



# 605 Chelsea Street

East Boston, MA

## Notice of Intent

**August 3, 2022**

**Revised August 5, 2022**

submitted to  
**Boston Conservation Commission**

submitted by **605 Chelsea LLC**

prepared by **Fort Point Associates, Inc., a Tetra Tech Company**

in association with  
**Childs Engineering**  
**Nitsch Engineering, Inc.**



**Fort Point Associates, Inc.**  
*Urban Planning Environmental Consulting Project Permitting*  
A TETRA TECH COMPANY

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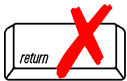
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# TRANSMITTAL FORM



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

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



**A. Applicant Information**

1. Location of Project:

605 Chelsea Street East Boston  
 a. Street Address b. City/Town  
 \_\_\_\_\_ \$2,270  
 c. Check number d. Fee amount  
 \_\_\_\_\_

2. Applicant Mailing Address:

Kevin Donahoe  
 a. First Name b. Last Name  
 605 Chelsea LLC  
 c. Organization  
 c/o Cargo Ventures LLC, 370 McClellan Highway, Suite 201  
 d. Mailing Address  
 East Boston MA 02128  
 e. City/Town f. State g. Zip Code  
 617-515-6101 kdonahoe@cargoventures.com  
 h. Phone Number i. Fax Number j. Email Address  
 \_\_\_\_\_

3. Property Owner (if different):

See Attached  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 \_\_\_\_\_  
 d. Mailing Address  
 \_\_\_\_\_  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email Address  
 \_\_\_\_\_

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

**B. Fees**

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

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

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

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

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

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

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



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1(f) Monitoring Wells (borings)	1	\$110	\$110
Category 2j	1	\$500	\$500
Category 5a: Work on pier	415 ft	\$4/ft	\$1,660

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$2,270
State share of filing Fee:	a. Total Fee from Step 5
City/Town share of filing Fee:	\$1,122.50
	b. 1/2 Total Fee <b>less</b> \$12.50
	\$1,500.00 Boston Fee
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

## Property Owners

605 Chelsea LLC

Organization

Kevin

Donahoe

First Name

Last Name

c/o Cargo Ventures LLC

Address

370 McClellan Highway, Suite 201

Street

East Boston

MA

02128

City/Town

State

Zip Code

0100440010

57063

094

Parcel Number

Book

Page

617-505-6101

kdonahoe@cargoventures.com

Phone Number

Fax Number

Email Address

Horizon/McClellan LLC

Organization

Kevin

Donahoe

First Name

Last Name

c/o Cargo Ventures LLC

Address

370 McClellan Highway, Suite 201

Street

East Boston

MA

02128

City/Town

State

Zip Code

0100438010

32918

319

Parcel Number

Book

Page

617-505-6101

kdonahoe@cargoventures.com

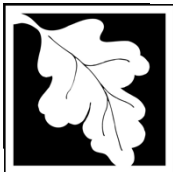
Phone Number

Fax Number

Email Address

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# APPLICATION FORM



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

---

East Boston

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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>605 Chelsea Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42°23' 09"</u>	<u>-71°01' 17"</u>
	d. Latitude	e. Longitude
<u></u>	<u>0100440010, 0100438010</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kevin</u>	<u>Donahoe</u>	
a. First Name	b. Last Name	
<u>605 Chelsea LLC</u>		
c. Organization		
<u>c/o Cargo Ventures LLC, 370 McClellan Highway, Suite 201</u>		
d. Street Address		
<u>East Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>617-515-6101</u>	<u></u>	<u>kdonahoe@cargovertures.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>See Attached</u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

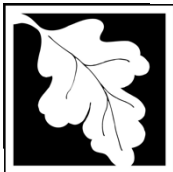
4. Representative (if any):

<u>Katherine</u>	<u>Moore</u>	
a. First Name	b. Last Name	
<u>Fort Point Associates, Inc.</u>		
c. Company		
<u>31 State Street, 3rd Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>617-279-4387</u>	<u></u>	<u>kmoore@fpa-inc.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$2,270</u>	<u>\$1,122.50</u>	<u>\$1,500 Boston Fee</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Document Transaction Number
East Boston
City/Town

## A. General Information (continued)

6. General Project Description:

The Project at 605 Chelsea Street includes the rehabilitation of the historic building, stabilization of the granite block seawall, construction of an approximately 7,480 sf pile-supported wharf to support public access along the waterfront, associated utility work, stormwater system installation, regrading and repaving of vehicular travel areas, and drilling four test borings sites for environmental analysis.

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.

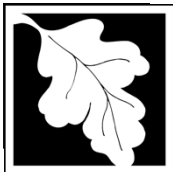
8. Property recorded at the Registry of Deeds for:

Suffolk	_____	_____
a. County		b. Certificate # (if registered land)
See attached Property Owners	_____	_____
c. Book		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 checked="" type="checkbox"/> Riverfront Area	Chelsea Creek, coastal	

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: 5,158 square feet

4. Proposed alteration of the Riverfront Area:

1,167

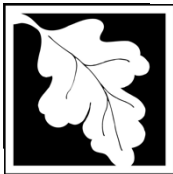
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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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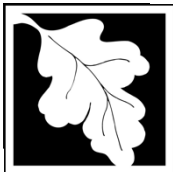
City/Town

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.

Table with columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage, Restoration/Enhancement, and Project Involves 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

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

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

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

- August 2021  
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\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

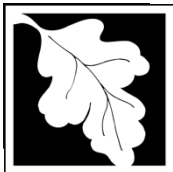
- Assessor's Map or right-of-way plan of site

- 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 <https://www.mass.gov/endangered-species-act-mesa-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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Provided by MassDEP:

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MassDEP File Number

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

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

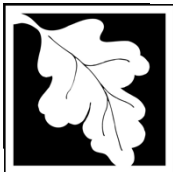
Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

- 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

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- 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**

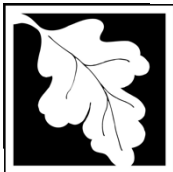
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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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Bureau of Resource Protection - Wetlands

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East Boston
City/Town

## D. Additional Information (cont'd)

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

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

See Attachment A: Supplemental Information

a. Plan Title \_\_\_\_\_

b. Prepared By \_\_\_\_\_ c. Signed and Stamped by \_\_\_\_\_

d. Final Revision Date \_\_\_\_\_ e. Scale \_\_\_\_\_

f. Additional Plan or Document Title \_\_\_\_\_ g. Date \_\_\_\_\_

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

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

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

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

197174905 \_\_\_\_\_ 08/02/2022 \_\_\_\_\_

2. Municipal Check Number \_\_\_\_\_ 3. Check date

197174862 \_\_\_\_\_ 07/29/2022 \_\_\_\_\_

4. State Check Number \_\_\_\_\_ 5. Check date

\_\_\_\_\_ Tetra Tech Inc. \_\_\_\_\_

6. Payor name on check: First Name \_\_\_\_\_ 7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

East 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.

*Kim Orahoe*

1. Signature of Applicant

8/1/22

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

### WPA Form 3 – Notice of Intent

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

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1. Signature of Applicant

*Kenn Donahoe*

*For Horizon/McClellan LLC*

3. Signature of Property Owner (if different)

2. Date

*8/1/22*

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

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

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**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

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East Boston

City/Town

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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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

8/2/22

**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.

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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.

## Property Owners

605 Chelsea LLC

Organization

Kevin

Donahoe

First Name

Last Name

c/o Cargo Ventures LLC

Address

370 McClellan Highway, Suite 201

Street

East Boston

MA

02128

City/Town

State

Zip Code

0100440010

57063

094

Parcel Number

Book

Page

617-505-6101

kdonahoe@cargoventures.com

Phone Number

Fax Number

Email Address

Horizon/McClellan LLC

Organization

Kevin

Donahoe

First Name

Last Name

c/o Cargo Ventures LLC

Address

370 McClellan Highway, Suite 201

Street

East Boston

MA

02128

City/Town

State

Zip Code

0100438010

32918

319

Parcel Number

Book

Page

617-505-6101

kdonahoe@cargoventures.com

Phone Number

Fax Number

Email Address

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BOSTON APPLICATION  
FORM





## 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](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

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

_____	_____	_____
a. First Name	b. Last Name	c. Company
_____		
d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

_____	_____	_____
a. First Name	b. Last Name	c. Company
_____		
d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
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)

_____	_____	_____
a. First Name	b. Last Name	c. Company
_____		
d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
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

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

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 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

_____ a. County	_____ b. Page Number
_____ c. Book	_____ d. Certificate # (if registered land)

9. Total Fee Paid

_____ a. Total Fee Paid	_____ b. State Fee Paid	_____ c. City Fee Paid
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**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?

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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.

*Kenn Donahoe*  
Signature of Applicant

8/1/22  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date





**D. SIGNATURES AND SUBMITTAL REQUIREMENTS**

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

*Kenn Donahoe*

*For Horizon/McClellan LLC*

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

\_\_\_\_\_  
Date

*8/1/22*

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



**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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

*8/2/22*  
\_\_\_\_\_  
Date

# Property Owners

<b>Kevin</b>	<b>Donahoe</b>	
First Name	Last Name	
<b>c/o Cargo Ventures LLC</b>		
Organization		
<b>370 McClellan Highway, Suite 201</b>		
Street		
<b>East Boston</b>	<b>MA</b>	<b>02128</b>
City/Town	State	Zip Code
<b>0100440010</b>	<b>57063</b>	<b>094</b>
Parcel Number	Book	Page
<b>617-505-6101</b>		<b>kdonahoe@cargoventures.com</b>
Phone Number	Fax Number	Email Address

<b>Kevin</b>	<b>Donahoe</b>	
First Name	Last Name	
<b>c/o Cargo Ventures LLC</b>		
Organization		
<b>370 McClellan Highway, Suite 201</b>		
Street		
<b>East Boston</b>	<b>MA</b>	<b>02128</b>
City/Town	State	Zip Code
<b>0100438010</b>	<b>32918</b>	<b>319</b>
Parcel Number	Book	Page
<b>617-505-6101</b>		<b>kdonahoe@cargoventures.com</b>
Phone Number	Fax Number	Email Address

Attachment A

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SUPPLEMENTAL  
INFORMATION

# ATTACHMENT A: SUPPLEMENTAL INFORMATION

## A.1 PROJECT SUMMARY

605 Chelsea LLC (the “Applicant”) is proposing to rehabilitate the building at 605 Chelsea Street in East Boston, Massachusetts (the “Project Site”) for light industrial and office uses. The proposed project will provide waterfront public access, improve the shoreline structures, add stormwater drainage structures, and rehabilitate the building in accordance with the Secretary of the Interior’s Standards for Rehabilitation for listing on the National Register (the “Project”). The Applicant is also proposing to drill four test borings for environmental analysis at the Project Site.

This Notice of Intent (NOI) is being submitted to the City of Boston Conservation Commission for work within the following coastal wetland resource areas protected under the Massachusetts Wetlands Protection Act (WPA): Land Under the Ocean (LUO), Coastal Beach, Coastal Bank, Land Subject to Coastal Storm Flowage (LSCSF), Designated Port Area (DPA), Riverfront Area, and the Coastal Bank Buffer Zone. The proposed work is also located within the Waterfront Area, as defined by the City of Boston Wetlands Ordinance. Property abutters have been notified per the WPA Regulations.

## A.2 EXISTING CONDITIONS

The Project Site is bound by the Chelsea Creek to the north, the Massachusetts Water Resources Authority (MWRA) Sewerage Pump Station building and a warehouse at 106 McClellan Highway to the south, property owned by the Commonwealth to the east, and the Chelsea Street Bridge to the west (see Figure 1: Locus Map and Figure 2: Aerial View of the Project Site). The Project Site currently includes the historic East Boston Steam Sewerage Pump Station (the “Pump Station”), parking and roadway access, and the water sheet (Chelsea Creek), totaling 61,928 square feet (sf).

The property and building have been vacant for over 20 years. The Project Site’s exterior is primarily impervious surface, comprised of parking and a paved travel way. There is very little vegetation on the Project Site aside from one remaining deciduous tree directly in front of the building, grasses/weeds along the building edge, and shrubs along the eastern bank to Chelsea Creek. The east and west shoreline areas have been altered over time and are now primarily composed of seawalls and revetments. The western shoreline includes large stone riprap and a concrete seawall.

Historic records indicate that the original building was constructed in 1894 on filled tidelands, contained by a 165-foot granite block seawall. A 2019 marine inspection found the seawall to be in poor condition, and portions of the seawall likely had a reduction in structural capacity, which requires critical repairs to ensure the building remains fully supported. See Figure 3: Existing Conditions Photograph Key and Figure 4 - Figure 6: Existing Conditions Photographs.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 25025C0019J, dated March 16, 2016, shows approximately three quarters of the Project Site is within Zone AE, with an elevation of 10 NAVD88 (16.46 feet BCB). See Figure 7: FEMA Flood Insurance Rate Map; 25025C0019J. However, an area of 6,968 sf of the Project Site is within the base flood elevation (BFE) as identified on a 2021 survey conducted by Feldman Surveyors. See Attachment C, Project Plans, MS-101: Existing Conditions Plan.

### **A.3 PROJECT DESCRIPTION**

The Project includes rehabilitation of the existing 28,499 gross square feet (gsf) Pump Station, stabilization of the granite block seawall, restoration of an approximately 7,480 sf pile-supported pier to support public access along the waterfront, sidewalk connections to the public sidewalk along Chelsea Street and the private property at 160 McClellan Highway, associated utility work, installation of a stormwater system that includes a new outfall, regrading and repaving of vehicular traffic, and drilling four test borings for environmental analysis. The total gross building area of the Project is 29,466 gsf, including the construction of two mezzanine spaces, totaling 8,500 gsf. The Project Site will be repaved to provide drive-in access to the building's eight garage doors, and 24 parking spaces will support the use of the facility.

The 2019 marine inspection found the concrete veneer/concrete seawall is disintegrating. There are several areas of significant undermining, large voids, and loss of mortar in many locations. The Project proposes to repair the existing seawall by encapsulating it behind a steel sheet pile bulkhead, filling the annular space between the bulkhead and seawall with concrete, and adding additional support due to disrepair over the century of use. Encapsulating the seawall will fill many of the void deficiencies that have occurred as well as protect against further degradation of the remaining mortar. By installing the sheet pile in front of the seawall and backfilling, the undermining deficiencies will also be filled in and protected from further mudline elevation loss. This is especially important due to the ongoing use and future plans for additional dredging in the Chelsea Creek.

Discussions with Massachusetts Historical Commission (MHC) for the preservation and historic designation of the building have determined that a more expensive and extensive historic rehabilitation in accordance with federal standards could be supported through the use of state and federal tax credits. As part of the historic design review, it has been determined that restoring a historic pile-supported pier that previously served the building

would further the goals of the historic rehabilitation process. In conjunction with the seawall repair efforts, the pile-supported pier will be installed along the waterside of the building. The pier will occupy the same rough footprint of the original pier at this property. The original pier, which was timber pile-supported, is no longer present on site. The proposed pier will be constructed of concrete filled steel pipe piles, supporting steel pile caps, timber stringers, and timber decking. The purpose of the pier structure is to provide access to pedestrians on the water side of the building, similar to the Boston Harborwalk. The pier is designed for pedestrian loading only and cannot be used for supporting vehicles or equipment. The pier will connect into the land on both the southern and western side of the building at the ends of the seawall. It can also be accessed by several existing and proposed doorways in the building. The exterior of the pier will be equipped with a timber fender system that is not intended for vessel berthing as there will be no access provided for vessels. The fender system, consisting of timber piles driven into the mudline, will be used to provide basic protection to the pier structure from debris and possible derelict vessels.

