pools. Refer to Figure 3 Natural Heritage and Endangered Species Program (NHESP) Map.</p>
<p>NRCS Soils:</p>	<p>The Soil Classification Summary outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The majority of soils are classified as Urban Land, map unit 603 with a small portion of Udorthents, (map unit 655). See Figure 4 for the NRSC Soils Map.</p>
<p>Total Maximum Daily Load (TMDL)</p>	<p>The Site ultimately discharges into the Boston Inner Harbor, which is subject to a Draft Pathogen Total Maximum Daily Load (TMDL). The Project is a redevelopment project, with minimal surface cover changes and no change in use, and is not anticipated to impact the pathogen pollutant load to the Boston Inner Harbor.</p>

<p>Land Cover Table:</p>	<p>Below is a summary of the proposed land cover changes for the Project in square feet (S.F.).</p> <p>Land Cover Table:</p> <table border="1" data-bbox="397 346 1425 745"> <thead> <tr> <th></th> <th>Existing (S.F.)</th> <th>Proposed (S.F.)</th> <th>Delta (S.F.)</th> </tr> </thead> <tbody> <tr> <td>Pervious Landscaped Grass Area</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Impervious Area (Roadway)</td> <td>300</td> <td>300</td> <td>0</td> </tr> <tr> <td>Total Impervious Area</td> <td>300</td> <td>300</td> <td>300</td> </tr> <tr> <td>Total Project Area</td> <td>300</td> <td>300</td> <td>-</td> </tr> </tbody> </table>		Existing (S.F.)	Proposed (S.F.)	Delta (S.F.)	Pervious Landscaped Grass Area	0	0	0	Impervious Area (Roadway)	300	300	0	Total Impervious Area	300	300	300	Total Project Area	300	300	-
	Existing (S.F.)	Proposed (S.F.)	Delta (S.F.)																		
Pervious Landscaped Grass Area	0	0	0																		
Impervious Area (Roadway)	300	300	0																		
Total Impervious Area	300	300	300																		
Total Project Area	300	300	-																		
<p>Stormwater Management During Construction:</p>	<p>The majority of the Project area is comprised of the area associated with repaving the roadway. Repaving of the roadway requires only repair of existing asphalt roadway by grinding of the top surface of the asphalt does not require excavation or land disturbance. The total land disturbance area, where excavation will be required, and landscaped areas and soils will be disturbed is less than 20,000 square feet. Although the Project area is greater than 1 acre (43,560 square feet), the land disturbance of the Project is less than 1 acre, therefore, the project is not subject to the NPDES Construction General Permit. However, the Contractor will be responsible for stormwater management of the active construction site as part of the Construction Documents and contract for the project. Proposed erosion control measures include the installation temporary inlet protection in existing catch basins, street sweeping, and not allowing stockpiling of spoils in the resource area. The Contractor will be responsible for maintaining these measures throughout construction and removal at the end of construction.</p>																				
<p>MassDEP Stormwater Management Standards</p>																					
<p>The Project is considered to be a redevelopment under the MassDEP Stormwater Management Standards since it is maintenance and improvement of an existing roadway. All redevelopment projects are required to meet the following Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6 and improve existing conditions. Standards 1, 8, 9 and 10 will be met as described below.</p>																					
<p>Standard 1</p>	<p>No New Untreated Discharges: This Project and will not discharge any new untreated stormwater to any new outfalls or directly to or cause erosion in wetlands or waters of the Commonwealth.</p>																				
<p>Standard 2</p>	<p>Peak Rate Attenuation: The proposed work is a redevelopment that is not modifying the existing vehicular paved Public Way or the existing stormwater management system. There will be no change to stormwater peak rates of runoff with the proposed work.</p>																				

Standard 3	Groundwater Recharge: The proposed work is a redevelopment that is not modifying the existing vehicular paved Public Way or the existing stormwater management system and will not change groundwater recharge volumes in the area of work. The project will minimize the loss of annual recharge to groundwater to the maximum extent practicable.
Standard 4	Water Quality Treatment: The proposed work is a redevelopment that is not modifying the existing vehicular paved Public Way or the existing stormwater management system. Given the limited project footprint, the proposed stormwater management approach is to maintain the existing topography and drainage system, which currently functions well and meets City requirements. A Long-Term Pollution Prevention Plan has been included in the Appendix.
Standard 5	Water Quality Treatment - Land Uses with Higher Potential Pollutant Loads (LUHPPLs): The Project site is a Public Way and not a LUHPPL. therefore, this standard is not applicable.
Standard 6	Critical Areas: The proposed work is not located within any critical areas, therefore, this standard is not applicable.
Standard 7	Redevelopments: The Project is the maintenance and improvement of an existing roadway that will be repaved in kind with no modifications to the impervious area. This project is considered a redevelopment under the MassDEP Stormwater Management Standards under Definition 1 and will comply with the Standards to the maximum extent practicable as detailed in Standard 7.
Standard 8	Construction Period Pollution Prevention and Sedimentation Control: The Site Contractor will be responsible for stormwater management of the active construction site. A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) is included in the Construction Documents.
Standard 9	Operation and Maintenance Plan: The facility will be operated and maintained as needed by the City of Boston (roadway) and the Boston Water and Sewer Commission (stormwater management system). Post-construction maintenance includes sweeping roadways and periodic catch basin cleaning and is detailed in the attached Long Term Pollution Prevention and Operations and Maintenance Plan.
Standard 10	Prohibition of Illicit Discharges: There will be no illicit discharges to the stormwater management system associated with the Project. An Illicit Discharge Compliance Statement is enclosed in The Appendix.

ATTACHMENTS AND FIGURES



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.¹ 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 8²
- 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.

¹ 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.

² 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.

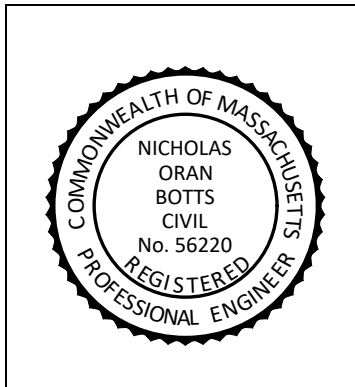
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the 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




Signature and Date

06/01/2022

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

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): Protection of existing stormwater management system

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

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 Field¹
- 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.

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



Checklist for Stormwater Report

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

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

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

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.


STANDARD 10: Illicit Discharge Compliance Statement

Project Name: 420 Rutherford Avenue Utility Service Demolition	Nitsch Project #: 14591
Location: Boston, MA	
Prepared by: Nicholas O. Botts, PE	Sheet No. 1 of 1
Date: June 2, 2022	

Standard 10 states: All illicit discharges to the stormwater management system are prohibited.

This is to verify:

1. Based on the information available there are no known or suspected illicit discharges to the stormwater management system as defined in the MassDEP Stormwater Handbook.
2. The design of the Project and proposed improvements includes no proposed illicit discharges.



Nicholas O. Botts, PE

06/01/2022

Date

LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN

420 Rutherford Avenue Utility Service Demolition
Boston, MA

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1.0 INTRODUCTION

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the 420 Rutherford Avenue Utility Service Demolition in Rutherford Avenue, in Boston, MA (the Project). The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

Owner and Responsible Party for Operations and Maintenance are as follows:

City of Boston (Roadways); and
Boston Water and Sewer Commission (Stormwater Management System)

This Document has been prepared in compliance with Standards 4 and 9 of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

Standard 4:

The Long Term Pollution Prevention Plan shall include the proper procedures for the following (as applicable):

- Good housekeeping
- Storing materials and waste products inside or under cover (not applicable)
- Vehicle washing (not applicable)
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas (not applicable)
- Pet waste management (not applicable)
- Operation and management of septic systems (not applicable)
- Proper management of deicing chemicals and snow

Standard 9:

The Long-Term Operation and Maintenance Plan shall at a minimum include:

- Stormwater management system(s) owner(s)
- The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance
- The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks
- A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point
- A description of public safety features
- An estimated operations and maintenance budget

2.0 LONG-TERM POLLUTION PREVENTION PLAN

The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

2.1 Spill Prevention and Response

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
- Immediately perform applicable containment and cleanup procedures following a spill release.
- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through MassDEP

2.2 Minimize Soil Erosion

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project area.