The Project will include removal of existing paved surfaces and existing drainage infrastructure for the installation of a stormwater system with new outfall (see Attachment D) and new below grade utility work on the Project Site. Following this sitework, pervious grass areas using hydroseed are proposed (see Figure 9). As the area for this work includes a small area on 160 McClellan Highway, the property owner, Horizon/McClellan LLC, has reviewed the Project's plans. Following below grade work, the paved surface cover will be restored and match the existing pavement on abutting properties. The grades on the east and west side of the building will be raised slightly from the existing condition and the grades on the south side of the building will be restored to the same as the existing condition.

The Applicant will also drill four test borings (designated B-4 to B-7) on land for environmental analysis at the Project Site. See Attachment C, Project Plans. These four landside borings were originally planned for geotechnical purposes and subject to an Order of Conditions for DEP File No. 006-1759. That Order is the subject of a concurrently filed Request for Certificate of Compliance. The four landside borings were not conducted under that Order and are now proposed in the same locations as environmental borings within this NOI.

#### **A.4 CONSTRUCTION METHODS**

The Project will be staged from a series of barges located in Chelsea Creek and moored outside of the channel line. The majority of construction efforts will use a crane with pile driving drills or hammers, driving the steel sheet pile to an estimated depth of 20 feet below the existing mudline while the pier piles will be driven to a depth of 25 to 30 feet below the existing mudline. Demolition that is required on the seawall prior to installation of new structures will be done using mechanical and water blasting methods. Existing marine growth on the granite block seawall will be removed by the contractor prior to installation of sheet pile and concrete backfill material. This will ensure full bonding between concrete and

existing seawall. The marine growth will be removed by the appointed contractor using a power washer by workers staged on floating work platforms. The work platforms will be secured to the seawall to ensure gaps between the seawall and floats will be minimized. The floating work platforms will be utilized to capture all marine growth that is removed from the seawall and disposed of using the same methods as found throughout the project.

The existing concrete encasement on the west side of the building will be removed using mechanical tools from floating work platforms. The work platforms are approximately 8 feet wide and 20 to 30 feet long of steel or timber construction and can be easily moved between locations. The floats will be installed within the Project's work area to ensure all demolition materials will be captured for disposal. Demolition material will be removed and placed in small buckets, which will be hand carried and disposed of in a dumpster on an adjacent staging barge. The barge carrying the dumpster will be towed to a work yard for offloading on an as needed basis.

The landside borings will be drilled using a truck mounted drill rig. The subsurface investigation typically involves the installation of an approximately four-inch diameter steel casing. The test borings will be drilled using rotary wash and bore techniques and will be fully encased, drill water will be contained and recirculated, and drill spoils will be collected and properly managed. Upon completing the test borings, the boreholes will be backfilled with drill cuttings or containerized in drums for future disposal. For these construction activities, the boring depths are assumed to range between 15 to 25 feet below the existing grade, depending upon conditions encountered. Each boring will be completed in two work shifts.

The contractor will be required to utilize standard marine construction Best Management Practices (BMP) to reduce impacts to the resource areas. BMP include deploying debris booms and siltation curtains during demolition and pile driving activities, providing submittals that outline their spill management plans, staging plans, and demolition and installation plans which clearly outline methods, tools, and safe practices. There are no dewatering plans expected for the marine rehabilitation project.

## **A.5 WETLAND RESOURCE AREAS**

Coastal wetland resource areas at the Project Site were identified in accordance with criteria developed by the state regulatory agencies and were determined by using elevations from surveyed plans. Based on the definitions provided in the WPA (310 CMR 10.21 through 10.37) the following wetland resource areas are present within the Project Site:

- LUO
- Coastal Beach
- Coastal Bank



- LSCSF
- DPA
- Riverfront Area
- Coastal Bank Buffer Zone.

The proposed work is also located within the Waterfront Area, as defined by the City of Boston Wetlands Ordinance. See Figure 8, Wetland Resources.

#### **A.5.1 LAND UNDER THE OCEAN**

The LUO resource area is defined in 310 CMR 10.25(2) as:

*Land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries.*

The LUO resource area at the Project Site was identified as the area below elevation 1.3 BCB, mean low water (MLW), at the Project Site. All land seaward of this elevation on the Project Site is regulated as LUO and consists of approximately 9,975 sf.

#### **A.5.2 COASTAL BEACH**

The Coastal Beach resource area is defined in 310 CMR 10.27(2) as:

*Unconsolidated sediment subject to wave, tidal and coastal storm action which forms the gently sloping shore of a body of salt water and includes tidal flats. Coastal beaches extend from the mean low water line landward to the dune line, coastal bankline or the seaward edge of existing human-made structures, when these structures replace one of the above lines, whichever is closest to the ocean.*

The Coastal Beach resource area was identified as the area above MLW and below elevation 10.79 BCB, mean high water (MHW), at the Project Site. A total of 4,145 sf of Coastal Beach exists at the Project Site.

#### **A.5.3 COASTAL BANK**

The Coastal Bank resource area is defined in 310 CMR 10.30(2) as:

*The seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a Coastal Beach, land subject to tidal action, or other wetland.*

Within the Project Site, the Coastal Bank resource area is found along the vertical seawall and on the western and eastern edges of the Project Site. An existing conditions survey was used to determine the top of the coastal bank, which is defined as the slope greater than or equal to 10:1. The top of coastal bank at the Project Site is identified as the point above the 100-year flood elevation where the slope becomes less than 4:1. A total of 534 linear feet (lf) of Coastal Bank is found within the Project Site.

#### **A.5.4 LAND SUBJECT TO COASTAL STORM FLOWAGE**

LSCSF is defined in 310 CMR 10.04 as:

*Land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.*

The extent of the LSCSF resource area was determined by the base flood elevation (BFE) as identified in a 2021 Survey conducted by Feldman Surveyors. A total of 6,968 sf of the Project Site is within the FEMA 100-year flood elevation (Zone AE, El. 10 NAVD88), which is 16.46 feet BCB for the Project Site.

#### **A.5.5 DESIGNATED PORT AREA**

A DPA is defined in 301 CMR 25 as:

*An area of contiguous lands and waters in the coastal zone that has been so designated. Since 1978, the Coastal Zone Management Program has identified DPAs as geographic areas of particular state, regional, and national significance with respect to the promotion of commercial fishing, shipping, and other vessel-related activities associated with water-borne commerce and the promotion of manufacturing, processing, and production activities reliant upon marine transportation or the withdrawal or discharge of large volumes of water.*

LUO within a mapped DPA is a wetland resource area. The resource area includes the surrounding water sheet on the northern side of the Project Site. The Massachusetts Office of Coastal Zone Management Program (CZM) published their intent to review the Chelsea Creek DPA boundary, including the Site, on September 22, 2021. The Boundary Review determines whether areas now included in the DPA are substantially in conformance with the criteria that govern suitability of the land to accommodate water-dependent industrial use. CZM's draft Boundary Review Report, issued May 23, 2022, recommended the Project Site remain in the Chelsea Creek DPA.

### **A.5.6 RIVERFRONT AREA**

The Riverfront Area is defined at 310 CMR 10.58 (2) as:

*The area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone.*

The Riverfront Area on the Project Site is a protected zone that extends 25 feet landward of the MHW. There is approximately 5,158 sf, excluding the area inside the building footprint, of Riverfront Area within the Project Site.

### **A.5.7 COASTAL BANK BUFFER ZONE**

The Buffer Zone is defined in 310 CMR 10.04 as:

*That area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).*

The buffer zone extends 100-feet inland from the top of the Coastal Bank resource area on the Project Site. Approximately 44,200 sf of the Project Site is within the Coastal Bank Buffer Zone.

### **A.5.8 WATERFRONT AREA**

The Boston Wetlands Regulations define the Waterfront Area as:

*lands adjoining coastal beach, dune, bank, tidal flats, rocky intertidal shores, salt marshes or land containing shellfish; or inland bank, lake, pond, intermittent stream, brook, creek or riverfront area out to a distance of twenty five (25) feet, known as the Waterfront Area.*

The Waterfront Area extends 25 feet landward from the Riverfront Area. Approximately 5,618 sf of the Project Site, excluding the building footprint, is defined as Waterfront Area.

## **A.6 IMPACTS TO WETLAND RESOURCE AREAS AND COMPLIANCE WITH REGULATIONS AND PERFORMANCE STANDARDS**

The Project has been designed to fully comply with the performance standards of each impacted resource area, and potential project impacts will be minimized to the greatest extent possible. This work will occur within the LUO, Coastal Beach, Coastal Bank, LSCSF, DPA, Riverfront Area, and the Coastal Bank Buffer Area resource areas. In addition to the WPA

resource areas, there is a locally designated resource area, Waterfront Area, pursuant of the City of Boston Wetlands Ordinance.

Project impacts within, or adjacent to, wetland resource areas are summarized in Table 1, Alteration of Wetland Resource Areas. The following sections identify and demonstrate how the Project complies with relevant WPA standards and City of Boston Wetlands Regulations.

**Table 1: Alteration of Wetland Resource Areas**

Resource Area	Existing Condition	Project-related Impacts
LUO	9,975 sf	463 sf of permanent impacts include: <ul style="list-style-type: none"> <li>• 394 sf for seawall repairs</li> <li>• 51 sf for the pile-supported pier structure</li> <li>• 18 sf for the removal of two granite stones</li> </ul> Temporary impacts include: <ul style="list-style-type: none"> <li>• Siltation curtains to reduce turbidity</li> </ul>
Coastal Beach	4,145 sf	380 sf of permanent impacts include: <ul style="list-style-type: none"> <li>• 369 sf for seawall repairs</li> <li>• 11 sf for the pile-supported pier structure</li> </ul> Temporary impacts include: <ul style="list-style-type: none"> <li>• Siltation curtains used during demolition to reduce turbidity</li> </ul>
Coastal Bank	534 lf	182 lf of permanent impacts for seawall repairs and installation of the sheet pile bulkhead.
LSCSF	6,968 sf	1,881 sf of permanent impacts include: <ul style="list-style-type: none"> <li>• 75 sf for the installation of concrete on the east side to cover the deteriorated seawall</li> <li>• 1,806 for regrading and repaving</li> </ul> Temporary impacts include: <ul style="list-style-type: none"> <li>• 1 sf for one boring</li> <li>• Installation of an erosion control barrier</li> </ul>
Riverfront Area (25-foot landward of MHW)	5,158 sf	1,167 sf of permanent impacts include: <ul style="list-style-type: none"> <li>• 60 sf for removal of deteriorated concrete seawall</li> <li>• 1,107 sf for regrading and repaving</li> </ul>
Coastal Bank Buffer Zone (100-foot landward of the Top of Coastal Bank)	44,200 sf	16,509 sf of permanent impacts for regrading and repaving. Temporary impacts Include: <ul style="list-style-type: none"> <li>• 1 sf for three borings</li> <li>• Installation of an erosion control barrier</li> </ul>
Waterfront Area (25-foot landward of the Riverfront Area)	5,618 sf	3,568 sf of permanent impacts for regrading and repaving. Temporary impacts include:

Resource Area	Existing Condition	Project-related Impacts
		<ul style="list-style-type: none"> <li>• 1 sf for two borings</li> <li>• Installation of an erosion control barrier</li> </ul>

### A.6.1 LAND UNDER THE OCEAN

LUO is likely to be significant to marine fisheries, storm damage prevention, flood control, and protection of wildlife habitat. When nearshore areas of LUO are significant to storm damage prevention or flood control, the bottom topography of such land is critical to the protection of those interests. Impacts within the LUO resource area are expected to be permanent and temporary due to the seawall repairs and construction of a 7,480 sf pile-supported pier.

Impacts within the LUO resource area will include 1) the installation of a sheet pile bulkhead in front of the existing block seawall surrounding the outshore faces of the building, 2) filling in the annular space between the sheet pile and existing seawall with concrete, and 3) the construction of the steel pile-supported pier. The sheet pile will be installed 3 feet outshore of the existing seawall. The bottom of the sheet pile will be driven to approximately 20 feet below the mudline. The 7,480 sf pier will include a steel pile cap, timber stringers, timber decking, and a timber fender system. The Project's compliance with relevant performance standards are described in Table 2, Compliance with Performance Standards for LUO (310 CMR 10.25).

**Table 2: Compliance with Performance Standards for LUO (310 CMR 10.25)**

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(3) Improvement dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in:</p> <p>(a) bottom topography which will result in increased flooding or erosion caused by an increase in the height or velocity of waves impacting the shore;</p> <p>(b) sediment transport processes which will increase flood or erosion hazards by affecting the natural replenishment of beaches;</p>	<p>The Project does not include improvement dredging.</p>

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(c) water circulation which will result in an adverse change in flushing rate, temperature, or turbidity levels; or</p> <p>(d) marine productivity which will result from the suspension or transport of pollutants, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	
<p>(4) Maintenance dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in marine productivity which will result from the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	<p>The Project does not include maintenance dredging.</p>
<p>(5) Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.</p>	<p>Although fill within LUO alters bottom topography, the design of will be implemented using the best available measures to minimize adverse effects to resource areas. In addition, the work will stabilize the coastal bank found along the vertical seawall and portions of the western and eastern edges of the Project Site to prevent adverse effects of storm damage or erosion on resource areas.</p>
<p>(6) Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:</p>	<p>All proposed activities in the LUO resource area are water-dependent.</p> <p>(a) The Project has been designed to minimize impacts to water circulation by using 12" diameter piles.</p> <p>(b) The Project is not located in or near eelgrass or widgeon grass beds, and</p>

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(a) alterations in water circulation;</p> <p>(b) destruction of eelgrass (<i>Zostera marina</i>) or widgeon grass (<i>Ruppia maritima</i>) beds;</p> <p>(c) alterations in the distribution of sediment grain size;</p> <p>(d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or</p> <p>(e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.</p>	<p>therefore will not impact this habitat type.</p> <p>(c) The Project will not alter the distribution of sediment grain size.</p> <p>(d) Water quality impacts will be mitigated during construction through the use of siltation curtains during pile driving and marine construction. Work platforms and floats will be used to ensure all demolition materials will be captured for disposal. Erosion and sedimentation control measures, including catch basin siltation sacks, will be installed prior to the start of work to protect the existing drainage system. Water quality will be improved with drainage improvements and new curbing, which allows runoff to be treated by water quality units before discharging into the storm drainage system.</p> <p>(e) There will be minimal alteration of shallow submerged lands with high densities of polychaetes, mollusks, or macrophytic algae. Existing marine growth on the granite block seawall will be removed by the contractor prior to installation of sheet pile and concrete backfill material. This will ensure full bonding between concrete and existing seawall. The marine growth will be removed by the appointed contractor using a power washer by workers staged on floating work platforms. The work platforms will be secured to the seawall to ensure gaps between the seawall and floats will be minimized. The floating work platforms will be utilized to capture all marine growth that is removed from the seawall and disposed of using the same</p>

<b>PERFORMANCE STANDARD (310 CMR 10.25)</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
	methods as found throughout the project.
(7) Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	There are no specified habitat sites of rare vertebrate or invertebrate species in or near the Project Site.