2.3 Coordination with other Permits and Requirements

Certain conditions of other approvals affecting the long term management of the property shall be considered part of this Long Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

3.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

3.1 Introduction

This Operation and Maintenance Plan (O&M Plan) for the Project is required under Standard 9 of the MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

All stormwater best management practices (BMPs) shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority. The Owner shall:

- a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.
- b. Make this log available to MassDEP and the Conservation Commission upon request; and
- c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

3.2 Stormwater Operation and Maintenance Requirements

Inspect and maintain the stormwater management system as directed below. Repairs to any component of the system shall be made as soon as possible to prevent any potential pollutants (including silt) from entering the resource areas.

Deep Sump and Hooded Catch Basins

Inspect catch basins consistent with the Boston Water and Sewer Commission maintenance schedule. Other inspection and maintenance requirements include:

- Remove organic material, sediment and hydrocarbons whenever the depth of deposits is greater than or equal to one quarter the depth of the sump.
- Clean out catch basins after street sweeping. If any evidence of hydrocarbons is found during inspection, the material immediately remove using absorbent pads or other suitable measures and dispose of legally. Remove other accumulated debris as necessary.
- Transport and disposal of accumulated sediment off-site shall be in accordance with applicable local, state and federal guidelines and regulations.

3.3 Street Sweeping

Perform street sweeping according to the City's street sweeping schedule, and whenever there is significant debris present on roads.

3.4 Repair of the Stormwater Management System

The stormwater management system shall be maintained. The repair of any component of the system shall be made as soon as possible to prevent any potential pollutants including silt from entering the resource areas or the existing closed drainage system.

3.5 Reporting

The Owner shall maintain a record of drainage system inspections and maintenance (per this Plan) and review on a yearly basis.



Figure 1: USGS Locus Map

5/24/2022

420 Rutherford Ave,
 420 Rutherford Avenue,
 Boston, MA 02129

Data Source: MassGIS
 Nitsch Project #14591



File Path:

National Flood Hazard Layer FIRMette

71°04'36"W 42°23'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

OTHER AREAS OF FLOOD HAZARD

- 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

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- 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

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

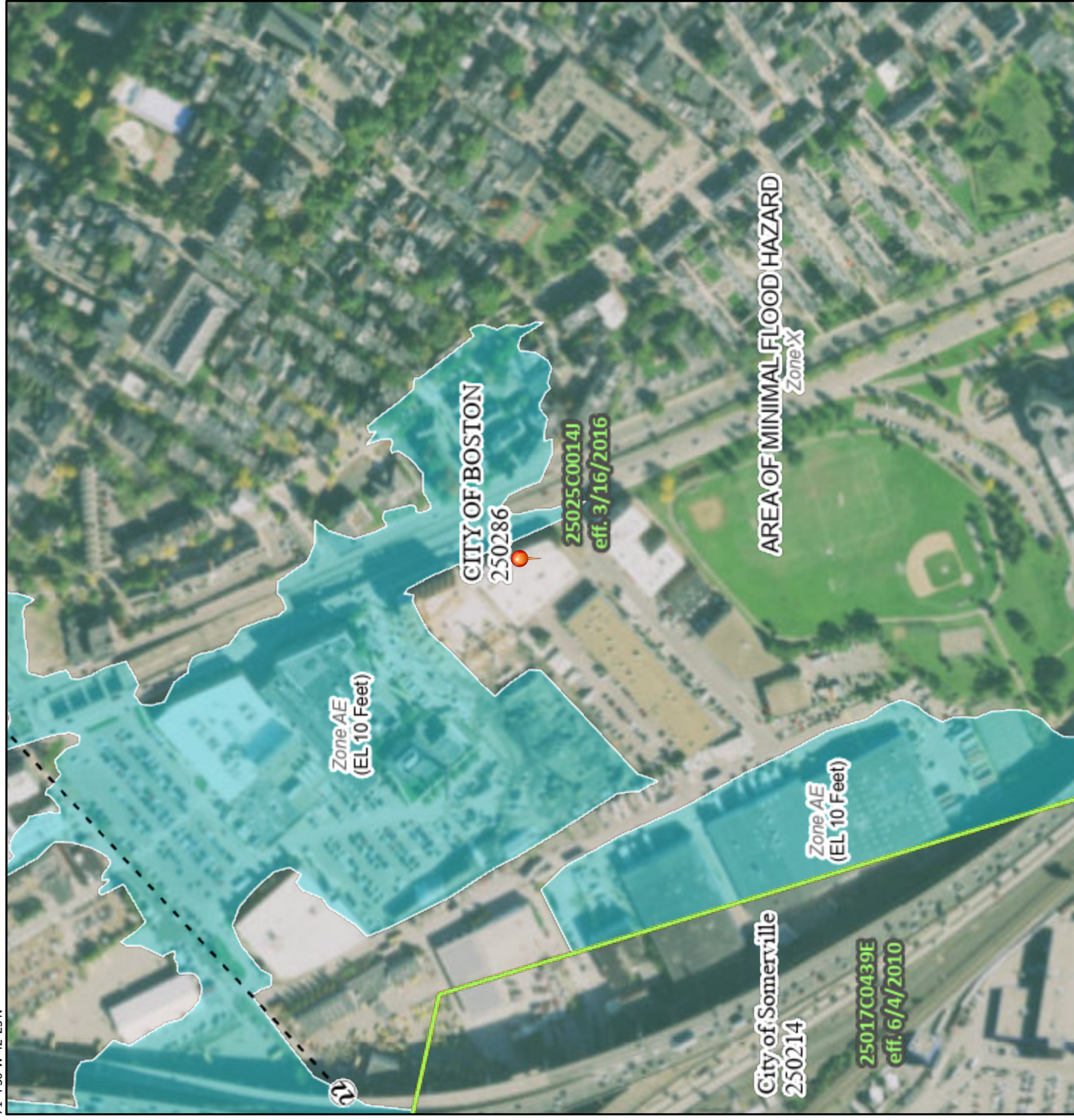
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **4/8/2021 at 10:40 AM** 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 unmapped areas cannot be used for regulatory purposes.

FIGURE 2



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020
71°03'59"W 42°23'N



Figure 1: NHESP Map

5/24/2022

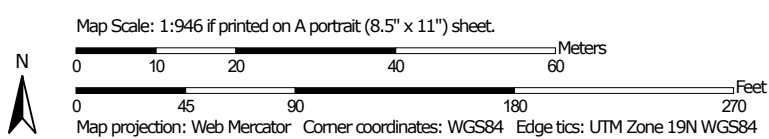
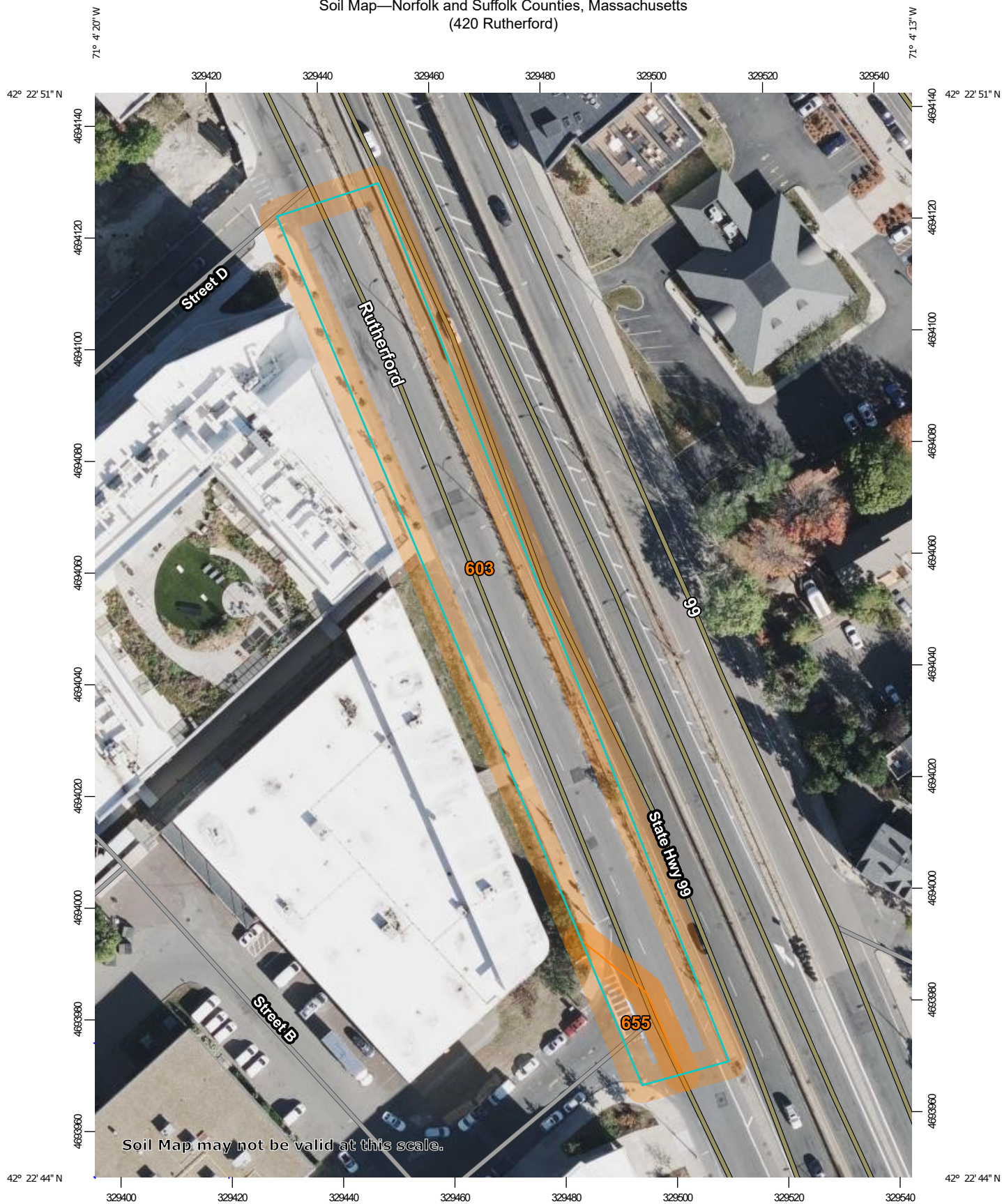
420 Rutherford Ave,
 420 Rutherford Avenue,
 Boston, MA 02129