### **A.6.2 COASTAL BEACH**

All proposed activities in the Coastal Beach resource area are water-dependent. Coastal Beaches within a DPA are not likely to be significant to marine fisheries, storm damage prevention or flood control.

Impacts within the Coastal Beach resource area will include 1) the installation of a sheet pile bulkhead on the seaward side of the existing block seawall that surrounds the outshore faces of the building, 2) fill in the annular space between the sheet pile and existing seawall with concrete, and 3) the construction of the steel pile-supported pier. The sheet pile will be installed 3 feet outshore of the existing seawall. The bottom of the sheet pile will be driven to approximately 20 feet below the mudline. The 7,480 sf pier will include a steel pile cap, timber stringers, timber decking, and a timber fender system.

The Project's compliance with relevant performance standards are described in Table 3, Compliance with Performance Standards for Coastal Beach (310 CMR 10.27).

**Table 3: Compliance with Performance Standards for Coastal Beach (310 CMR 10.27)**

<b>PERFORMANCE STANDARD (310 CMR 10.27)</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
(3): Any project on a Coastal Beach, except any project permitted under 310 CMR 10.30(3)(a), shall not have an adverse effect by increasing erosion, decreasing the volume or changing the form of any such Coastal Beach or an adjacent or downdrift Coastal Beach.	The Project will not increase erosion, decrease the volume, or change the form of the Coastal Beach resource area.
(4): Any groin, jetty, solid pier, or other such solid fill structure which will interfere with littoral drift, in addition to	Not applicable.



PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>complying with 310 CMR 10.27(3), shall be constructed in accordance with 310 CMR 10.27 shall be constructed as follows:</p> <ul style="list-style-type: none"> <li>(a) It shall be the minimum length and height demonstrated to be necessary to maintain beach form and volume. In evaluating necessity, coastal engineering, physical oceanographic and/or coastal geologic information shall be considered.</li> <li>(b) Immediately after construction any groin shall be filled to entrapment capacity in height and length with sediment of grain size compatible with that of the adjacent beach.</li> <li>(c) Jetties trapping littoral drift material shall contain a sand bypass system to transfer sediments to the downdrift side of the inlet or shall be periodically re-dredged to provide beach nourishment to ensure that downdrift or adjacent beaches are not starved of sediments.</li> </ul>	
(5): Notwithstanding 310 CMR 10.27(3), beach nourishment with clean sediment of a grain size compatible with that on the existing beach may be permitted.	Not applicable.
(6): In addition to complying with the requirements of 310 CMR 10.27 (3) and 10.27(4), a project on a Tidal Flat shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water dependent, have no adverse effects, on marine fisheries and wildlife caused by: <ul style="list-style-type: none"> <li>(a) Alterations to water circulation</li> <li>(b) Alterations in the distribution of sediment grain size</li> <li>(c) Changes in water quality, including, but not limited to, other than natural fluctuations in the levels of dissolved</li> </ul>	Not applicable.

<b>PERFORMANCE STANDARD (310 CMR 10.27)</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
oxygen, temperature, or turbidity, or the addition of pollutants.	
(7): Notwithstanding the provisions of 310 CMR 10.27(3) through 10.27(6), no project may be permitted which will have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	The Project will not have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species.

### A.6.3 COASTAL BANK

Coastal Bank resource area impacts associated with the Project are due to work required to repair and stabilize the seawall. Impacts to the Coastal Bank resource area will include the installation of a sheet pile bulkhead in front of the existing block seawall surrounding the outshore faces of the building. The Project's compliance with relevant performance standards are described in Table 4, Compliance with Performance Standards for Coastal Bank (310 CMR 10.30).

**Table 4: Compliance with Performance Standards for Coastal Bank (310 CMR 10.30)**

<b>PERFORMANCE STANDARD (310 CMR 10.30)</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
(6): Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.	The Project will permanently stabilize the Coastal Bank by installing a sheet pile bulkhead in front of the existing block seawall surrounding the outshore faces of the building. Therefore, the Project will have no adverse effects on the stability of the Coastal Bank.
(7): Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to Coastal Beaches, coastal dunes, and barrier beaches.	A sheet pile bulkhead, which is a coastal engineering structure, will be constructed seaward of the Coastal Bank, and the annular space will be filled with concrete, which does not supply sediment to Coastal Beaches, Coastal Dunes, or Barrier Beaches. .
(8): Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted with which will have an adverse effect on specified habitat sites of rare vertebrate of	There are no Priority or Estimated Natural Habitats on or nearby the Project Site.

<b>PERFORMANCE STANDARD (310 CMR 10.30)</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
invertebrate species, as identified by procedures established under 310 CMR 10.37.	

#### **A.6.4 LAND SUBJECT TO COASTAL STORM FLOWAGE**

There are no regulatory performance standards for LSCSF under 310 CMR 10.00. However, the Boston Wetlands Ordinance provide performance standards for redevelopment projects in LSCSF at Part II, Section XVII(F). The Project's compliance with relevant performance standards are described in Table 5, Compliance with Boston Wetlands Ordinance Performance Standards at Section XVII(E) and Section XVII(F).

**Table 5: Compliance with Boston Wetlands Ordinance Performance Standards at Section XVII(E) and Section XVII(F)**

<b>PERFORMANCE STANDARD (BOSTON WETLANDS ORDINANCE Part II, Section XVII(E))</b>	<b>COMPLIANCE WITH PERFORMANCE STANDARD</b>
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:	<p>This Project proposes to construct the following using the best available measures to minimize or eliminate adverse impacts on the characteristics and resource area values protected by LSCSF, as detailed within this NOI:</p> <p>iii. Pedestrian walkways for public shoreline access and nonmotorized use; The Project proposes to support public waterfront access through sidewalk connections to the public sidewalk along Chelsea Street and the private property at 160 McClellan Highway, providing a connection to the proposed pier.</p> <p>iv. Improvements necessary to maintain or improve the structural integrity or stability of an existing coastal engineering structure, as that term is defined by the Ordinance; The proposed seawall repairs are critical for the structural integrity of the</p>

	<p>seawall and the foundation of the building.</p> <p>v. Projects which will protect, restore, rehabilitate, or create a wetland resource area; The proposed drainage improvements and stormwater management system will collect and treat runoff water before entering Chelsea Creek, which is an improvement from the existing condition. The proposed work will protect LSCSF and nearby resource areas from untreated runoff.</p>
<p>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.</p>	<p>Not applicable as the Project is not new construction.</p>
<p>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.</p>	<p>Not applicable as the Project is not located within an ACEC.</p>
<p>13. Notwithstanding the provisions of Section XVII(E)(2) through (X), no project may be permitted which will have any adverse impact on specified</p>	<p>Not applicable as the Project is not located within an area indicated on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife</p>

<p>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.</p>	<p>published by the Massachusetts NHESP.</p>
<p><b>PERFORMANCE STANDARD (BOSTON WETLANDS ORDINANCE Part II, Section XVII(F))</b></p>	<p><b>COMPLIANCE WITH PERFORMANCE STANDARD</b></p>
<p>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.</p>	<p>The Applicant will redevelop an area that was previously developed or degraded prior to December 19, 2019. The existing Project Site and its LSCSF is highly degraded from previous industrial use and is completely covered by impervious surface.</p>
<p>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:</p>	
<p>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</p>	<p>The Project will improve these conditions by increasing the capacity of the Project Site to adapt to extreme flooding and storm surge events by creating approximately 3,000 sf of pervious area (see Figure 9, Proposed Pervious Area). An in-line tideflex valve</p>

mitigation against the impacts of SLR on the project and the area of the proposed work or activity;	will prevent backflow in smaller storm events during high tide and in the case where the site floods, a series of inlets will drain the site and provide water quality treatment before discharging to Chelsea Creek. In addition, the seawall requires critical repairs to maintain structural stability. The proposed seawall project goes beyond the base level of repairs that are needed and provides an encasement for the seawall that will result in increased coastal resiliency through storm damage prevention and mitigation of the impacts of sea level rise (SLR).
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.	The Project proposes to construct a stormwater management system that meets the performance standards established in 310 CMR 10.05(6)(k), as discussed in Attachment D, and includes measures to attenuate peak flows and provide water quality treatment before discharging to Chelsea Creek.
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.	The proposed work will not prevent any planned flood resilience, adaptation, or mitigation solutions and has considered how best to incorporate site-level resilience to complement Climate Ready East Boston's neighborhood-scale flood resilience interventions.
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.	See above

Work within the LSCSF resource area include rehabilitation of the Pump Station and connections to the public sidewalk along Chelsea Street and the private property at 160 McClellan Highway. Other work will include the repaving and regrading of the

parking area, utility improvements, and the installation of a stormwater management system. This work will result in the temporary exposure of soils at the Project Site. An erosion control barrier will be installed prior to the proposed work to mitigate erosion and the spread of sediment into Chelsea Creek. See Attachment C, Project Plans, C-100: Sedimentation and Erosion Control Plan.

Temporary impacts include one test boring site. The test borings will be drilled using rotary wash and bore techniques and will be fully encased, drill water will be contained and recirculated, and drill spoils will be collected and properly managed. Upon completing the test borings, the boreholes will be backfilled with drill cuttings or containerized in drums for future disposal. The need for dewatering is not anticipated. No discharge of any water will be made to storm drains or to Chelsea Creek.

#### A.6.5 DESIGNATED PORT AREA

LUO in DPAs is likely to be significant to marine fisheries, storm damage prevention, and flood control. The Project's compliance with relevant performance standards are described in Table 6, Compliance with Performance Standards for DPA (310 CMR 10.26).

**Table 6: Compliance with Performance Standards for DPA (310 CMR 10.26)**

PERFORMANCE STANDARD (310 CMR 10.26)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(3) Projects shall be designed and constructed, using best practical measures, so as to minimize adverse effects on marine fisheries caused by changes in:</p> <p>(a) water circulation;</p> <p>(b) water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants.</p>	<p>The Project has been designed to minimize adverse effects on marine fisheries caused by changes in water circulation and water quality. The Applicant will reach out to the Division of Marine Fisheries (DMF) to discuss the appropriate mitigating measures. No dredging is proposed.</p> <p>(a) There will be minimal alterations in water circulation by using 12" diameter piles throughout.</p> <p>(b) Water quality impacts will be mitigated during construction through the use of silt curtains during pile driving and marine construction to minimize impacts. Erosion and sedimentation control measures, including temporary inlet protection, will be installed in the existing public way catch basin prior to the start of work to protect</p>

PERFORMANCE STANDARD (310 CMR 10.26)	COMPLIANCE WITH PERFORMANCE STANDARD
	the existing drainage system. Work platforms and floats will be used to ensure all demolition materials will be captured for disposal. Water quality will be improved with drainage improvements and new curbing, which allows runoff to travel to a water quality structure before discharging to the subsurface infiltration system.
(4): Projects shall be designed and constructed, using the best practical measures, so as to minimize, adverse effects on storm damage prevention or flood control caused by changes in such land's ability to provide support for adjacent coastal banks or adjacent coastal engineering structures.	The Project has been designed and will be constructed using BMPs to minimize adverse effects of storm damage.

#### **A.6.6 RIVERFRONT AREA**

Work activities and uses within areas of Chapter 91 jurisdiction are exempt from the performance standards for the Riverfront Area pursuant to 310 CMR 10.58(6)(i) because a license will be obtained. Work outside of Chapter 91 jurisdiction must still comply with standards of the Riverfront Area. The Riverfront Area at the Project Site is within Chapter 91 jurisdiction and is therefore exempt from the requirements of a Riverfront Area in accordance with 310 CMR 10.58(6)(i).

#### **A.6.7 COASTAL BANK BUFFER ZONE**

Activities within the 100-foot Coastal Bank Buffer Zone will include rehabilitation of the Pump Station, regrading and repaving of vehicular circulation, associated utility work, the installation of a stormwater management system, and connections to the public sidewalk along Chelsea Street and the private property at 160 McClellan Highway. This work will result in the temporary exposure of soils at the Project Site. An erosion control barrier will be installed prior to the proposed work to mitigate erosion and the spread of sediment into Chelsea Creek. See Attachment C, Project Plans, C-100: Sedimentation and Erosion Control Plan.

Temporary impacts include three test boring sites. The test borings will be drilled using rotary wash and bore techniques and will be fully encased, drill water will be contained and recirculated, and drill spoils will be collected and properly managed. Upon completing the test borings, the boreholes will be backfilled with drill cuttings



or containerized in drums for future disposal. The need for dewatering is not anticipated. No discharge of any water will be made to storm drains or to Chelsea Creek.

#### **A.6.8 WATERFRONT AREA**

There are no performance standards for the Waterfront Area within the WPA or Boston Wetlands Regulations. However, Section 7-1.4(c) of the Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston states:

*The Commission therefore may require that any person filing an application (hereinafter, the Applicant) restore or maintain a strip of continuous, undisturbed or restored vegetative cover or waterfront public access throughout the Waterfront Area, unless the Commission determines, based on adequate evidence, that the area or part of it may be altered without harm to the values of the resource areas protected by the Ordinance. Such disturbed areas must be minimized to the greatest extent possible.*

The Project provides waterfront access along the proposed pier through sidewalk connections to the public sidewalk along Chelsea Street and the private property at 160 McClellan Highway. In addition, the area on both sides of the connection the Chelsea Street sidewalk and the area along the eastern pier and walkway connection are proposed as pervious areas that will be hydroseeded post-construction (see Figure 9).

Permanent impacts to the Waterfront Area resource area include rehabilitation of the Pump Station, repaving and regrading of vehicular circulation, associated utility connections, and the installation of a stormwater management system. This work will result in the temporary exposure of soils at the Project Site. An erosion control barrier will be installed prior to the proposed work to mitigate erosion and the spread of sediment into Chelsea Creek. Additional temporary impacts include two test boring sites. The two test borings are expected to be minimal and temporary due to the limited area and the nature of the work.

### **A.7 COMPLIANCE WITH MASSDEP STORMWATER MANAGEMENT STANDARDS**

The Project will meet or exceed the MassDEP stormwater Management Standards as described below. See Attachment D, Stormwater Report, for more information.

**A.7.1 STANDARD 1: UNTREATED STORMWATER**

*No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

This Project will not discharge any new untreated stormwater to any outfalls or directly to or cause erosion in wetlands or waters of the Commonwealth.

**A.7.2 STANDARD 2: PEAK RATE ATTENUATION**

*Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed predevelopment peak discharge rates. This standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.*

The proposed work is designed so that the post development peak discharge rate does not exceed predevelopment peak discharge rates. See Table 7, Peak Rate Attenuation.

**Table 7: Peak Rate Attenuation**

<b>Design Storm</b>	<b>Existing</b>	<b>Proposed</b>
2-year	4.78	3.76
10-year	7.62	6.87
25-year	9.39	8.54
100-year	12.11	11.57

**A.7.3 STANDARD 3: RECHARGE**

*Loss of annual recharge to groundwater shall be eliminated or minimized...at a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the DEP Stormwater Handbook.*

The Project includes an infiltration basin that is designed to infiltrate runoff collected from the parking area, access drive, and roof. The Project will comply with this standard to the maximum extent practicable.

**A.7.4 STANDARD 4: WATER QUALITY**

*Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, stormwater BMPs sized to capture required water quality volume, and pretreatment measures.*

The proposed design will comply with this standard. Within the project's limit of work, there will be mostly paved and roof areas. Any paved areas that would contribute unwanted sediments or pollutants to the existing storm drain system will be treated by water quality units before discharging into the storm drainage system.

**A.7.5 STANDARD 5: LAND USES WITH HIGHER POTENTIAL POLLUTANT LOADS (LUHPPLS)**

*Source control and pollution prevention shall be implemented in accordance with the Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable or provide specific structural BMPs determined by the Department to be suitable for such uses.*

The Project is not considered a Land Use Higher Potential Pollutant Loads.

**A.7.6 STANDARD 6: CRITICAL AREAS**

*Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply and stormwater discharges near or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.*

The Project is not located within any critical areas, therefore, this standard is not applicable.

**A.7.7 STANDARD 7: REDEVELOPMENT PROJECTS**

*A Redevelopment Project is Required to Meet Standards 1-6 only to the Maximum Extent Practicable. Remaining standards shall be met as well as the project shall improve the existing conditions.*

The Project is a redevelopment and will meet this standard to the maximum extent practicable.

**A.7.8 STANDARD 8: EROSION/SEDIMENT CONTROLS**

*Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan shall be Implemented.*

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.

**A.7.9 STANDARD 9: OPERATION/MAINTENANCE PLAN**

*A long term operation and maintenance plan shall be implemented.*

A Long-Term Pollution Prevention and Operations and Maintenance Plan is provided within Attachment D.

**A.7.10 STANDARD 10: PROHIBITION OF ILLICIT DISCHARGES**

*Illicit discharges to the stormwater management system are prohibited.*

There will be no illicit discharges to the stormwater management system associated with the Project. An Illicit Discharge Compliance Statement is enclosed in Attachment D.

**A.8 MITIGATION MEASURES**

Construction will not begin until all required pre-construction regulatory approvals have been obtained. Construction of the Project is anticipated to begin in early 2023 and expected to be completed by the beginning of 2024. Any in-water work will take place within a silt curtain and/or outside of the Time-of-Year restrictions for winter flounder spawning as determined by the DMF. Prior to starting work at the Project Site, the Applicant will notify appropriate agencies and shall install erosion control measures. The Applicant will commit to the following mitigation measures to avoid or eliminate impacts:

- Silt curtains will be used during the marine construction phase to prevent sedimentation.
- The Project Site will be maintained in a clean and orderly manner during construction.
- Erosion control barriers, such as silt fences and/or wattles, will be used where applicable.

- Catch basins will be protected with erosion control protection devices to ensure that sediments do not enter the stormwater drainage system.
- Erosion controls will be inspected routinely and maintained in working condition until the project activities are completed.
- All asphalt paved areas will be restored and regraded to improve existing conditions.
- A Spill Management Plan will be prepared prior to work and available on-site so that procedures are easily followed in the event of a spill.
- Upon completion of the site work, all erosion control measures will be removed, and all structures will be cleaned of silt and debris. At that time, all construction related materials will be cleared from the Project Site.

#### **A.8.1 SEA LEVEL RISE AND CLIMATE CHANGE RESILIENCY**

In accordance with the Boston Wetlands Ordinance, at Part II, Section XVIII(B), the Proponent is considering the impacts of climate change on the Project Site, including to the LSCSF. The Project will integrate climate resilience and adaptation to protect the resource area and adjacent properties to the greatest extent possible.

In October 2017, the City of Boston released the *Coastal Resilience Solutions for East Boston and Charlestown* report to present strategies for protecting the two neighborhoods from SLR and coastal flooding. Of all the Boston neighborhoods, East Boston was determined to be the most vulnerable to coastal flooding risks, underscoring a need for climate resilient design, particularly in the near term (2030s to 2050s).

The Project Site is partially located in the floodplain. Data from the Climate Ready Boston Map Explorer, provided by Woods Hole Group, indicates that the property will experience inundation during both the 1% annual chance flood and the 10% annual chance flood.

The Boston Planning and Development Agency (BPDA) has determined a Sea Level Rise Base Flood Elevation (SLR-BFE) of 19.5 ft BCB for the Project Site. The first floor's Finished Floor Elevation (FFE) is 17.05 BCB and will remain unchanged. The Project Site's grades on the east and west sides of the building will be slightly raised from the existing condition. The Project will not deter or negatively impact future SLR or stormwater flooding improvements. It is unlikely that site elevations in the area could be raised further due to the constraint of the FFE.

As climate change progresses, storm events will intensify and the possibility of flooding will increase. Deployable flood protection measures are significantly limited due to the historic nature of the Project. The Project will address this threat through the use of wet floodproofing strategies, which is allowed under the National Flood Insurance Program (NFIP) for historic structures. Strategies incorporated at the site will include flood damage-resistant materials, interior floor drains, and use of structural techniques to allow floodwater to enter and exit automatically to minimize hydrostatic loads or pressure on the walls. Specific measures will include foundation anchoring to the proposed seawall, inclusion of flood vents between FFE and SLR-BFE on a minimum of two exterior walls, elevating building utility infrastructure and outlets, use of flood damage-resistant wall finishes and flooring, and use of rigid or closed cell insulation materials.

The Project will include a Tideflex valve on the discharge pipe to Chelsea Creek, which will prevent back up into the drainage system. If flooding were to occur at the Project Site, water would inundate the drainage system, and when the tides recede, the proposed series of catch basins and trench drains will help reduce ponding post-storm. In addition, during storm events where coastal flooding does not occur, the proposed drainage system will collect and treat runoff water before entering Chelsea Creek, which is an improvement from the existing condition.

The Project provides structural resiliency by reinforcing the existing seawall which supports a large portion of the building. The existing seawall, which has large sections of deterioration, requires repairs to ensure it can continue to maintain its current operational capabilities. The Project exceeds the base level of repairs that are needed and provides an encasement for the seawall that will ensure it continues to operate as intended but is protected from outside changing conditions such as SLR.

The Project has been designed to manage SLR and the increased probability of extreme events by exceeding the standard waterfront structural requirements. The Project will increase uplift capacity to prevent pile extraction and use extra-large deck spacing to increase permeability during raised extreme events. The Project will also consider the use of a future sea level barrier. While the overall goal of preventing flooding to the property is known, the means to accomplish this are still being evaluated. The Project incorporates design features that will allow for adaptation in order to conform to the overall requirements.

Land cover of the existing site consists of the building roof and impervious asphalt pavement. The proposed condition decreases impervious area by adding roughly 3,000 sf of pervious grass area, which reduces urban heat island effect. The Project also follows the criteria set forth by the US Green Building Council regarding non-roof, urban heat island reduction and proposes to adapt to increased heat waves by

using paving materials with a three-year aged solar reflectance (SR) value of at least 0.28. Gray concrete has a typical SR value of 0.35.

### A.8.2 ENVIRONMENTAL JUSTICE

The Project Site is adjacent to neighborhoods identified as Environmental Justice (EJ) communities. These EJ neighborhoods may experience public health and environmental impacts that come with living in proximity to industrial operations, while lacking in waterfront access and open space. The Project will preserve a historic building that is currently vacant and dilapidated, enhancing the architectural and visual character of the community. In addition to construction jobs, the active use proposed will bring additional permanent jobs for residents of nearby communities, including EJ populations. Construction of the pier and walkways along the waterfront will create public access to the waterfront in an area currently without public access. The Project's preservation of the existing building and reuse of building material reduces construction waste and retains captured carbon embedded in the existing structure.

### A.9 NOI PLAN LIST

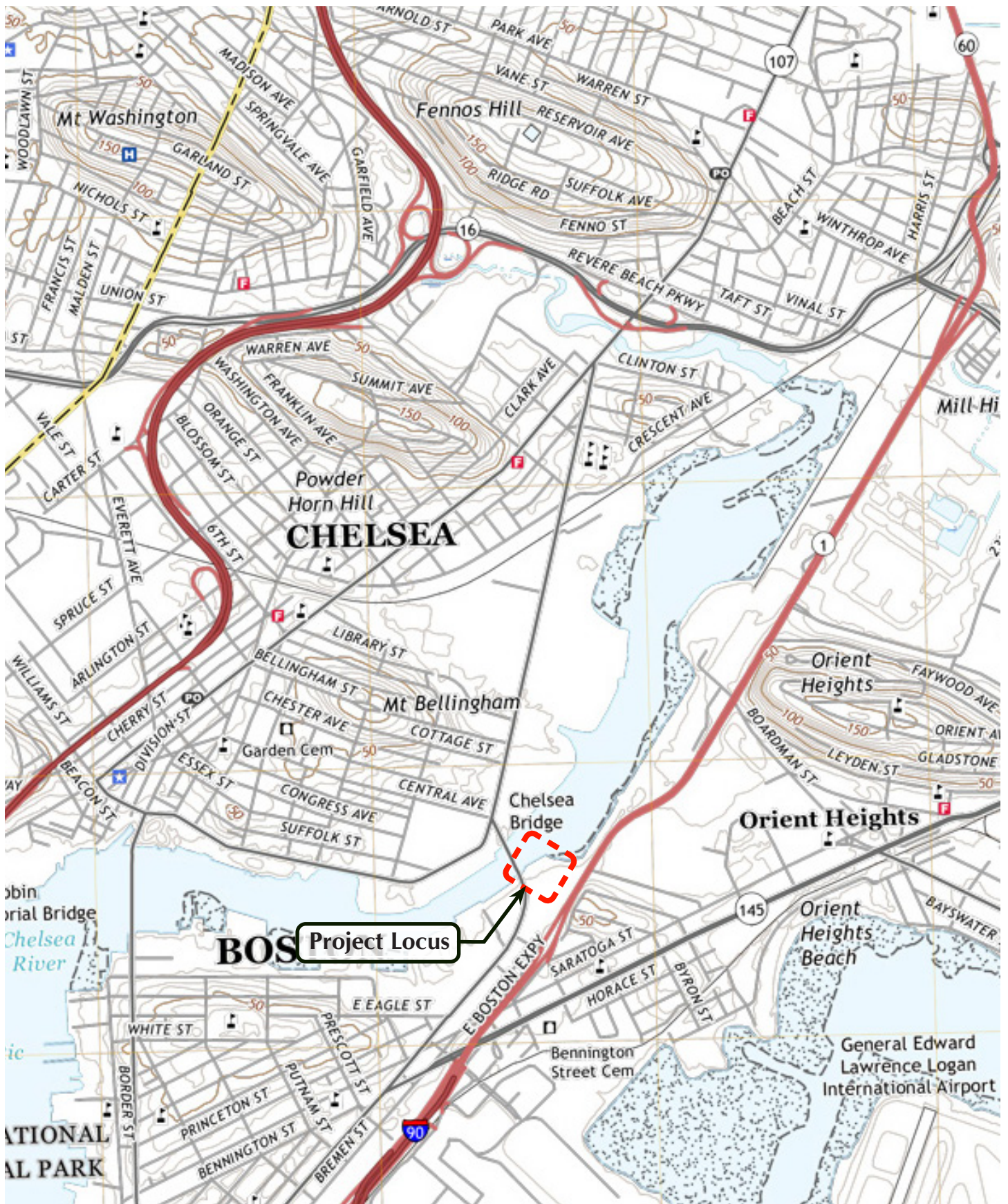
Table 8: NOI Plan List

Sheet Number	Plan Title	Prepared by	Date	Scale
MS-002	General Notes and Abbreviations	Childs Engineering	6/2/2022	
MS-003	Site Photos	Childs Engineering	6/2/2022	
MS-101	Existing Site Plan	Childs Engineering	6/2/2022	1" = 20'
MS-102	Soil Boring Logs	Childs Engineering	6/2/2022	
MS-103	Proposed Sheet Pile Plan	Childs Engineering	6/2/2022	1" = 16'
MS-104	Proposed Deck Plan and Pile/Pile Cap Plan	Childs Engineering	6/2/2022	1" = 16'
MS-105	Proposed Bracing Plan and Stringer Plan	Childs Engineering	6/2/2022	1" = 16'
MS-301	Existing Sections	Childs Engineering	6/2/2022	As Noted
MS-302	Proposed Sections	Childs Engineering	6/2/2022	As Noted
MS-303	Proposed Sections	Childs Engineering	6/2/2022	As Noted
C-100	Sedimentation and Erosion Control Plan	Nitsch Engineering	3/2/2022	1" = 20'
C-200	Civil Utility Plan	Nitsch Engineering	3/2/2022	1" = 20'
C-300	Civil Grading Plan	Nitsch Engineering	3/2/2022	1" = 20'
C-400	Civil Details	Nitsch Engineering	3/2/2022	NTS
C-401	Civil Details	Nitsch Engineering	3/2/2022	NTS
C-402	Civil Details	Nitsch Engineering	3/2/2022	NTS

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# FIGURES

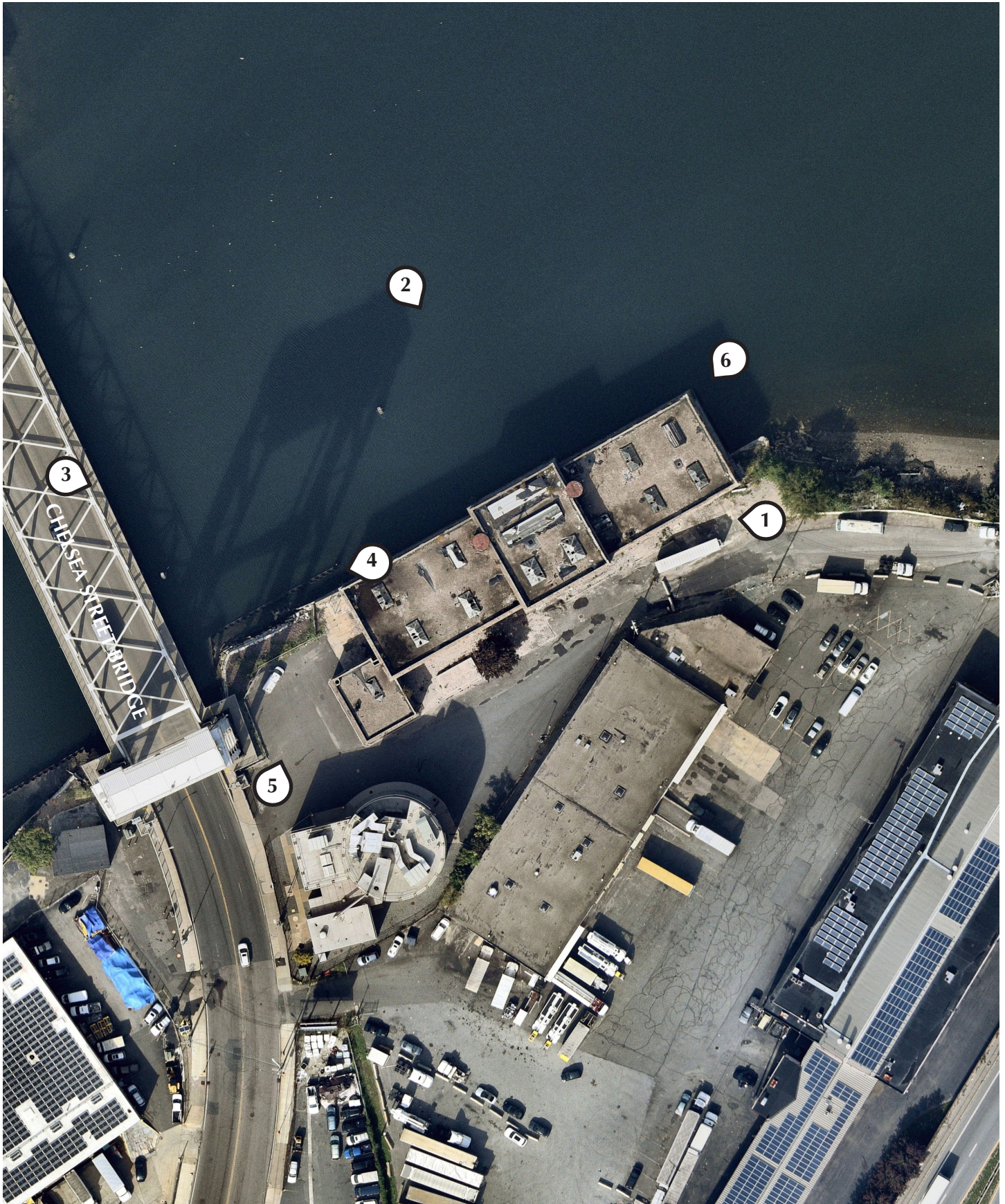
















Photograph 1: Looking west at the Pump Station



Photograph 2: Looking southeast at the Pump Station from Chelsea Creek





Photograph 3: Looking east at the Project Site from Chelsea Street Bridge



Photograph 4: Looking west towards Chelsea Street Bridge at sheetpile and seawall