Data Source: MassGIS
 Nitsch Project #14591








































FIGURE 4 - NRCS SOILS

Soil Map—Norfolk and Suffolk Counties, Massachusetts
(420 Rutherford)



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 17, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2020—Oct 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
603	Urban land, wet substratum, 0 to 3 percent slopes	0.7	94.6%
655	Udorthents, wet substratum	0.0	5.4%
Totals for Area of Interest		0.7	100.0%

STORMWATER REPORT – SUPPLEMENTAL INFORMATION

Complies with Department of Environmental Protection Stormwater Standards
and the City of Boston Wetlands Ordinance

Project Name:	420 Rutherford Avenue Utility Service Demolition	
Project Location:	420 Rutherford Avenue, Boston, MA	
Prepared for:	City of Boston Conservation Commission	
Nitsch Project #:	#14591	
Date Prepared:	July 13, 2022, revised July 22, 2022 #2	Page 1 of 7

After initial submission to Conservation Commission, staff requested additional information including responses to the two (2) following items:

1. “...more Information on the exact means and methods of the work (e.g. excavation methods, sediment stockpiling, etc.) ...”

The proposed test pit work is to excavate and dig holes in the Public Way asphalt section of Rutherford Avenue and repair the holes in kind, in order to remove existing building utility connections from the main.

The locations of the 4 proposed excavations are shown on submitted sheet C-000, Site Utility Demolition Plan. The proposed work has been reviewed and approved by the Boston Water and Sewer Commission (BWSC). The majority of the excavations will be approximately 5-feet wide by 5-feet long and as deep as required to access the underground utility. It is anticipated each excavation will take 1 to 3 days to complete, or up to 12 days of work total.

The proposed test pit excavations are in the middle of Rutherford Avenue: a busy and highly used multi-lane Public roadway with an asphalt surface. Excavations will only occur in the asphalt roadway travel lanes. The Contractor will set up all operations at the locations of work daily and take down the work set up at the end of the day, as allowed by the Construction Management Plan and street opening permit approved by the Public Works Department.

There will be no sediment, materials, staging, or equipment stored in the Public Way. Traffic travel lanes will be adjusted to allow for work within the roadway travel lanes. Any excavations that need to be maintained at the end of the day, will be covered and secured, to meet Boston Public Works Department requirements.

The full scope of work within the LSCSF and the Public Way to dig the holes in the asphalt includes the following, with anticipated construction methods to dig holes in the public roadway:

- a. Sawcut the existing asphalt surface. Asphalt will be placed in trucks and not stockpiled in the public way, prior to being legally disposed of when truck is full or at the end of the workday, whichever is sooner;
- b. Excavation methods include: mechanical excavation with a backhoe, vacuum excavation, and/or hand digging to remove soil to access existing utilities;
- c. Excavated materials will be placed into trucks and legally disposed of as soon as truck is full or at end of workday, whichever is sooner;
- d. There will be no overnight or long-term sediment stockpiling. After soil is excavated from the hole, it may be placed temporarily on the roadway surface during operations. Any potential dust will be contained through watering or within the trucks storing the materials;
- e. Temporary shoring of the excavated holes will be provided, as required, to meet OSHA standards;
- f. Cut, removal, and cap of existing service connection to main and repair of main utility pipe as needed;
- g. The excavated holes will be filled and compacted, with temporary shoring removed; and
- h. Asphalt paving patches will be placed over the filled holes in the roadway. There will be no stockpiling of paving materials in the Public Way.

2. “...a discussion of the Commission's LSCSF performance standards. Additionally, in order to comply with the provisions on considering the impacts of climate change, please refer to Section 5 of the filing guidelines.”

The proposed limited improvements consider climate change impact to the City of Boston's Public roadway, Rutherford Avenue, which is the area within LSCSF. Climate change will not have an immediate impact on the project in the proposal, which is, excavating in the roadway and replacing in kind.

The City of Boston is in the planning stages for a future reconstruction of this area of Rutherford Avenue to meet Complete Streets guidelines. This redesign project will include evaluating climate change impacts to meet the Commission's Ordinance, including the Conservation Commission filing guidelines items below:

“As part of an application submitted to the Commission, Applicants must include a narrative on how climate change will impact the entire property regardless of whether climate change will have an immediate impact on the project in the proposal. This must include how the Applicant plans to integrate climate change and adaptation planning considerations into their project to promote climate resilience, protect Resource Area Values and functions into the future, address climate equity and environmental justice, and provide an alternatives analysis describing all of the climate resiliency measures that could be taken and a reasoning as to why the alternatives are not feasible.”

A summary of the climate change considerations, from Section 5 of the filing guidelines, related to the proposed minimal scope of work is below:

Sea Level Rise/Coastal Flooding

The Boston Planning and Development Agency has determined a Sea Level Rise Base Flood Elevation (SLR-BFE) of 19.5 ft (BCB) for the area of improvements and Public Way. The existing Public Way roadway in the area of excavations are approximately 15.0-16.0 BCB. There are no surface elevation changes with the proposed work. The proposed work will not deter or negatively impact any future sea level rise. The proposed work will not occur during anticipated large storm events, when existing areas within the 100-year flood plain may inundated with water and flooded.

Precipitation/Stormwater Flooding:

Current and future storm events are more frequent and intense. The proposed work will not deter future improvements to adapt to increased precipitation or prevent future stormwater flooding improvements to meet future resilience measures. The proposed work will not occur during anticipated large storm events.

Extreme Heat:

The existing Rutherford Avenue and area of limited improvements is impervious asphalt roadway and will be replaced in kind. There is no change in impervious area or increase in asphalt, with the proposed excavations. There is no existing or proposed vegetation, shaded area, or trees within the project area or Rutherford Avenue. Future reconstruction of Rutherford Avenue by the City of Boston will consider and review the possibility of adding trees, and or green infrastructure to the roadway to help mitigate heat impacts.

Climate Ready Boston:

The forecasted maps and proposed strategies of the Climate Ready Boston program including Climate Ready Charlestown documents, have been reviewed for how they can be applied to the proposed work. Climate change will not have an immediate impact on the limited project in the proposal, which is, excavating in the roadway and replacing in kind. The City of Boston Public Works Department is in the planning stages for a future reconstruction of this area of Rutherford Avenue to meet Complete Streets guidelines. This separate City of Boston redesign project will include evaluating and designing for climate

change impacts to meet the City's Climate Change Boston/Charlestown's initiatives and guidance documents.