Photograph 5: Looking northeast at the western portion of the Project Site



Photograph 6: Missing granite blocks within the seawall at the northeastern corner of the Pump House

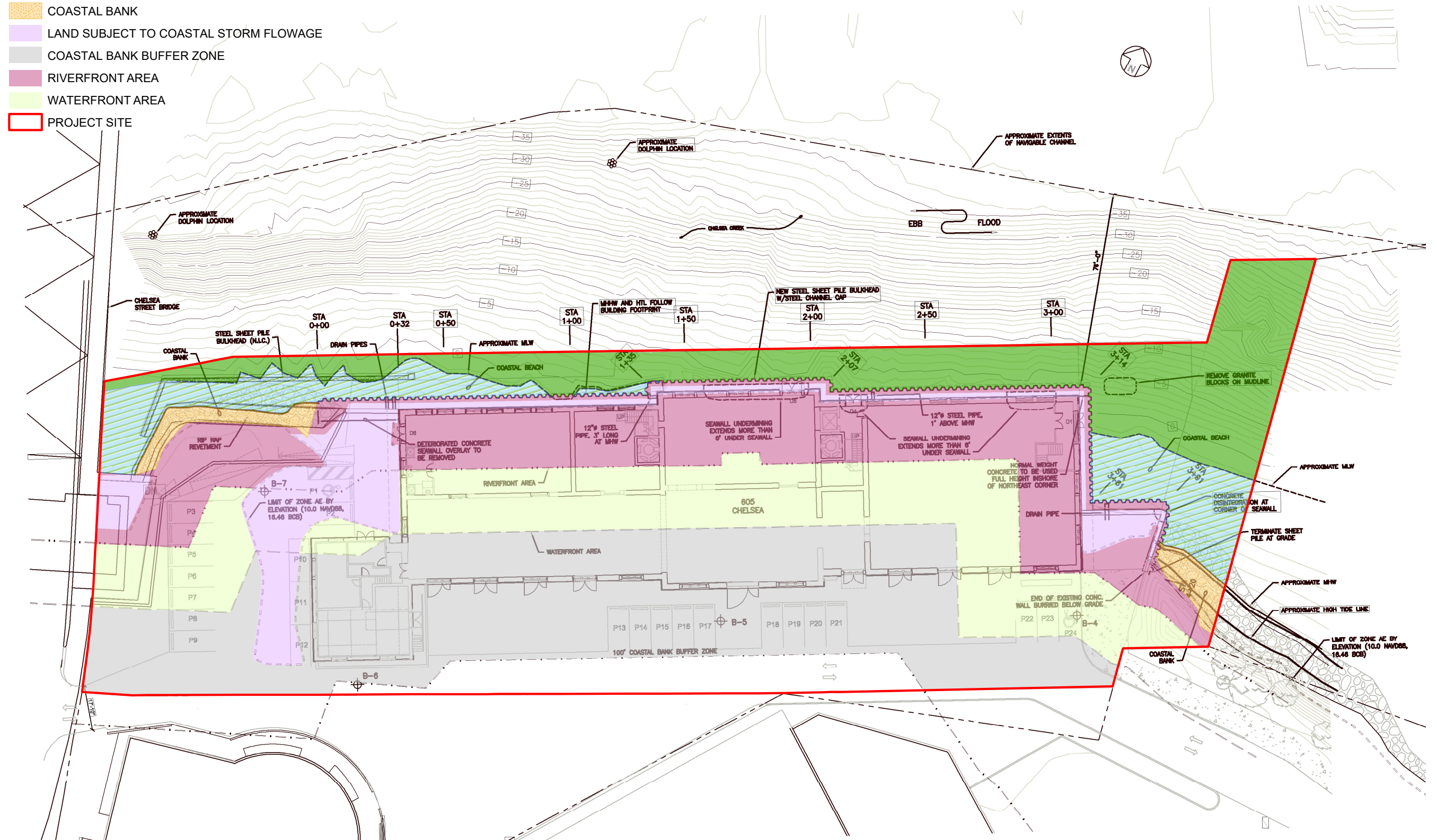




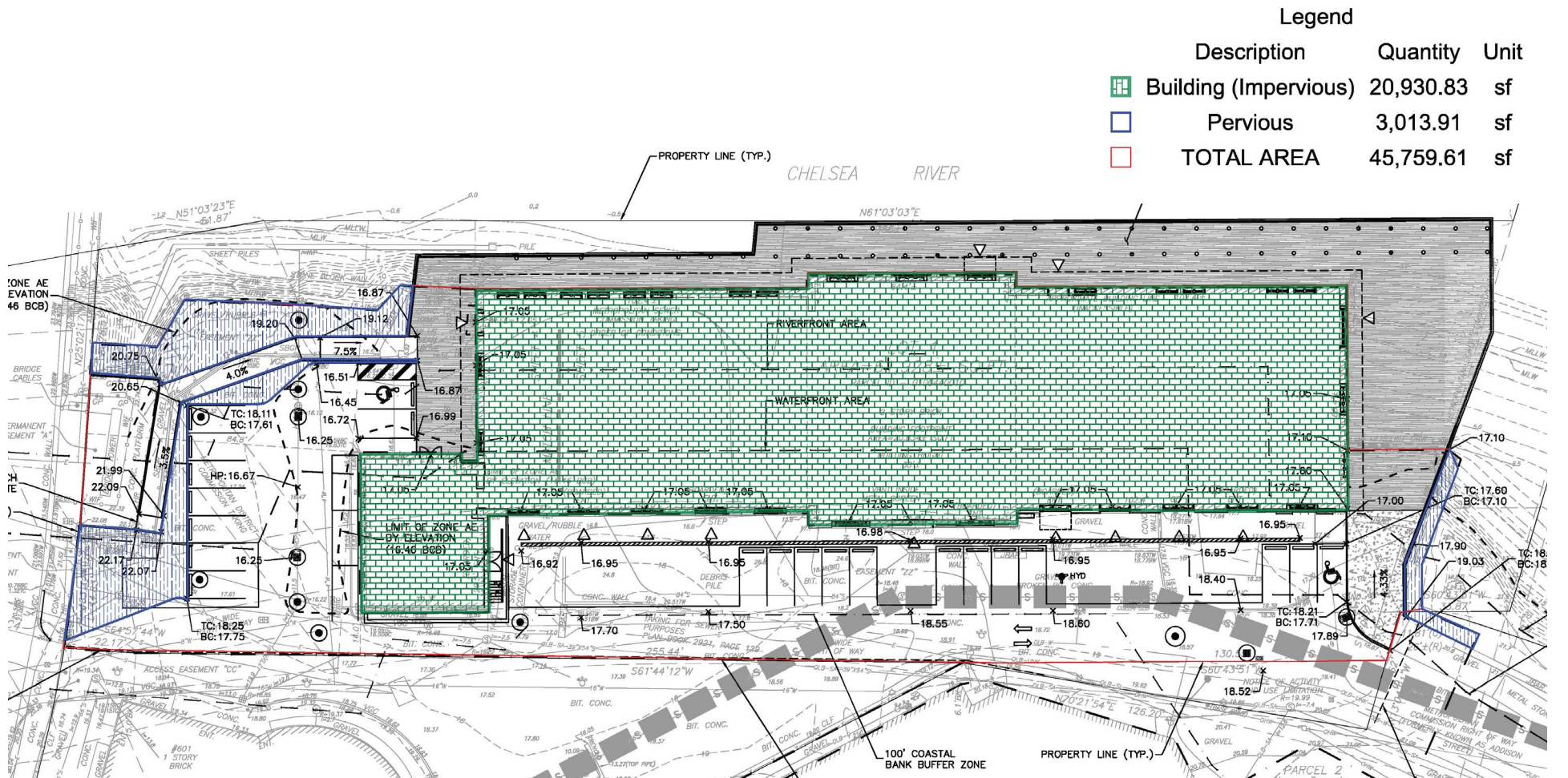


Legend

- LAND UNDER OCEAN
- COASTAL BEACH
- COASTAL BANK
- LAND SUBJECT TO COASTAL STORM FLOWAGE
- COASTAL BANK BUFFER ZONE
- RIVERFRONT AREA
- WATERFRONT AREA
- PROJECT SITE







Attachment B

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NOTIFICATIONS



# Fort Point Associates, Inc.

*Urban Planning Environmental Consulting Project Permitting*

**A TETRA TECH COMPANY**

August 3, 2022

Division of Marine Fisheries  
30 Emerson Avenue  
Gloucester, MA 01930  
Via Email: DMF.EnvReview-North@state.ma.us

Subject: Notice of Intent 605 Chelsea Street, East Boston, Chelsea Creek

To Whom It May Concern:

On behalf of 605 Chelsea LLC (the "Applicant"), please accept the enclosed Notice of Intent (NOI) for the rehabilitation of the historic building, stabilization of the granite block seawall, construction of an approximately 7,480 sf pile-supported wharf to support public access along the waterfront, associated utility work, stormwater system installation, regrading and repaving of vehicular travel areas, and proposed test borings for an environmental analysis (the "Project") at 605 Chelsea Street in East Boston, Massachusetts (the "Project Site"). The Applicant is submitting this NOI to the Boston Conservation Commission seeking an Order of Conditions under the Massachusetts Wetland Protection Act (WPA) for work within coastal wetland resource areas.

Work below the Mean High Water Line will include, 1) the installation of a sheet pile bulkhead in front of the existing block seawall surrounding the outshore faces of the building, 2) filling in the annular space between the sheet pile and existing seawall with concrete, and 3) the construction of the steel pile-supported pier. These specific work elements, associated impacts, and WPA compliance and mitigation are described in the NOI and supporting materials.

Please feel free to contact me at 617-279-4387 or kmoore@fpa-inc.com, with any questions or concerns.

Sincerely,

Katherine Moore  
Environmental Planner

Cc: Boston Conservation Commission  
MA Department of Environmental Protection - NERO

Encl: Notice of Intent



## BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

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

Russian:

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

Portuguese:

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

French:

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







[COVID-19 INFORMATION](#)

<https://www.boston.gov/government/cabinets/boston-public-health-commission/covid-19-boston>

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### PARCEL SEARCH

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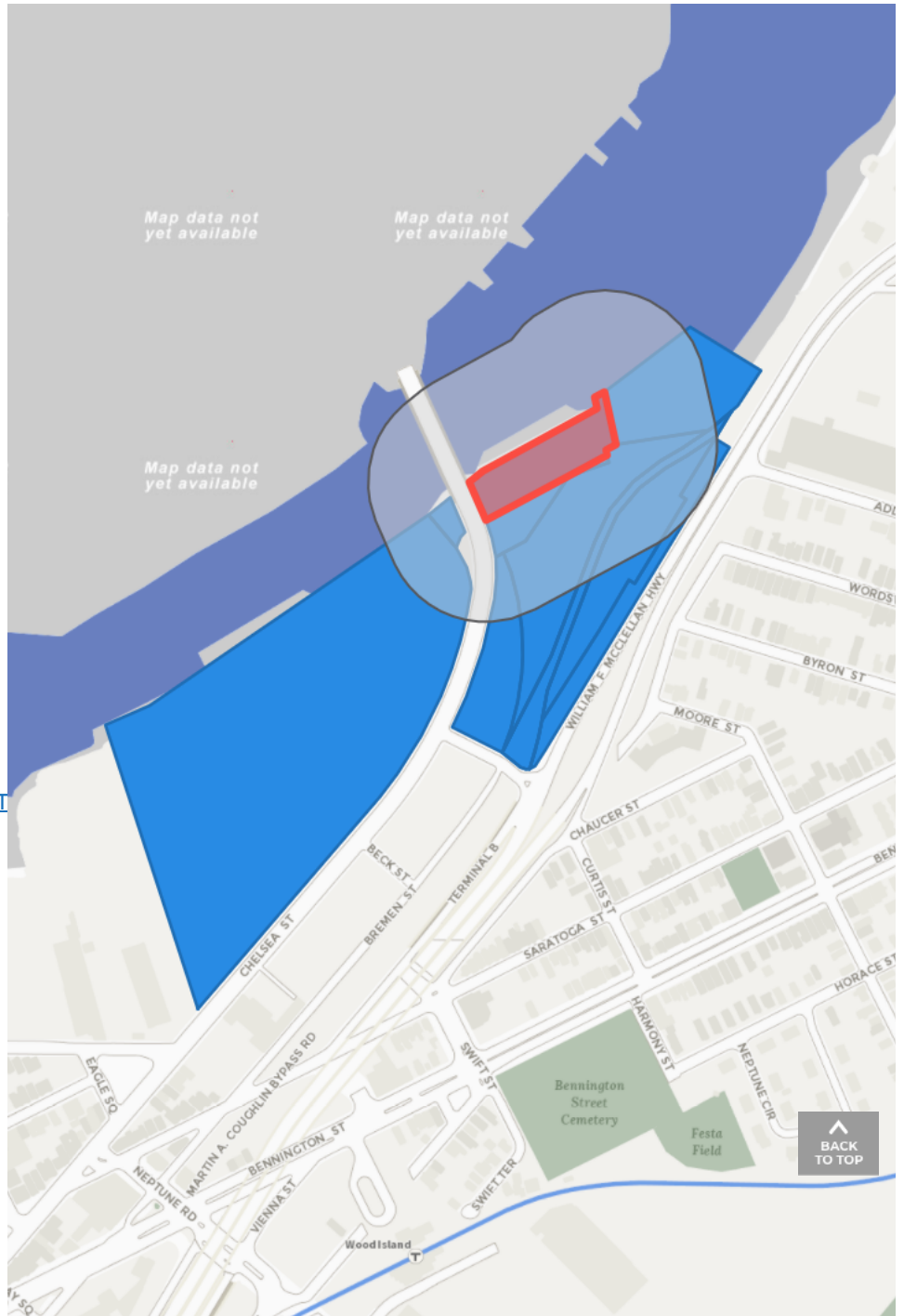
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## Abutter Mailing List