BWSC Inundation Model:

The forecasted maps of the BWSC Inundation Model data and future larger storm events impacts on the site and how they can be applied to the work have been reviewed. The inundation model data will not have an immediate impact on the limited project in the proposal, which is, excavating in the roadway and replacing in kind. The City of Boston Public Works Department is in the planning stages for a future reconstruction of this area of Rutherford Avenue to meet Complete Streets guidelines. This separate City of Boston redesign project will include evaluating and designing for impacts noted in the BWSC Inundation Model.

THE COMMISSION'S LSCSF PERFORMANCE STANDARDS:

The limited project work is considered a "Redevelopment Within Previously Developed LSCSF" and will comply with the Boston Conservation Commission's LSCSF performance standards from the Commission's regulations Section XVII(F)(1) through (F)(3), as noted below in *italics*:

F. Redevelopment Within Previously Developed LSCSF

1. For purposes of this section, Redevelopment shall mean work or activity within previously developed or degraded areas prior to December 19, 2019. A previously developed or degraded area contains impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Redevelopment of these areas of LSCSF should not adversely impact LSCSF. Areas that were once previously developed or degraded that have since been remediated and/or over time become natural or relatively undisturbed, including through the presence of topsoil and other vegetation, are no longer considered redevelopment.

Project Compliance: The work location is a paved public way roadway and considered a redevelopment because it is a previously developed area containing impervious surfaces from pavement and an absence of topsoil.

2. Notwithstanding the provisions of Section XVII(E), the Commission may permit work or activity that constitutes a Redevelopment, provided that the work or activity shall conform to the following criteria:
 - i. At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity;

Project Compliance: The proposed work will not modify the existing LSCSF resource area and will not negatively impact the existing paved roadway in the resource area. The City of Boston is in the planning stages for a future reconstruction of this area of Rutherford Avenue to result in an improvement over existing conditions of the capacity of the LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity. This redesign project will include evaluating changes to meet the Commission's Ordinance.

- ii. Stormwater management is provided according to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work or activity, including such performance standards as are applicable to proposed Redevelopment.

Project Compliance: The proposed work will comply with the to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work as are applicable to proposed Redevelopment.

- iii. The proposed work or activity shall not inhibit any planned flood resilience, adaptation, or mitigation solutions and shall not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.

Project Compliance: The proposed work will not inhibit any planned flood resilience, adaptation, or mitigation solutions and will not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.

3. Notwithstanding the provisions of Section XVII(E)(12), the provisions of Section XVII(E)(9),(10), (11), and (13) shall apply to proposed Redevelopment.

Project Compliance: The work will meet the provisions of Section XVII(E)(12), the provisions of Section XVII(E)(9),(10), (11), and (13) with the following:

“Section XVII(E)(12): Section XVII(E)(11) shall supersede the provisions of Section XVII(E)(9)(i) through (viii), but it shall not apply if the presumption set forth in Section XVII(D) is overcome.”

Project Compliance: Noted.

“Section XVII(E)(9): Notwithstanding Sections XVII(E)(1) through (8), the Commission may, in its sole discretion, permit the following activities provided that the applicant demonstrates to the satisfaction of the Commission that best available measures, as defined by the Ordinance, are utilized to minimize or eliminate adverse impacts on the critical characteristics of and Resource Area Values protected by LSCSF described in Section XVII(A) herein, and provided further that all other performance standards for overlapping or overlaying wetland resource areas are met.”

Project Compliance: The project is not one of the activities under Section XVII. D.9. This Performance Standard is not applicable.

“Section XVII(E)(10): In the interest of storm damage prevention, flood control, and prevention of pollution, should the Commission permit activity or work in LSCSF that is part of new construction or constitutes substantial improvement to an existing structure, the Commission may condition the permitted activity or work so that any critical building systems, infrastructure, or equipment is located two (2) feet above the anticipated BFE expected to occur within the next 50 years based on the best available data and projections of SLR.”

Project Compliance: There is no proposed structure, new construction, or substantial improvement to an existing structure as part of the proposed work. This Performance Standard is not applicable.

“Section XVII(E)(11): When any proposed work or activity in LSCSF is located within an ACEC, the proposed work or activity shall have no adverse impact upon the Resource Area Values described in Section XVII(A) and shall fully mitigate any impacts resulting from the proposed work or activity.”

Project Compliance: The work location is not located within an ACEC. The work will not adversely impact ACEC's onsite and will not adversely impact adjacent or downstream ACEC's.

Section XVII(E)(13): Notwithstanding the provisions of Section XVII(E)(2) through (X), no project may be permitted which will have any adverse impact on specified habitat sites of rare vertebrate or invertebrate species indicated on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife (if any) published by the Massachusetts NHESP.

Project Compliance: The work location is not located within a NHESP specified habitat site of rare vertebrate or invertebrate species. The work will not adversely impact on specified habitat sites of rare vertebrate or invertebrate species onsite and will not adversely impact adjacent specified habitat sites of rare vertebrate or invertebrate species.

ALTERNATIVE'S ANALYSIS:

The proposed work is to excavate in the Public Way for utility main access and replace the below-grade and at grade surface materials in kind, or the "Preferred Alternative". Given the limited scope of work, the only alternative to the proposed work is the "No Build Alternative", where the work does not occur.

The proposed work in the "Preferred Alternative" will result in the existing public paved roadway being and functioning the same as it was before the proposed work and functioning the same as the "No Build Alternative". With the "Preferred Alternative" There will be no changes to the area in LSCSF and the resource area will function the same as the existing or "No Build Alternative". The "Preferred Alternative" will not preclude any future improvements within the area and not negatively impact any existing resource performance standards, as noted above, or the concerns below:

1. Protection of public or private water supply and quality
The existing roadway drainage system is owned and maintained by the Boston Water and Sewer Commission and is regulated under a Municipal Separate Storm Sewer Systems (MS4) permit. Stormwater impacts to the discharge to the Boston Harbor or potential impacts on public or private water supply will not be modified. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
2. Protection of the public and private groundwater supply and quality
The existing site is impervious area that does not allow for any infiltration or stormwater to recharge into the groundwater supply. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
3. Short term and long term coastal and stormwater flood control
The existing site does not provide short term or long term coastal or stormwater flood control. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
4. Erosion and Sedimentation Control
The existing site is paved roadway and not subject to erosion, sedimentation migration, or dust. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern. During construction, the Contractor will implement an erosion and sedimentation control plan to protect the site and downstream resource areas from pollution.

5. Storm damage prevention, including coastal storm flowage
The existing site does not provide storm damage prevention or protection from coastal storm flowage. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
6. Protection of surface water supply and quality, including water pollution control
The existing site does not impact surface water supply or quality, including water pollution control. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
7. Flood conveyance and storage
There are no existing systems in place for flood conveyance or storage. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
8. Protection of fisheries, land containing shellfish, wildlife habitat, rare and endangered species and habitat, wetland plant habitat, and recreation
The existing roadway drainage system is owned and maintained by the BWSC and is regulated under a MS4 permit. Stormwater impacts to the discharge to the Boston Harbor or potential impacts on fisheries, land containing shellfish, wildlife habitat, rare and endangered species and habitat, wetland plant habitat, and recreation will not be modified. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.
9. Protect the health, safety, and welfare of the public and to mitigate impacts of climate change.
The existing public way roadway's protection of the health, safety, and welfare of the public and to mitigate impacts of climate change will not be changed with the "Preferred Alternative" or preclude future improvements to support these concerns.

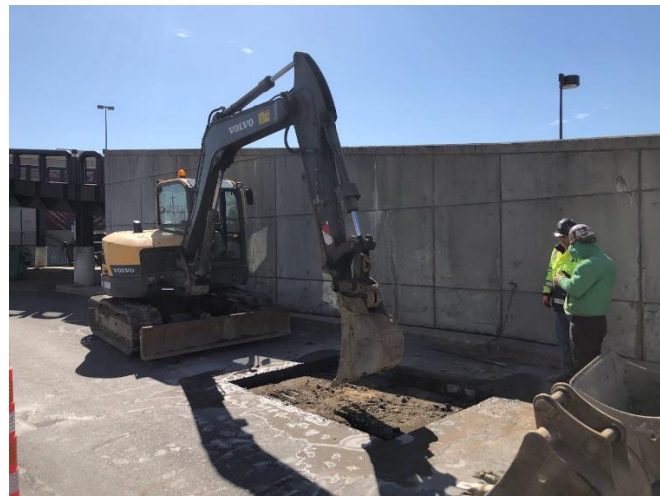
"Preferred Alternative" Excavation Location: Rutherford Avenue asphalt travel lanes looking north



EXAMPLES OF TEST PIT EXCAVATIONS AND THE PROPOSED WORK



Area Prior to Saw Cutting



Excavation by backhoe



Excavated test pit



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 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 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 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 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 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 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 ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. 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 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, 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 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 ou au 617-635-3850.





**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. RREF III 420 Rutherford LLC c/o Related Beal Management 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 420 Rutherford Avenue, Charlestown, MA.

C. The project involves the demolition of the existing building and construction of a new building at the same location, and associated improvements.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from Nicholas O. Botts by contacting them at Nitsch Engineering between the hours of **9am to 5pm, Monday through Friday**.

F. In accordance with the Chapter 20 of the Acts of 2021, 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 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 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 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 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 by 12 PM the day before the hearing.



波士顿湿地保护委员会 项目邻近住户通知

根据《马萨诸塞州湿地保护法》、《马萨诸塞州普通法》第 131 章第 40 节以及《波士顿湿地条例》的规定，我们特此向您，即向波士顿湿地保护委员会提出申请的项目的邻近住户，发出以下通知。

A. RREF III 420 Rutherford LLC c/o Related Beal Management 已向波士顿湿地保护委员会提出申请，请求批准改建一块受《湿地保护法》（《普通法》第 131 章第 40 节）和《波士顿湿地条例》保护的地块。

B. 拟开展改建活动的地块地址为：420 Rutherford Avenue, Charlestown, MA

C. 该项目涉及以下建设内容：项目涉及拆除现有建筑物并在同一地点建造新的建筑物和进行相关改进。

D. 可通过聯繫波士頓保護委員會取得意向通知書的副本，電子郵件是 CC@boston.gov。

E. 您可于 9am - 5pm, Monday - Friday 在 Nicholas O. Botts 电话：617-338-0063 处获取意向通知的副本。

F. 根據《馬薩諸塞州行政命令》（暫緩執行《公開會議法》）聽證會將在網上 <https://zoom.us/j/6864582044> 進行。如果無法上互聯網 (Internet)，則可致電 1-929-205-6099，輸入會議編號(ID) 686 458 2044 #，然後使用 # 作為您參與的編號 (ID.)

G. 您可于**周一至周五上午 9 点到下午 5 点**联系**波士顿湿地保护委员会**，咨询公开听证会举行的日期和时间，邮箱地址：CC@boston.gov，电话：**(617) 635-4416**。

注：公开听证会的通知（包括其举行日期、时间和地点）将提前至少五天在《**波士顿先驱报**》上予以公布。

注：公开听证会的通知（包括其举行日期、时间和地点）将提前至少四十八（48）小时发布在以下网页之上以及波士顿市政厅内：www.boston.gov/public-notices。如果您想提出意见或建议，您可以参加该公开听证会或将书面形式的意见或建议发送至 CC@boston.gov 或邮寄至以下地址：Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201。

注：您也可以联系波士顿湿地保护委员会或环境保护部东北地区办公室，咨询有关此项申请或《湿地保护法》的更多信息。如要联系环境保护部，请致电：东北地区：（978）694-3200。

注：如果您准备参加该公开听证会并需要口译服务，则请在听证会举行前一天中午 12 点前通过以下电子邮箱地址告知工作人员：CC@boston.gov。

List of Abutters

OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
420 CFL INVESTMENT LLC		8 STONEY BROOK PL	ARMONK	NY	10504
MCGUINNESS ANTHONY A A	C/O ANTHONY MCGUINNESS	37 ESSEX ST #2	CHARLESTOWN	MA	2129
THIRTY 7 ESSEX ST CONDO TR		37 ESSEX ST	CHARLESTOWN	MA	2129
PELOSI ERICA		37 ESSEX ST #1	CHARLESTOWN	MA	2129
HOOD PARK LLC MASS LLC	C/O CATAMOUNT MANAGEMENT CP	6 KIMBALL LANE 4TH FLR	LYNNFIELD	MA	1940
MUTHURAJAN SASI SIDDHARTH		463 RUTHERFORD AVE #306	BOSTON	MA	2129
ROYCROFT PIRES JENNIFER		10 AUBURN ST	CHARLESTOWN	MA	2129
MATYSIEWICZ LISA		109 12TH AVE	ST PETERSBURG	FL	33706
PEEVA ELENA		41 TARRYHILL RD	TARRYTOWN	NY	10591
GADSDEN STEVEN SEARS		463 RUTHERFORD AVE, UNIT 303	CHARLESTOWN	MA	2129
THOMPSON GEORGE D		463 RUTHERFORD AVE, UNIT 201	CHARLESTOWN	MA	2129
31 ESSEX STREET CONDOMINIUM TRUST		C/O WESTPOINT LLC 714 EAST FOURTH ST	SOUTH BOSTON	MA	2127
SUN YANTING		463 RUTHERFORD AV, UNIT 402	CHARLESTOWN	MA	2129
CORBOSIERO KAREN L		463 RUTHERFORD AVE, UNIT 206	CHARLESTOWN	MA	2129
RUTHERFORD LANDING LLC		22 ALBION PLACE UNIT 2	CHARLESTOWN	MA	2129
SOISSON NANCY J		2 WASHINGTON ST	CHARLESTOWN	MA	2129
CAIN SHANNON L		463 RUTHERFORD AV, UNIT 203	CHARLESTOWN	MA	2129
TAVES JENNIFER		54 BALDWIN STREET	CHARLESTOWN	MA	2129
PANE MIGENA		463 RUTHERFORD UNIT 302 AVE	CHARLESTOWN	MA	2129
ARGOV JONATHAN		31 ESSEX ST, UNIT 2	CHARLESTOWN	MA	2129
OCONNELL MATTHEW		463 RUTHERFORD AVE, UNIT 202	CHARLESTOWN	MA	2129
ROYCRAFT PIRES JENNIFER		10 AUBURN ST	CHARLESTOWN	MA	2129
ZOU LANFANG		463 RUTHERFORD AVE, UNIT 205	CHARLESTOWN	MA	2129
MUKHERJEE RITESH		6 KIMBALL CT, UNIT 604	WOBURN	MA	1801
CHUNG SUCKHEUI		22 ALBION PL	CHARLESTOWN	MA	2129
SOISSON NANCY J		2 WASHINGTON ST	CHARLESTOWN	MA	2129
KINNEEN TERRENCE		15 MT VERNON ST	CHARLESTOWN	MA	2129
ZHAO XIAO GUANG		463 RUTHERFORD AV, UNIT 304	CHARLESTOWN	MA	2129
BOSTON SAND & GRAVEL COMPANY	C/O BOSTON SAND & GRAVEL	100 N WASHINGTON ST PO BX 9187	BOSTON	MA	2114
JONES CECIL		463 RUTHERFORD AVE, UNIT 401	CHARLESTOWN	MA	2129
CAMOSCI KIMBERLY ANNE		463 RUTHERFORD AVE, UNIT 301	CHARLESTOWN	MA	2129
SHEA BRIAN D		20 LYNDEBORO ST	CHARLESTOWN	MA	2129
STELLA WILLIAM A TS		24 LYNDEBORO	CHARLESTOWN	MA	2129
STORM MICHAEL VINCENT		31 ESSEX ST, UNIT 1	CHARLESTOWN	MA	2129
KURTZ KRISTEL E		43 ESSEX	CHARLESTOWN	MA	2129
KELLEY JOSEPH J		22 ESSEX ST	BOSTON	MA	2129
PARKER VAN GORDER BARBARA J	C/O BARBARA VAN GORDER PARKER	41 ESSEX ST	CHARLESTOWN	MA	2129
S-BNK CHARLESTOWN LLC	C/O SANTANDER BANK/LEASE ADMIN	PO BOX 841001	BOSTON	MA	2284
BOSTON HOUSING AUTHORITY		ESSEX	CHARLESTOWN	MA	2129
CC BUNKER HILL OWNER LLC		8 STONY BROOK PLACE	ARMONK	NY	10504
ABORN JOSEPH	C/O COSTA FRUIT & PRODUCE	PO BOX 290574	CHARLESTOWN	MA	2129
BOSTON SAND & GRAVEL CO	C/O BOSTON SAND & GRAVEL	100 N WASHINGTON ST BOX 9187	BOSTON	MA	2114
LUND JAMES T		35 ESSEX ST	CHARLESTOWN	MA	2129
ROA WILLIAM		29 ESSEX ST	CHARLESTOWN	MA	2129
MISHAWUM PARK TENANTS ASSOC	C/O PEABODY PROPERTIES INC	536 GRANITE ST	BRAINTREE	MA	2184
6 BUNKER HILL OWNER LLC		8 STONY BROOK PLACE	ARMONK	NY	10504
GAVIN RYAN		20 ESSEX ST	CHARLESTOWN	MA	2129
BRIDGEVIEW APARTMENTS		STREET A ST	CHARLESTOWN	MA	2129
TWENTY 9 ESSEX STREET		29 ESSEX ST	CHARLESTOWN	MA	2129
CC BUNKER HILL OWNER LLC		8 STONY BROOK PLACE	ARMONK	NY	10504
ROLINSON ROBERT		26 LYNDEBORO ST	CHARLESTOWN	MA	2129
S-BNK CHARLESTOWN LLC	C/O SANTANDER BANK/LEASE ADMIN	PO BOX 841001	BOSTON	MA	2284
MELBERG CARL P		5 WOODRIDGE RD	LITTLETON	MA	1460
MCCARTHY RYAN J		22 LYNDEBORO ST	CHARLESTOWN	MA	2129
39 ESSEX STREET REALTY TRUST		11 HOLDEN AVE	SAUGUS	MA	
KTI RECYCLING OF N E INC MAINE CORP	C/O HARDING & CARBONE INC	1235 NORTH LOOP WEST #205	HOUSTON	TX	77008
MONTEITH JOHN P TS		27 ESSEX ST	CHARLESTOWN	MA	2129
WILKINS JOSEPH W		18 LYNDEBORO ST	CHARLESTOWN	MA	2129
KURTZ KRISTEL E	C/O JOSEF KURTZ	43 ESSEX ST	CHARLESTOWN	MA	2129
DIONNE HILARY		29 ESSEX ST UNIT #2	CHARLESTOWN	MA	2129
KELLEY JOSEPH J		22 ESSEX ST	BOSTON	MA	2129
FOUR BUNKER HILL INDUSTRIAL	C/O FOUR BUNKER HILL INDUS PK LLC	180 LINCOLN ST STE 3	BOSTON	MA	2111
BOSTON HOUSING AUTHORITY		19 LYNDEBORO	CHARLESTOWN	MA	2129
COMMONWEALTH OF MASS		RUTHERFORD AV	SOUTH BOSTON	MA	2127
QUIRK MICHELLE B		18 ESSEX ST	CHARLESTOWN	MA	2129
GOULD LUCY A TS	C/O JOSEPH F GOULD	74 LEE	TEWKSBURY	MA	1876