Parcel #	Address	City	Zip Code	Mailing Address
100436001	BOSTON AND MAINE RR	EAST BOSTON	02128	MASS DEPT OF TRANSPORTATION 10 PARK PLAZA, BOSTON, MA 02116
100440010	605 CHELSEA ST	EAST BOSTON	02128	605 CHELSEA LLC C/O CARGO VENTURES LLC 1441 BRICKELL AVE SUITE 1012, MIAMI, FL 33131
100438000	WM F MCCLELLAN HW	EAST BOSTON	02128	COMMONWEALTH OF MASS 20 SOMERSET ST, BOSTON, MA 02108
100439020	CHELSEA ST	EAST BOSTON	02128	MASS WATER RESOURCE AUTHORITY CHARLESTOWN NAVY YARD 100 FIRST AVE, BUILDING 39, EAST BOSTON, MA 02128
100437000	150 WM F MCCLELLAN HW	EAST BOSTON	02128	CUBE SMART LP P.O. BOX 320099, ALEXANDRIA, VA 22320
100436001	WM F MCCLELLAN HW	EAST BOSTON	02128	CLEAR CHANNEL OUTDOOR INC (LESSEE) 89 MAPLE ST, STONEHAM, MA 02180
100438010	WM F MCCLELLAN HW	EAST BOSTON	02128	HORIZON/MCCLELLAN LLC MASS LLC C/O KIM ABOULHOSN 1441 BRICKELL AVE STE #1012, MIAMI, FL 33131
100437100	WM F MCCLELLAN HW	EAST BOSTON	02128	MASSACHUSETTS BAY 10 PARK PLAZA, ROOM 3910, BOSTON, MA 02116
103711006	570 600 CHELSEA ST	EAST BOSTON	02128	SUNOCO PARTNERS & MARKETING C/O K E ANDREWS & COMPANY 1900 DALROCK RD, ROWLETT, TX 75088
103711010	610 CHELSEA ST	EAST BOSTON	02128	EAGLE HILL REAL ESTATE 1 CURTIS ST, EAST BOSTON, MA 02128
100439030	611 CHELSEA ST	EAST BOSTON	02128	MASSACHUSETTS DEPARTMENT 611 CHELSEA ST, EAST BOSTON, MA 02128
100439000	CURTIS ST	EAST BOSTON	02128	SUNOCO PARTNERS & MARKETING C/O K E ANDREWS & COMPANY 1900 DALROCK RD, ROWLETT, TX 75088



**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





**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

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

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

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

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

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

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

F. In accordance with the 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](mailto:CC@boston.gov) or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

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

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

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

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

**NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES  
COMISIÓN DE CONSERVACIÓN DE BOSTON**

De conformidad con la Ley de protección de los Humedales de Massachusetts, Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los Humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

- A. **605 Chelsea Street LLC** ha presentado una Notificación de Intención ante la Comisión de Conservación de Boston solicitando permiso para modificar una zona sujeta a protección en virtud de la Ley de Protección de los Humedales (Capítulo 131 de las Leyes Generales, sección 40) y de la Ordenanza de los Humedales de Boston.
- B. La dirección del lote donde se propone la actividad es **605 Chelsea Street, East Boston, Massachusetts 02128**.
- C. El proyecto consiste en **realizar rehabilitación del edificio histórico, estabilización del malecón, construcción de un muelle soportado por pilotes de aproximadamente 7.480 pies, conexiones de aceras, trabajos de servicios públicos asociados, instalación del sistema de aguas pluviales, y renivelación y repavimentación de la zona de circulación de vehículos**.
- D. Se pueden obtener copias de la Notificación de Intención comunicándose con la Comisión de Conservación de Boston en **CC@boston.gov**.
- E. Las copias de la Notificación de Intención pueden obtenerse de **Fort Point Associates, Inc** poniéndose en contacto con **kmoore@fpa-inc.com** o **617-279-4387** entre las **9 AM y las 5 PM, de lunes a viernes**.
- F. De acuerdo con el Capítulo 20 de las Leyes de 2021, la audiencia pública tendrá lugar **virtualmente** en **<https://zoom.us/j/6864582044>**. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, introduzca el número de identificación de la reunión 686 458 2044 y utilice # como identificación de participante.
- G. La información sobre la fecha y la hora de la audiencia pública puede obtenerse de la **Comisión de Conservación de Boston** enviando un correo electrónico a **[CC@boston.gov](mailto:CC@boston.gov)** o llamando al **(617) 635-3850** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en [www.boston.gov/public-notices](http://www.boston.gov/public-notices) y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o

enviarlos por escrito a [CC@boston.gov](mailto:CC@boston.gov) o a Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201.

NOTA: Si desea formular observaciones, puede asistir a la audiencia pública o enviarlas por escrito a comentarios por escrito a [CC@boston.gov](mailto:CC@boston.gov) o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201. Square, Boston, MA 02201

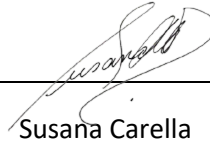
NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en [CC@boston.gov](mailto:CC@boston.gov) antes de las 12 PM del día anterior a la audiencia.

## CERTIFICATE OF INTERPRETATION

I, Susana Carella, hereby certify that I am competent in both the Spanish and English languages, and that I translated the required information and read the attached document, Notification to Abutters Boston Conservation Commission into Spanish. And that is true and accurate to the best of my abilities.

Date: July 29, 2022



---

Susana Carella

27 Prescott Ave #1

Chelsea, MA 02150

+1(617) 851-3180

Attachment C

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PROJECT PLANS







DESCRIPTION OF WORK

1. THE WORK GENERALLY INCLUDES THE INSTALLATION OF A STEEL SHEET PILE BULKHEAD IN FRONT OF THE EXISTING BLOCK SEAWALL SURROUNDING THE OUTSHORE FACES OF THE 605 CHELSEA ST BUILDING. THE ANNULAR SPACE BETWEEN THE SHEET PILE AND EXISTING SEAWALL SHALL BE FILLED WITH CONCRETE. ALSO INCLUDED IS THE INSTALLATION OF THE STEEL PILE SUPPORTED WHARF WITH STEEL PILE CAP, TIMBER STRINGERS, TIMBER DECKING, AND TIMBER FENDER SYSTEM.
2. THE NOTES SPECIFIED ON THIS SHEET SHALL NOT SUPERSEDE THE TECHNICAL SPECIFICATION PACKAGE. THEY ARE INTENDED TO WORK IN CONJUNCTION AND PROVIDE A REFERENCE FOR THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE OF THE PROJECT, THE SURROUNDING AREA, AND ALL REQUIREMENTS OF THE PROJECT INCLUDING THE INCLUDED PERMITS WHICH CONTAIN CONDITIONAL TERMS FOR CONSTRUCTION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT IMPEDE ACCESS TO THE ADJACENT VESSEL TRAVEL CHANNELS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL HARBOR MASTER, COAST GUARD, AND BRIDGE OPERATORS TO ENSURE ALL WORK BARGES ARE LOCATED TO PREVENT CONFLICTS.
2. THE CONTRACTOR'S WORKERS SHALL KEEP WITHIN THE LIMITS OF THE WORK AREA AND SHALL NOT ENTER ANY RESTRICTED AREAS UNLESS REQUIRED TO DO SO AND ARE CLEARED FOR ACCESS.
3. SMOKING IS NOT ALLOWED EXCEPT IN DESIGNATED SMOKING AREAS.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH CONDITIONS AT THE SITE INCLUDING BATHYMETRIC INFORMATION AND SUGGESTED CONSTRUCTION SEQUENCES. THE CONTRACTOR SHALL CONSIDER THE TIDE CYCLE IN PARTICULAR AS IT IS NECESSARY TO BE AWARE AS A CONDITION OF THE PERMITS OBTAINED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING ENVIRONMENT IN CURRENT CONDITION AT ALL TIMES DURING THE PROCESS OF CONSTRUCTION.
5. ON SITE WORK HOURS SHALL BE BETWEEN 7:30 AM AND 5 PM, MONDAY THROUGH FRIDAY. QUIET WORK IS PERMITTING OUTSIDE OF THIS TIMEFRAME.
6. THE CONTRACTOR SHALL CONDUCT A PRECONSTRUCTION SURVEY AND PRECONSTRUCTION SITE VISIT TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PERTAINING TO THE WORK. SHOULD ACTUAL FIELD DIMENSIONS, ELEVATIONS, AND CONDITIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER AND PRESENT THEM WITH AN ADJUSTED PLAN PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL MAINTAIN A SET OF PROJECT DRAWINGS ON SITE THAT IS MARKED UP FOR AS BUILT CONDITIONS AND SHOWS THE CURRENT PROGRESS OF THE CONSTRUCTION. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME FOR REVIEW.
8. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS UNIFORM BUILDING CODE WITH LATEST AMENDMENTS.
9. ELEVATIONS ARE SHOWN IN FEET AND TENTHS AND ARE BASED ON BOSTON CITY BASE VERTICAL DATUM (BCB). POSITIVE VALUES REPRESENT AN ELEVATION ABOVE THAT SAME PLANE.
10. THE FACILITIES ARE EXPOSED TO SEVERE WEATHER CONDITIONS THAT WILL AFFECT THE WORK. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT THE WORK AND SHALL BE RESPONSIBLE FOR ANY LOSS OF TIME AND EQUIPMENT OR DAMAGE TO THE WORK AS A RESULT OF THE WEATHER.
11. IF THE CONTRACTOR ENCOUNTERS UTILITIES THAT AFFECT THE WORK, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER PRIOR TO CONTINUING WITH THE WORK. NO KNOWN UTILITIES ARE PRESENT WITHIN THE WORK ZONE.
12. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN UNANTICIPATED OR APPARENTLY DANGEROUS CONDITIONS ARE UNCOVERED DURING CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND DISPLAYING THE SITE SIGN AS OUTLINED IN THE ORDER OF CONDITIONS AS ISSUED BY THE BOSTON CONSERVATION COMMISSION AND SUPERSEDED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SITE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL SUBMIT A SILT CURTAIN AND DEBRIS BOOM PLAN SHOWING LOCATION AND SCHEDULE OF USE AS WELL AS ALL MANUFACTURER'S DESCRIPTIONS, DESIGN SPECIFICATIONS AND ANY NECESSARY CALCULATIONS.
2. THE SILT CURTAIN AND DEBRIS BOOM SHALL BE CONTINUOUSLY ATTACHED TO FLOATS OVER THE ENTIRE LENGTH AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND TO THE MUDLINE DURING ALL WATER LEVEL FLUCTUATIONS AND WAVE EVENTS AND SHALL BE ANCHORED OR WEIGHTED TO ENSURE STABILITY IN CURRENT OR WEATHER EVENTS AND SHALL CONFORM TO ALL INCLUDED PERMITS AND LICENSES.
3. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL DEBRIS AND MATERIALS FOR DISPOSAL ON A DAILY BASIS. DISPOSAL OF THE MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL DEMOLITION MATERIAL SHALL BE CAPTURED FOR DISPOSAL USING SMALL FLOATS OR OTHER METHODS AT THE DISCRETION OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL TAKE CARE TO ENSURE THE LOCAL RESOURCE AREAS ARE NOT ADVERSELY AFFECTED BY THE CONSTRUCTION WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO ENSURING NO BARGES OR VESSELS ARE GROUNDED OR RESTING ON THE SURROUNDING MUDLINE AT ANY TIME OR DURING ANY TIDE CYCLE.

CODES AND STANDARDS:

1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS UNIFORM BUILDING CODE WITH LATEST AMENDMENTS.
2. ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE LATEST ACI 318 BUILDING CODE.
3. CAST-IN-PLACE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI (MINIMUM) AT 28 DAYS.
4. CHECK ALL CONCRETE SURFACES TO ENSURE THEY ARE FREE FROM LOOSE AGGREGATE OR ADDITIONAL DETERIORATION.

TIMBER TREATMENT:

1. ALL TREATED TIMBER MEMBERS LOCATED ABOVE THE HIGH-WATER LINE AS DEFINED BY THE DATUM SHOWN ON THE DRAWINGS SHALL BE TREATED TO RETENTION OF 1.0 POUNDS PER CUBIC FOOT OF CHROMATED COPPER ARSENATE (CCA).
2. ALL TREATED TIMBER MEMBERS LOCATED BELOW THE HIGH-WATER LINE AS DEFINED BY THE DATUM SHOWN ON THE DRAWINGS SHALL BE TREATED TO RETENTION OF 2.5 POUNDS PER CUBIC FOOT OF CHROMATED COPPER ARSENATE (CCA).
3. ALL CUT ENDS AND DRILLED HOLES OF TIMBER MEMBERS SHALL BE FIELD TREATED. SEALING COMPOUND FOR TREATMENT OF FIELD CUTS AND DRILLED HOLES SHALL BE TWO (2) COATS OF COPPER NAPHTH-THENATE WITH A MINIMUM 2% COPPER MEETING AWWA STANDARD M4.

DEMOLITION NOTES:

1. DEMOLITION SHALL BE CONDUCTED TO THE EXTENTS OUTLINED IN THESE DRAWINGS AND IN THE SPECIFICATIONS.
2. DETERIORATED CONCRETE SHALL BE REMOVED TO EXPOSE SOUND CONCRETE. SOUND CONCRETE SHALL BE DETERMINED IN THE FIELD DURING THE EARLY CONSTRUCTION PERIOD DURING A SITE VISIT BY THE ENGINEER WITH THE CONTRACTOR AND SHALL BE DEFINED FOR THIS PROJECT AS BEING FREE OF LOOSE DEBRIS OR AGGREGATE AND EXHIBITING NO DELAMINATION, DETERIORATE, SCALING, OR OTHER DEFECTS THAT REDUCE THE INTEGRITY OF THE CONCRETE.