**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

Date: May 27th, 2022

Certificate of Accurate Translation+Proofreading

Translated document: Technical / Engineering Expert Translation

Translation+Proofreading date: May 27th, 2022

Project #: 8669956

Source Language: English

Target Language: Simplified
Chinese (Mainland China)

BLEND, the largest professional translation agency online, hereby certifies and states the following, that the above mentioned document has been translated by a certified professional translator who has the background and the experience needed to perform the translation. We further certify that, to the best of our knowledge, the translated document is accurate translation of the original document and that it reflects the content, style and meaning of the original document.

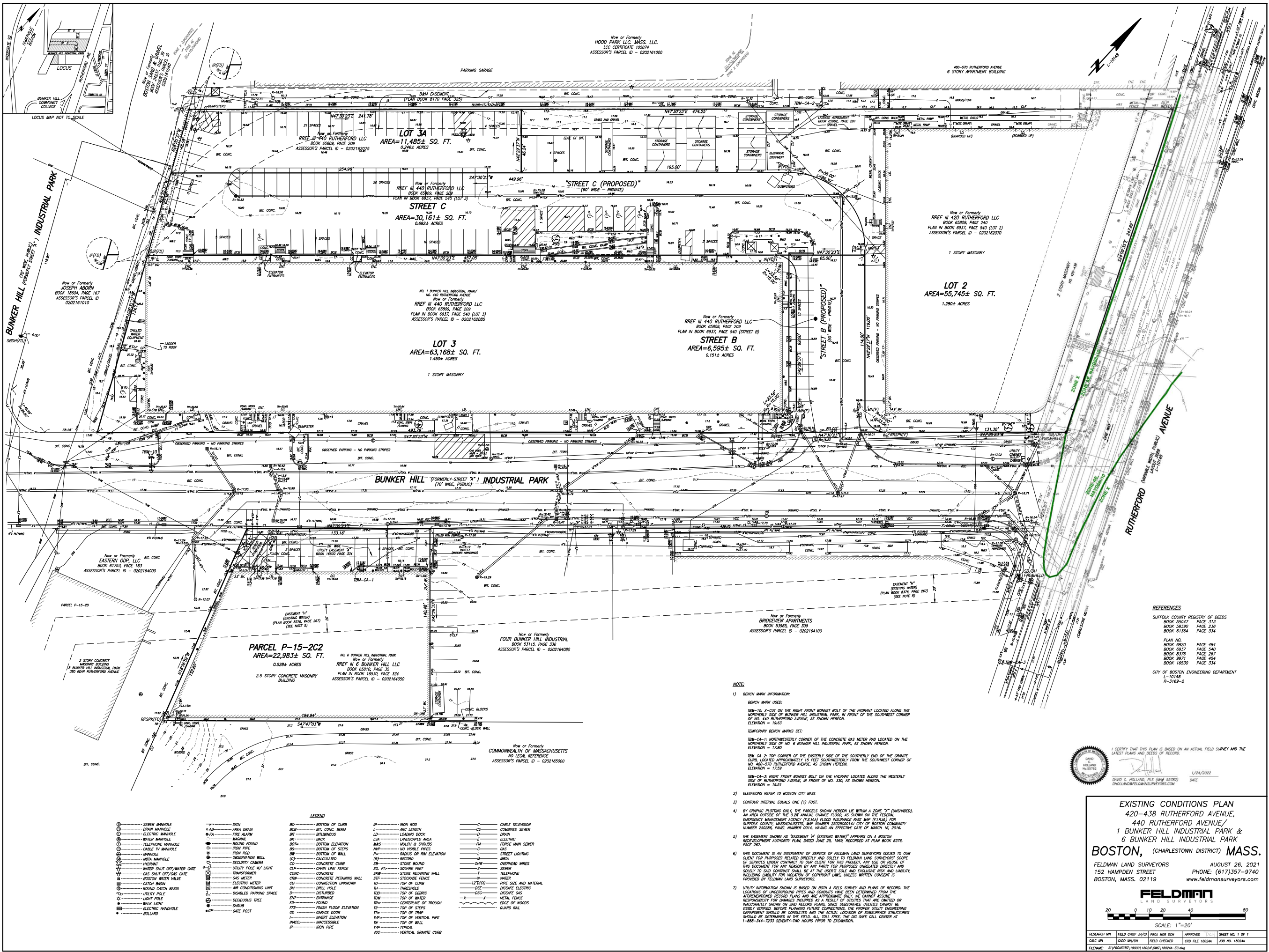
This certificate relates to the accuracy of the translation only and not to the original content of the document. In accordance with our general terms and conditions, BLEND is not liable and will not be held liable to any result of using the translation by the client or any other party.

Please find the translation attached.

Yours Sincerely,

BLEND





Now or Formerly
HOOD PARK LLC, MASS. LLC.
LIC. CERTIFICATE 165074
ASSESSOR'S PARCEL ID - 0202161000

LOCUS MAP NOT TO SCALE

BUNKER HILL (FORMERLY STREET "A") INDUSTRIAL PARK

LOT 3A
AREA=11,485± SQ. FT.
0.262± ACRES

STREET C
AREA=30,161± SQ. FT.
0.692± ACRES

LOT 3
AREA=63,168± SQ. FT.
1.452± ACRES

STREET B (PROPOSED)
AREA=6,595± SQ. FT.
0.151± ACRES

LOT 2
AREA=55,745± SQ. FT.
1.282± ACRES

BUNKER HILL (FORMERLY STREET "A") INDUSTRIAL PARK

Now or Formerly
EASTERN ODP, LLC
BOOK 61753, PAGE 163
ASSESSOR'S PARCEL ID - 0202164000

PARCEL P-15-2C2
AREA=22,983± SQ. FT.
0.528± ACRES

Now or Formerly
FOUR BUNKER HILL INDUSTRIAL
BOOK 53115, PAGE 336
ASSESSOR'S PARCEL ID - 0202164080

Now or Formerly
BRIDGEVIEW APARTMENTS
BOOK 53065, PAGE 309
ASSESSOR'S PARCEL ID - 0202164100

Now or Formerly
COMMONWEALTH OF MASSACHUSETTS
NO LEGAL REFERENCE
ASSESSOR'S PARCEL ID - 0202165000

REFERENCES
SUFFOLK COUNTY REGISTRY OF DEEDS
BOOK 55047 PAGE 313
BOOK 58390 PAGE 236
BOOK 61364 PAGE 334

PLAN NO.
BOOK 6820 PAGE 464
BOOK 6837 PAGE 540
BOOK 8376 PAGE 267
BOOK 9071 PAGE 464
BOOK 16530 PAGE 334

CITY OF BOSTON ENGINEERING DEPARTMENT
L-10148
R-3169-2

NOTE:

- BENCH MARK INFORMATION:
BENCH MARK USED:
TM-10: X-CUT ON THE RIGHT FRONT BOLT OF THE HYDRANT LOCATED ALONG THE NORTHERLY SIDE OF BUNKER HILL INDUSTRIAL PARK, IN FRONT OF THE SOUTHWEST CORNER OF NO. 440 RUTHERFORD AVENUE, AS SHOWN HEREON.
ELEVATION = 18.63
TEMPORARY BENCH MARKS SET:
TM-CA-1: NORTHWESTERLY CORNER OF THE CONCRETE GAS METER PAD LOCATED ON THE NORTHERLY SIDE OF NO. 6 BUNKER HILL INDUSTRIAL PARK, AS SHOWN HEREON.
ELEVATION = 17.80
TM-CA-2: TOP CORNER OF THE EASTERLY SIDE OF THE SOUTHERLY END OF THE GRANITE CURB LOCATED APPROXIMATELY 15 FEET SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF NO. 480-570 RUTHERFORD AVENUE, AS SHOWN HEREON.
ELEVATION = 17.59
TM-CA-3: RIGHT FRONT BOLT OF THE HYDRANT LOCATED ALONG THE WESTERLY SIDE OF RUTHERFORD AVENUE, IN FRONT OF NO. 330, AS SHOWN HEREON.
ELEVATION = 19.51
- ELEVATIONS REFER TO BOSTON CITY BASE
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "M" (UNSHADED), AN AREA OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 250250014A CITY OF BOSTON COMMUNITY NUMBER ZONING, PANEL NUMBER 0214, DATED 01/14/2016, WITH AN EFFECTIVE DATE OF MARCH 14, 2016. THE EASEMENT SHOWN AS "EASEMENT 'Y' (EXISTING WATER)" APPEARS ON A BOSTON REDEVELOPMENT AUTHORITY PLAN, DATED JUNE 25, 1969, RECORDED AT PLAN BOOK 8376, PAGE 307.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR RELIANCE OF THIS DOCUMENT FOR ANY OTHER PURPOSES IS UNLAWFUL AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING ROUTING CONDUITS. THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. ALL TELL PILES, THE TELL SAVE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS FROM EXCAVATION.



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.
DAVID C. HOLLAND, PLS (MAJ 55782) DATE 1/24/2022
DHOLLAND@FELDMANLANDSURVEYORS.COM

EXISTING CONDITIONS PLAN
420-438 RUTHERFORD AVENUE,
440 RUTHERFORD AVENUE/
1 BUNKER HILL INDUSTRIAL PARK &
6 BUNKER HILL INDUSTRIAL PARK
BOSTON, (CHARLESTOWN DISTRICT) MASS.
FELDMAN LAND SURVEYORS AUGUST 26, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com



RESEARCH MN	FIELD CHIEF JAV/CA	PROJ MGR DCH	APPROVED	SHEET NO. 1 OF 1
DATE W/D	DATE W/D	DATE W/D	DATE W/D	DATE W/D
FILE NO. 81796(8/21)18001	18024	18021	18024	18024

LEGEND

<ul style="list-style-type: none"> ○ SEWER MANHOLE ○ DRAIN MANHOLE ○ ELECTRIC MANHOLE ○ WATER MANHOLE ○ TELEPHONE MANHOLE ○ CABLE TV MANHOLE ○ MANHOLE ○ METAL MANHOLE ○ HYDRANT ○ WATER SHUT OFF/WATER GATE ○ GAS SHUT OFF/GAS GATE ○ GAS METER ○ BOSTON WATER VALVE ○ CATCH BASIN ○ ROUND CATCH BASIN ○ UTILITY POLE ○ LIGHT POLE ○ WALK LIGHT ○ ELECTRIC MANHOLE ○ BOLLARD 	<ul style="list-style-type: none"> ○ SIGN ○ AREA DRAIN ○ FIRE ALARM ○ MICHAEL ○ BOUND FOUND ○ IRON PIPE ○ IRON ROD ○ OBSERVATION WELL ○ SECURITY CAMERA ○ UTILITY POLE W/ LIGHT ○ TRANSFORMER ○ GAS METER ○ ELECTRIC METER ○ AIR CONDITIONING UNIT ○ DISTURBED PARKING SPACE ○ DECIDUOUS TREE ○ SHRUB ○ GATE POST 	<ul style="list-style-type: none"> ○ BOTTOM OF CURB ○ CONCRETE BERM ○ BITUMINOUS ○ BACK ○ BOTTOM ELEVATION ○ BOTTOM OF STEPS ○ IRON ROD ○ CALCULATED ○ CONCRETE CURB ○ CHAIN LINK FENCE ○ CONCRETE ○ CONCRETE RETAINING WALL ○ CONCRETE CONNECTION UNKOWN ○ DRILL HOLE ○ DISTURBED ○ ENTRANCE ○ FRESH FLOOR ELEVATION ○ GARAGE DOOR ○ INVERT ELEVATION ○ INACCESSIBLE ○ IRON PIPE ○ IRON ROD ○ ARC LENGTH ○ LOADING DOCK ○ LANDSCAPED AREA ○ MOUND & SPURVES ○ NO VISIBLE PIPES ○ RADIUS OR R/W ELEVATION ○ RECORD ○ STONE BOUND ○ SQUARE FEET ○ STONE RETAINING WALL ○ STOP ○ STORAGE FENCE ○ TOP OF CURB ○ THRESHOLD ○ TOP OF DEBRIS ○ TOP OF WATER ○ CENTERLINE OF TROUGH ○ TOP OF STEPS ○ TOP OF TRAP ○ TOP OF VERTICAL PIPE ○ TOP OF WALL ○ TYPICAL ○ VERTICAL GRANITE CURB 	<ul style="list-style-type: none"> ○ CABLE TELEVISION ○ COMBINED SEWER ○ DRAIN ○ ELECTRIC ○ FORCE MAIN SEWER ○ GAS ○ STREET LIGHTING ○ METAL ○ OVERHEAD WIRES ○ SEWER ○ TELEPHONE ○ WATER ○ PIPE SIZE AND MATERIAL ○ DISINTEGRATED ○ DISINTEGRATED GAS ○ METAL FENCE ○ EDGE OF WOODS ○ GRAVE PALE
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**420
RUTHERFORD
AVENUE**