ESTIMATED CONSTRUCTION QUANTITIES FOR BUDGET PRICING

QUANTITY	DESCRIPTION
420 LF	LENGTH OF SHEET PILE
36 LF	HEIGHT OF SHEET PILE
54 EA	QUANTITY OF STEEL PIPE PILES
44 LF	HEIGHT OF STEEL PIPE PILES
579 LF	LENGTH OF PILE CAPS
3,562 LF	LENGTH OF STRINGERS
7,235 SQFT	AREA OF DECKING
70 CY	VOLUME OF CONCRETE FILL IN STEEL PILES
24 EA	QUANTITY OF TIMBER FENDER PILES
305 LF	LENGTH OF TIMBER WALE
282 LF	LENGTH OF TIMBER CHOCKS
420 LF	LENGTH OF HANDRAIL
723 CY	VOLUME OF CONCRETE FILL BEHIND SHEET PILE

PRICE OPTIONS:

1. HANDRAILS
  - OPTION 1: ALUMINUM HANDRAILS FULL LENGTH
  - OPTION 2: STAINLESS STEEL POSTS WITH WIRE ROPE MID-RAILS AND IPE TOP RAIL
2. DECKING
  - OPTION 1: 2"x8" IPE DECKING
  - OPTION 2: 2"x8" SOUTHERN YELLOW PINE DECKING

ABBREVIATIONS

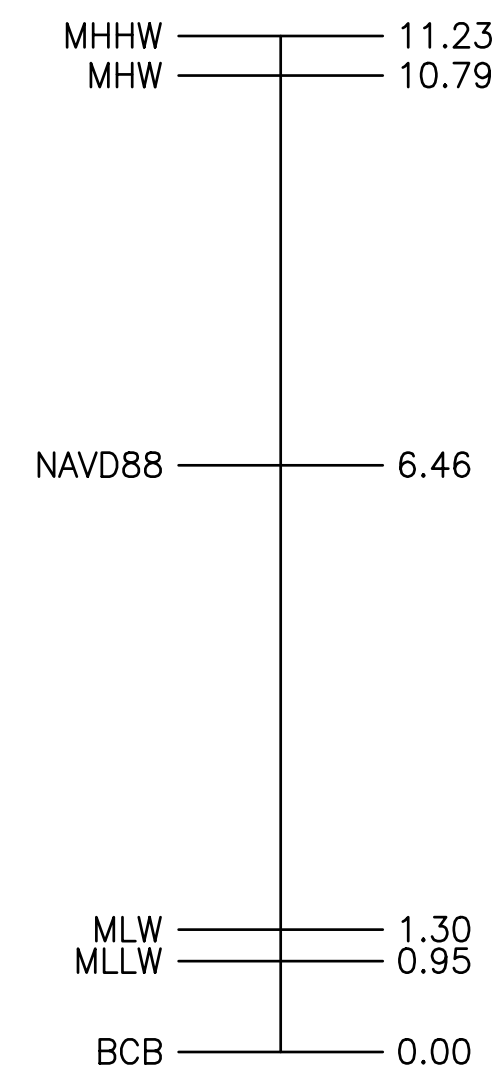
APPROX BLDG.	APPROXIMATE BUILDING
BTM.	BOTTOM
C	CENTERLINE
CLR	CLEAR
COMP.	COMPOSITE
CONC.	CONCRETE
CY, CU	CUBIC YARD
DIAM.	DIAMETER
DIM.	DIMENSION
E	EASTING
EL., ELEV.	ELEVATION
EHW	EXTREME HIGH WATER
EMBED.	EMBEDMENT
EXIST.	EXISTING
FRP	FIBERGLASS REINFORCED POLYMER
FT	FEET
GALV.	GALVANIZED
GOV.	GOVERNMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
I.D.	INSIDE DIAMETER
L.F.	LINEAR FEET
LAT.	LATITUDE
LONG.	LONGITUDE
MAX.	MAXIMUM
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN.	MINIMUM
N	NORTHING
TYP.	TYPICAL
MIN.	MINIMUM
MLLW	MEAN LOWER LOW WATER
MLW	MEAN LOW WATER
NM, NA	NAUTICAL MILE
NOM.	NOMINAL
OAE	OR APPROVED EQUAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
P	PLATE
PSF	PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
RAD.	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF.	REINFORCING
THK	THICK
THRU	THROUGH
SS	STAINLESS STEEL
STA.	STATION
SQ.	SQUARE
TBD	TO BE DETERMINED
THK	THICK
THRU	THROUGH
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
WRT	WITH RESPECT TO

BPDA SLR

+19.5' BCB  
 +13.04' NAVD88  
 +18.55' MLLW

DATUM

NOAA STATION 8443970: BOSTON, MA



605 CHELSEA ST./  
 20 ADDISON ST.  
 EAST BOSTON, MA 02128

OWNER

605 CHELSEA LLC  
 CARGO VENTURES  
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HISTORIC ADVISOR

MACROSTIE HISTORIC ADVISORS  
 313 WASHINGTON ST, SUITE 308  
 NEWTON, MA 02458  
 T: 617.531.7159

CIVIL ENGINEER

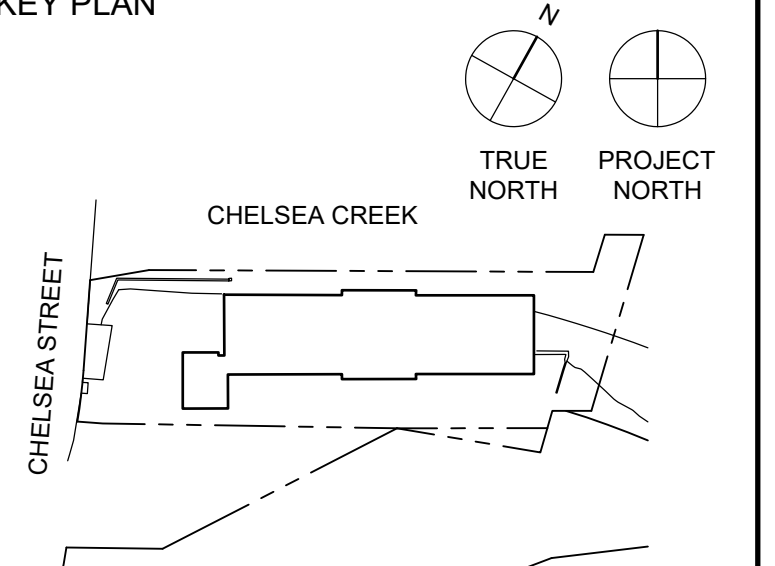
NITSCH ENGINEERING  
 120 FRONT STREET, SUITE 820  
 BOSTON, MA 01608  
 T: 857.206.8673

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NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT

KEY PLAN



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
 SCALE: NONE  
 PROJECT NO: 1336-03  
 SEAL & SIGNATURE



DRAWING TITLE:

GENERAL NOTES AND  
 ABBREVIATIONS

DRAWING NO:

MS-002

FOR NOTICE OF INTENT





PHOTO 1:  
OUTSHORE VIEW OF THE NORTHEAST CORNER



PHOTO 2:  
OUTSHORE VIEW OF THE NORTH SIDE OF THE BUILDING



PHOTO 3:  
NORTHEAST CORNER OF THE BUILDING WITH VOIDS IN SEAWALL



PHOTO 4:  
WEST SIDE OF BUILDING NEAR BRIDGE NAVIGATIONAL AID



PHOTO 5:  
BRIDGE NAVIGATIONAL AID STRUCTURE



PHOTO 6:  
BRIDGE ABUTMENT SHORELINE

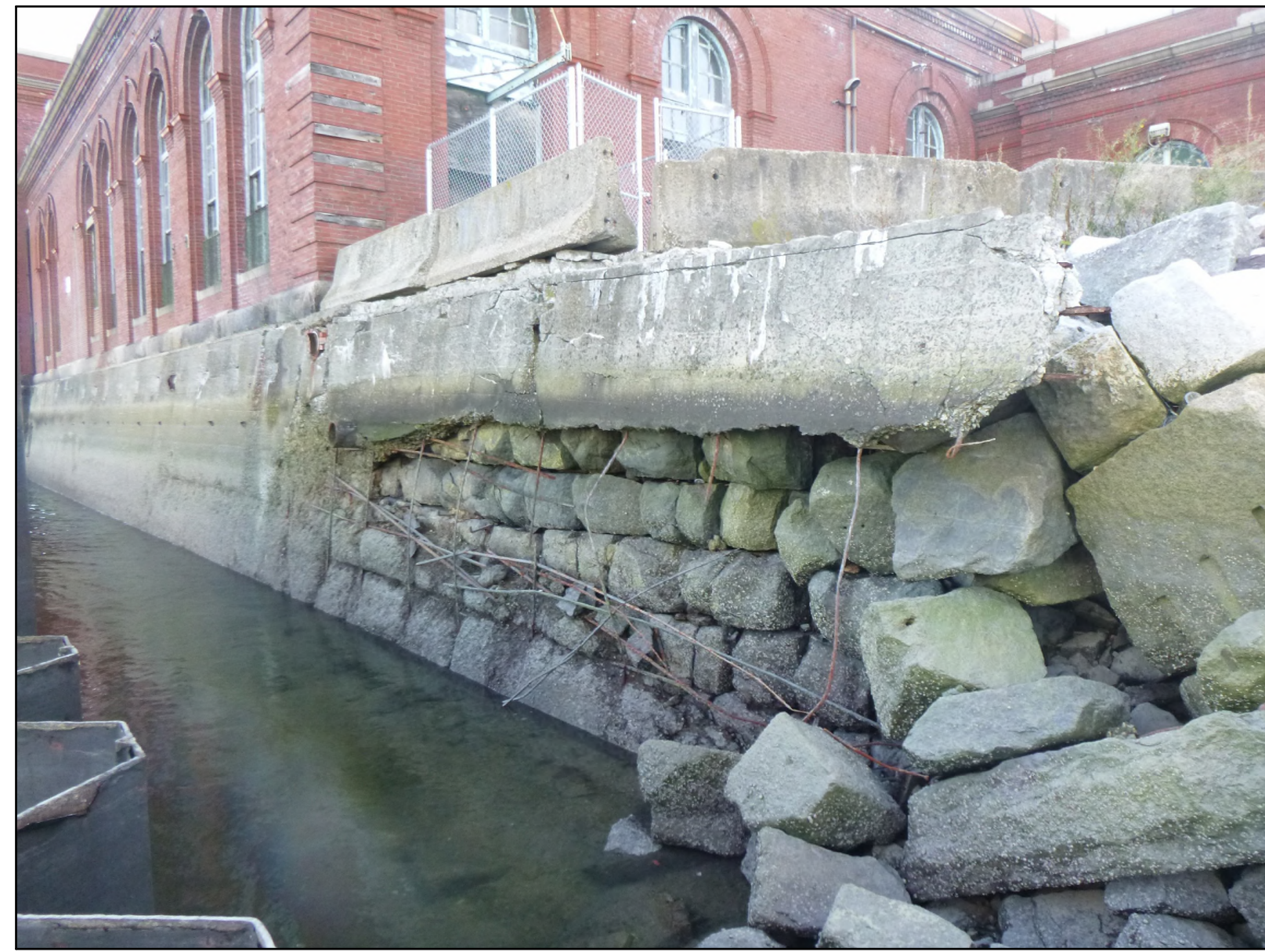


PHOTO 7:  
DETERIORATED CONCRETE OVERLAY TO BE REMOVED

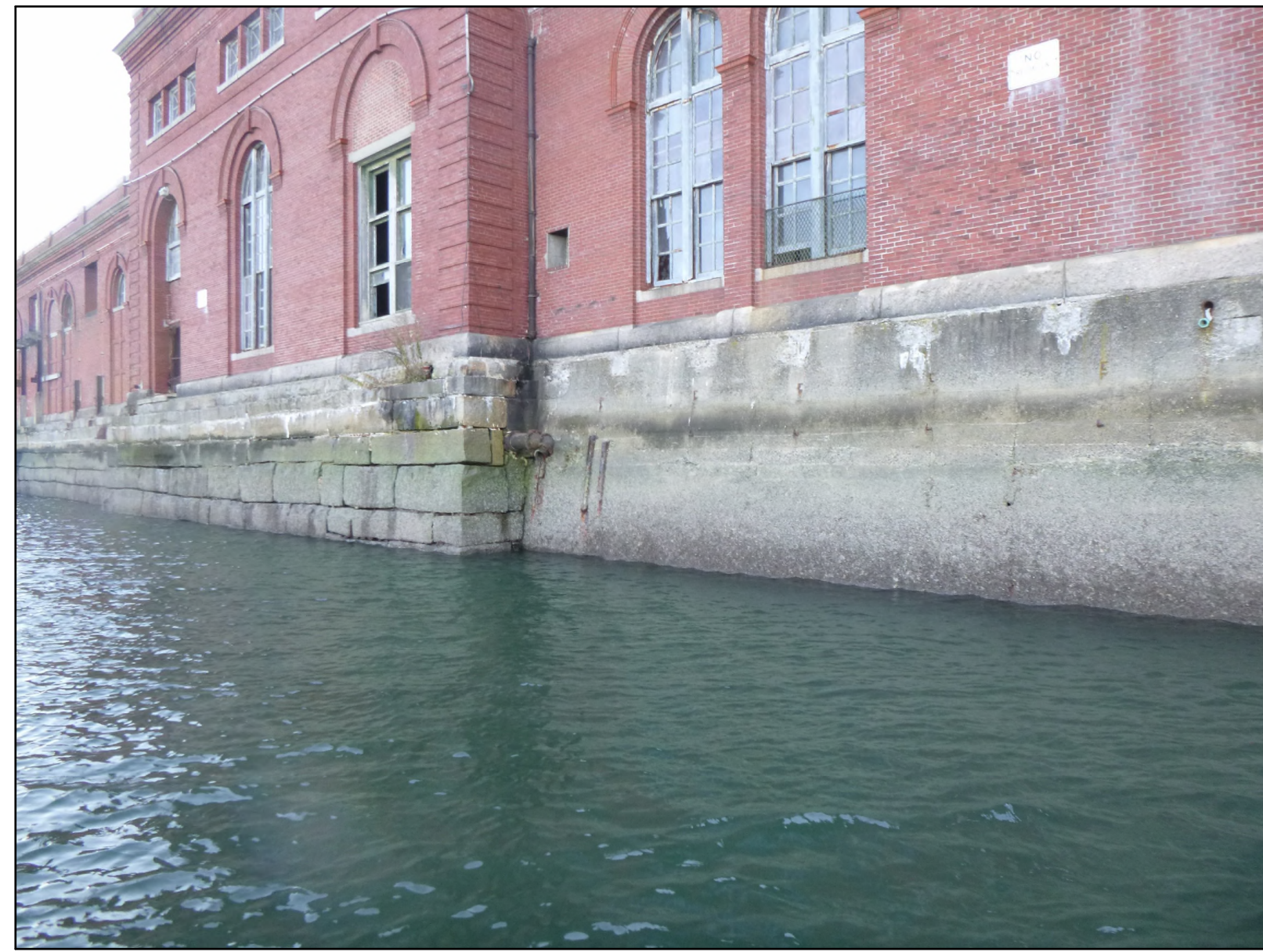


PHOTO 8:  
NORTH FACE OF BUILDING



PHOTO 9:  
BLOCK SEAWALL CORNERS



PHOTO 10:  
DRAINPIPE EXTENDING OUT OF SEAWALL



PHOTO 11:  
CONCRETE RETAINING WALL ON THE EAST SIDE OF THE BUILDING



PHOTO 12:  
EAST SHORELINE OVERVIEW

**605 CHELSEA ST./  
20 ADDISON ST.  
EAST BOSTON, MA 02128**

OWNER  
605 CHELSEA LLC  
CARGO VENTURES  
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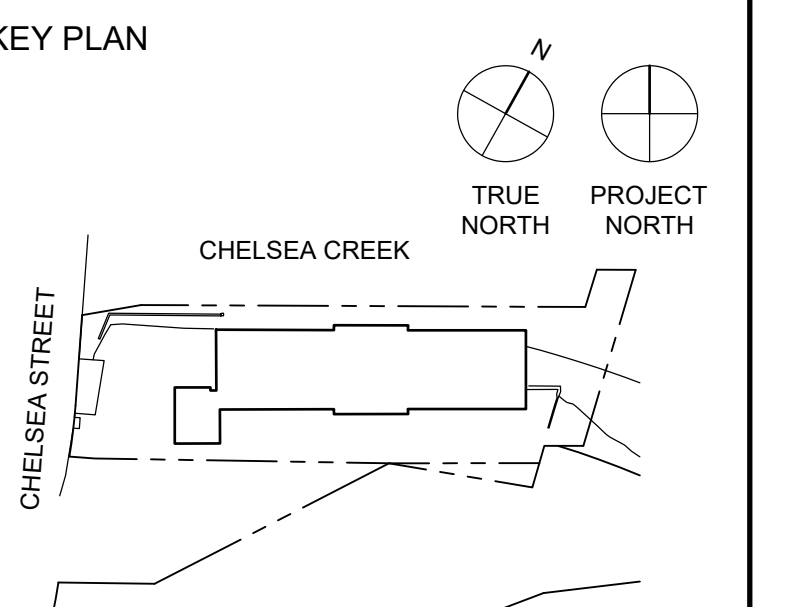
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PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
SCALE: NONE  
PROJECT NO: 1336-03  
SEAL & SIGNATURE