**DESIGN
DEVELOPMENT**

12/17/2021

REVISIONS

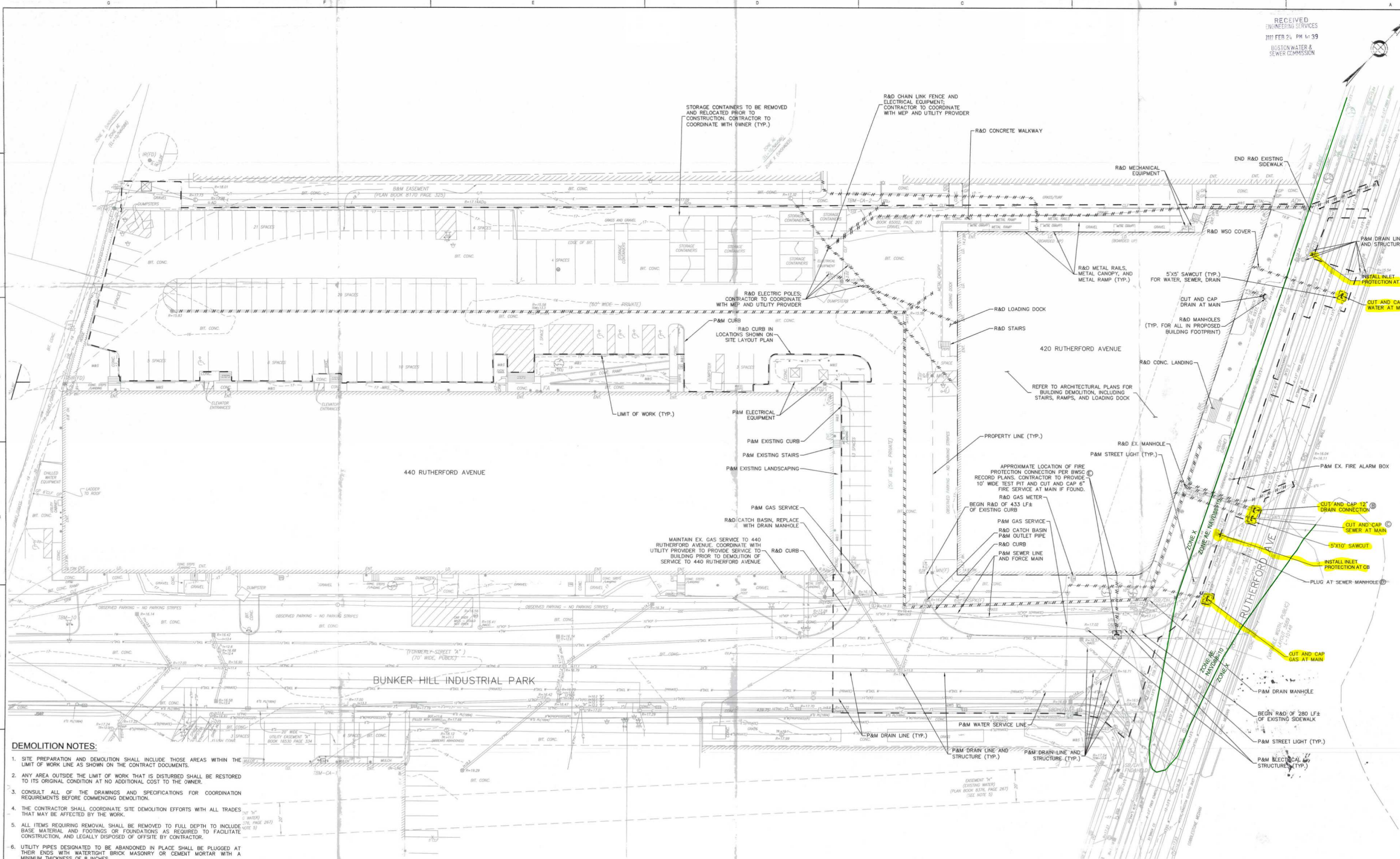
MARK	DATE	DESCRIPTION

DRAWN BY: Author PROJ. ARCH: Designer

PROJ. NO.	102726.00
DATE	
DWG.	

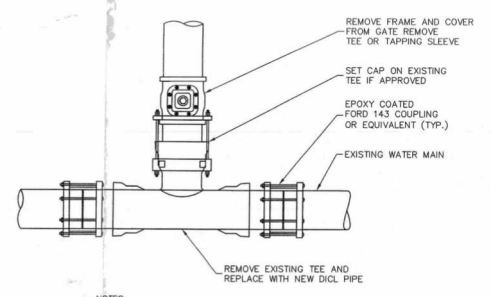
**SITE UTILITY
DEMOLITION
PLAN**

DWG. C-000



DEMOLITION NOTES:

- SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
- UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT THEIR ENDS WITH WATERTIGHT BRICK MASONRY OR CEMENT MORTAR WITH A MINIMUM THICKNESS OF 8 INCHES.
- UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF SUCH MATERIALS INCLUDING INLET AND OUTLET PIPES PLUGGED. THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 90% WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND SOIL COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY APTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
- REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURBS, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
- BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.



CUT AND CAP OF WATER CONNECTION 3" AND OVER
NOT TO SCALE

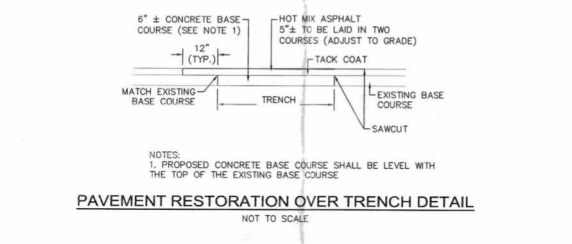
NOTES:
1. ALL WORK MUST BE PERFORMED BY A BWSO LICENSED AND BONDED CONTRACTOR.
2. THIS PROCEDURE WILL INVOLVE A MAIN LINE SHUT DOWN THAT THE CONTRACTOR WILL COORDINATE WITH THE BWSO'S OPERATIONS DIVISION.
3. WRITTEN NOTIFICATION OF ALL AFFECTED CUSTOMERS MUST BE PERFORMED BY THE CONTRACTOR.
4. ALL WORK MUST BE PERMITTED BY BWSO AND ALL OTHER APPROPRIATE AGENCIES.
5. ALL WORK MUST BE INSPECTED BY BWSO INSPECTOR OR DESIGNEE.

NOTES:

- REFER TO SHEET C-300 FOR ADDITIONAL NOTES, LEGEND, AND ABBREVIATIONS.
- REFER TO THE LANDSCAPE ARCHITECT PLAN FOR SITE DEMOLITION INCLUDING TREE, PLANTINGS, AND GROUND COVER PROTECTION.
- REMOVE AND DISPOSE OF ALL EXISTING PAVEMENT WITHIN THE PRIVATE SITE.
- MAINTAIN AND PROTECT ALL EXISTING PRIVATE UTILITIES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REMOVE AND RETURN EXISTING WATER METER TO BWSO.

BWSO INSPECTION SIGN OFF LIST

DATE AND SIGNATURE	COMMENT	DYE TEST	PUBLIC WAY SAWCUT
		N/A	5'X5'
		N/A	5'X5'
		N/A	5'X5'
		N/A	5'X5'
		N/A	5'X5'

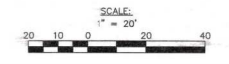


LEGEND

- EXISTING UTILITY TO BE ABANDONED, OR REMOVED AND DISPOSED OF IF IN CONFLICT WITH NEW SITE IMPROVEMENTS, OR AS INDICATED ON DRAWINGS
- CUT & CAP
- SAWCUT

ABBREVIATIONS

- CB CATCH BASIN
- DMH DRAIN MANHOLE
- EMH ELECTRICAL MANHOLE
- EX. EXISTING
- HYD FIRE HYDRANT
- LF LINEAR FEET
- P&M PROTECT AND MAINTAIN MANHOLE
- R&D REMOVE AND DISPOSE OF
- R&R REMOVE AND RETURN
- SMH SEWER MANHOLE
- TMH TELECOM MANHOLE
- TYP TYPICAL



**BWSO SITE PLAN #21534
BWSO USE ONLY**

BOSTON WATER AND SEWER COMMISSION
I have read and approved this proposed construction plan for utility work and sewer facilities per Section 22A of the Building Permit Ordinance and Section 22B of the Building Permit Ordinance. I have also approved this plan for use of the BWSO's facilities. This approval is valid for a period of one (1) year from the date of approval.

DATE: 12/17/2021
BY: JOHN P. SULLIVAN, JR., P.E.
TITLE: PROJECT ENGINEER

OWNER CONTACT INFORMATION:
420 RUTHERFORD LLC C/O RELATED BEAL MANAGEMENT
177 MILK STREET
BOSTON, MA 02129

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