DRAWING TITLE:

**SITE PHOTOS**

DRAWING NO:

**MS-003**

**FOR NOTICE OF INTENT**



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20 ADDISON ST.  
EAST BOSTON, MA 02128**

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**MEP ENGINEER & CODE CONSULTANT**  
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BOSTON, MA 02110  
T: 617.748.7800

**GEOTECHNICAL**  
HALEY & ALDRICH, INC.  
465 MEDFORD ST, SUITE 2200  
BOSTON, MA 02129  
T: 617.886.7400

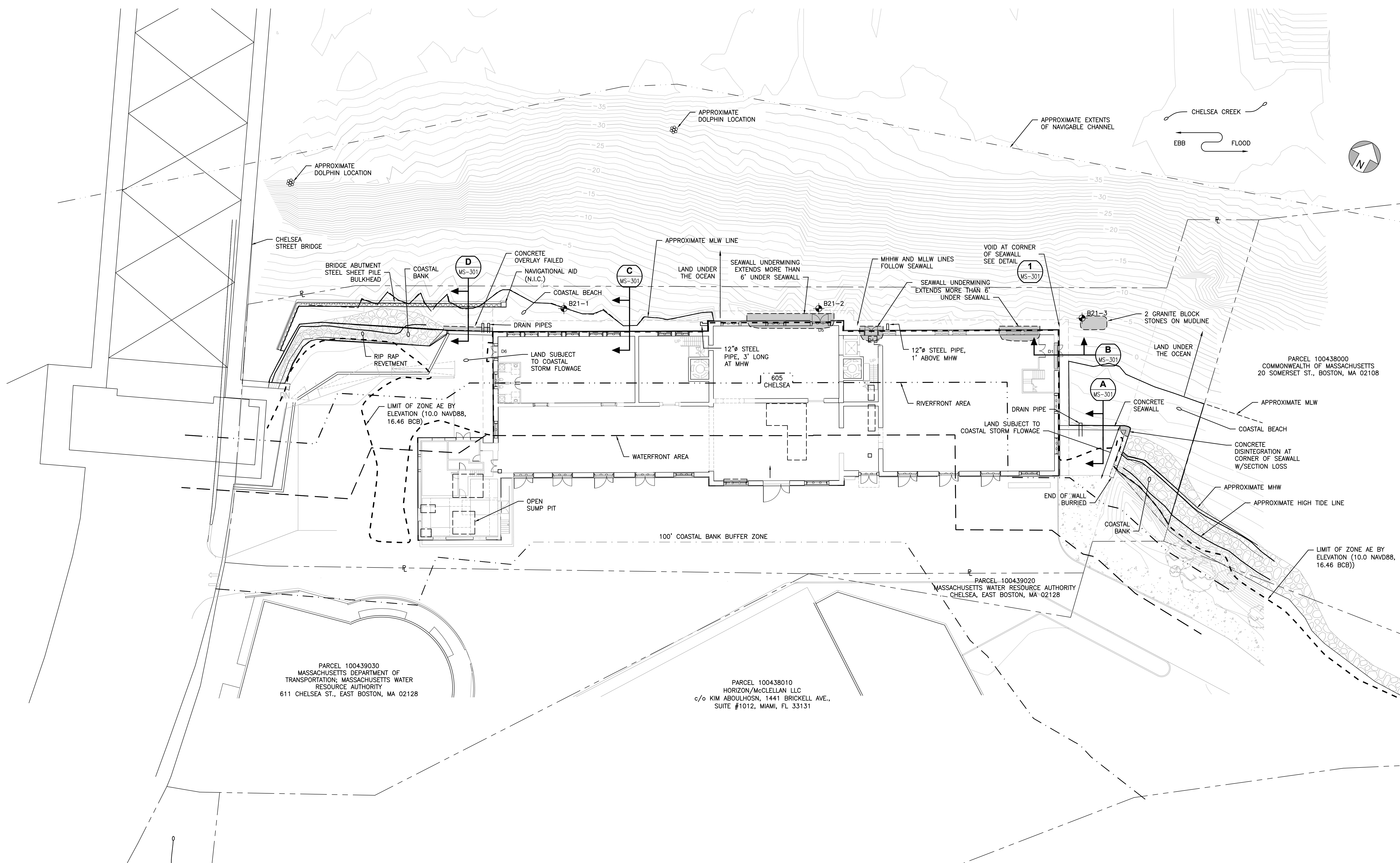
**MARINE ENGINEER**  
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34 WILLIAM WAY  
BELLINGHAM, MA 02019  
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**CIVIL ENGINEER**  
NITSCH ENGINEERING  
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BOSTON, MA 01608  
T: 857.206.8673



PARCEL 100439030  
MASSACHUSETTS DEPARTMENT OF  
TRANSPORTATION; MASSACHUSETTS WATER  
RESOURCE AUTHORITY  
611 CHELSEA ST., EAST BOSTON, MA 02128

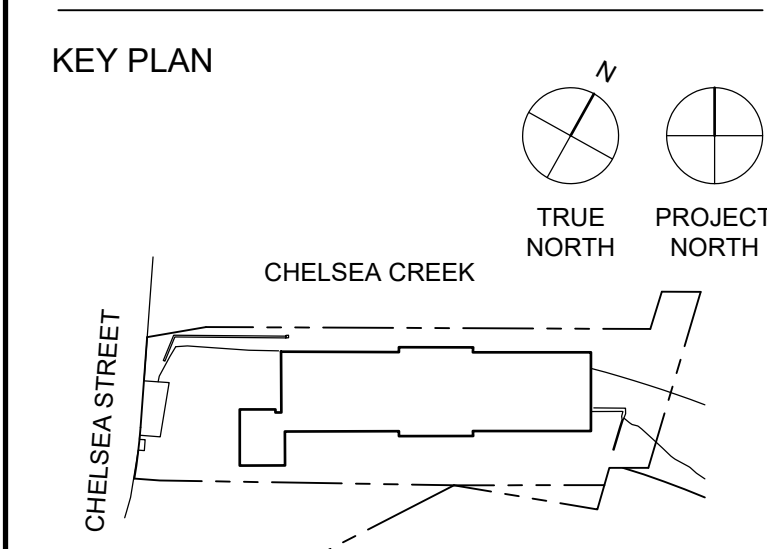
PARCEL 100438010  
HORIZON/McCLELLAN LLC  
c/o KIM ABOLHOSN, 1441 BRICKELL AVE.,  
SUITE #1012, MIAMI, FL 33131

PARCEL 100439020  
MASSACHUSETTS WATER RESOURCE AUTHORITY  
CHELSEA, EAST BOSTON, MA 02128

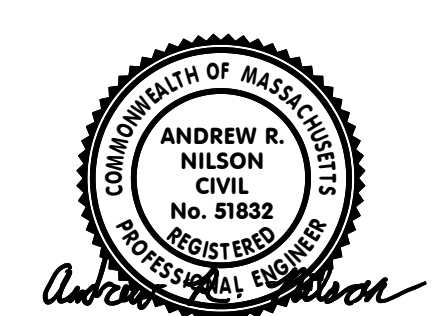
PARCEL 100439000  
SUNOCO PARTNERS MARKETING & TERMINALS LP  
c/o KE ANDREWS & COMPANY,  
1900 DALROCK ROAD, ROWLETT, TX 75088

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SCALE: 1"=20'-0"  
PROJECT NO: 1336-03  
SEAL & SIGNATURE



DRAWING TITLE:  
**EXISTING SITE PLAN**

DRAWING NO:  
**MS-101**

**FOR NOTICE OF INTENT**



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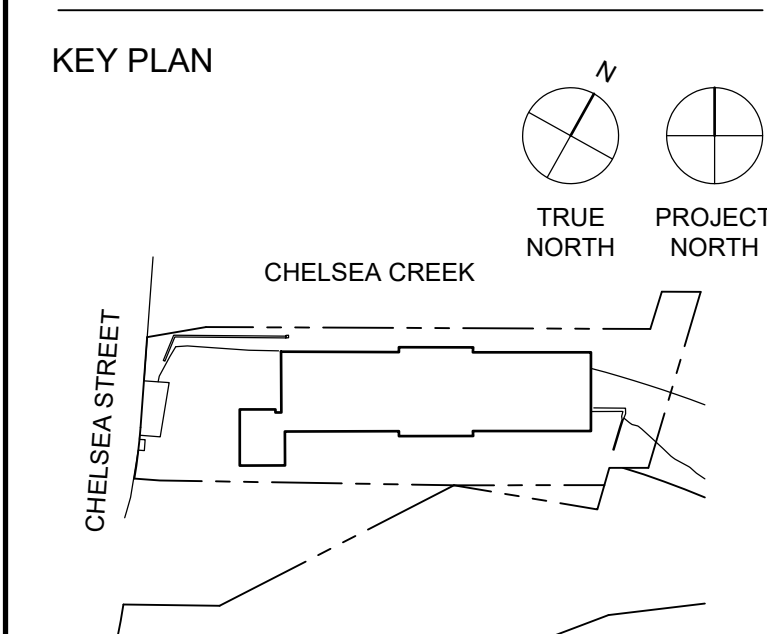
PERMITTING CONSULTANT  
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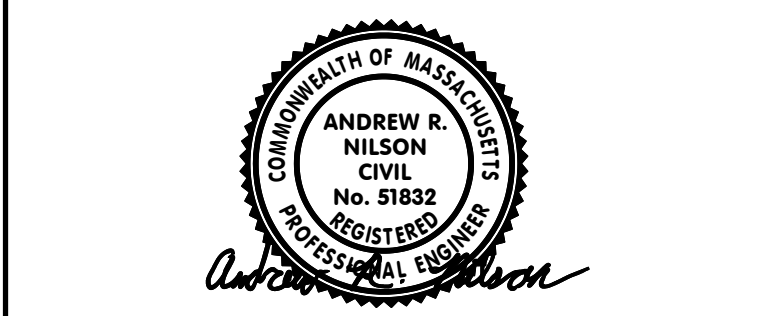
CIVIL ENGINEER  
NITSCH ENGINEERING  
120 FRONT STREET, SUITE 820  
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**NOT FOR CONSTRUCTION.**  
DRAWINGS ARE CONCEPTUAL.  
ALL INFORMATION TO BE  
VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
SCALE: NONE  
PROJECT NO: 1336-03  
SEAL & SIGNATURE



DRAWING TITLE:  
**SOIL BORING LOGS**

DRAWING NO:  
**MS-102**

FOR NOTICE OF INTENT

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 2 of 3	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
20	S5 20.0	SC	Dense gray clayey SAND with gravel (SC), bonded, no odor, moist
25	S6 25.0	SC	Dense gray clayey SAND with gravel (SC), bonded, no odor, moist
30	S7 30.0	SC	Dense gray clayey SAND with gravel (SC), bonded, no odor, moist
35	S8 35.0	SC	Dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
40	S9 40.0	SC	Medium dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 47.0 Water: 47.0			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 3	
Type: HW NV S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
20	S1 20.0	SC	Medium dense black to olive-gray silty SAND with gravel (SC), no odor, moist
25	S2 25.0	SC	Medium dense black to olive-gray silty SAND with gravel (SC), no odor, moist
30	S3 30.0	SC	Dense olive-brown silty SAND with gravel (SM), bonded, no odor, moist
35	S4 35.0	SC	Dense olive-brown silty SAND (SM), no odor, moist
40	S5 40.0	SC	Very dense olive-brown silty SAND (SM), bonded, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 47.0 Water: 47.0			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-1	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 2	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
20	S1 20.0	SM	Very dense olive-gray silty SAND (SM), bonded, no odor, moist
25	S2 25.0	SC	Medium dense gray clayey SAND with gravel (SC), bonded, no odor, moist
30	S3 30.0	SC	Medium dense gray clayey SAND with gravel (SC), bonded, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 47.0 Water: 47.0			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-1	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 2	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
20	S1 20.0	SM	Loose black to gray silty SAND with gravel (SM), no odor, wet
25	S2 25.0	SC	Medium dense gray-brown to light-brown silty SAND with gravel (SM), bonded, no odor, moist
30	S3 30.0	SC	Medium dense gray-brown to light-brown silty SAND with gravel (SM), bonded, no odor, moist
35	S4 35.0	SC	Dense light-brown silty SAND with gravel (SM), bonded, no odor, wet
40	S5 40.0	SC	Very dense olive-brown clayey SAND with gravel (SC), bonded, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 47.0 Water: 47.0			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 3 of 3	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
50	S10 50.0	SC	Very dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
55	S11 55.0	SC	Very dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
60	S12 60.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
65	S13 65.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
70	S14 70.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
75	S15 75.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 76.1 Water: 76.1			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 2 of 3	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
20	S16 20.0	SM	Very dense olive-brown silty SAND with gravel (SM), bonded, moist
25	S17 25.0	SM	Very dense gray to olive-gray silty SAND (SM), bonded, no odor, moist
30	S18 30.0	SC	Medium dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
35	S19 35.0	SC	Dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
40	S20 40.0	SC	Very dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 76.1 Water: 76.1			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 3	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
0	S1 0.0	SM	Loose black to gray silty SAND with gravel (SM), no odor, wet, 10% wood
5	S2 5.0	SC	Medium dense olive-gray clayey SAND with gravel (SC), no odor, moist
10	S3 10.0	SM	Very dense olive-brown silty SAND (SM), no odor, moist
15	S4 15.0	SM	Very dense olive-brown silty SAND (SM), no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 76.1 Water: 76.1			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 3 of 3	
Type: HW S - Rig Make & Model: CME 45 Inside Diameter (in.): 4 1.375 - Bit Type: Roller Bit Hammer Weight (lb): 300 140 - Drill Mast: None Hammer Fall (in.): 24 30 - Casing: Drive and wash PID Make & Model: Not used			
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan			
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density, consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)			
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Visual Description
50	S21 50.0	SC	Very dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
55	S22 55.0	SC	Very dense olive-gray clayey SAND with gravel (SC), bonded, no odor, moist
60	S23 60.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
65	S24 65.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
70	S25 70.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
75	S26 75.0	CL-M	Very hard gray lean CLAY (CL-M), exhibits relic rock structure, no odor, moist
Water Level Data Date: 10/11/22 Time: 11:11 Elapsed Time: 0:00 Depth (ft) to Bottom: 76.1 Water: 76.1			
Field Tests: Dilatancy: R, Rapid; S, Slow; N, None Swelling: N, None; L, Low; M, Medium; H, High Dry Strength: N, None; L, Low; M, Medium; H, High; V, Very High			



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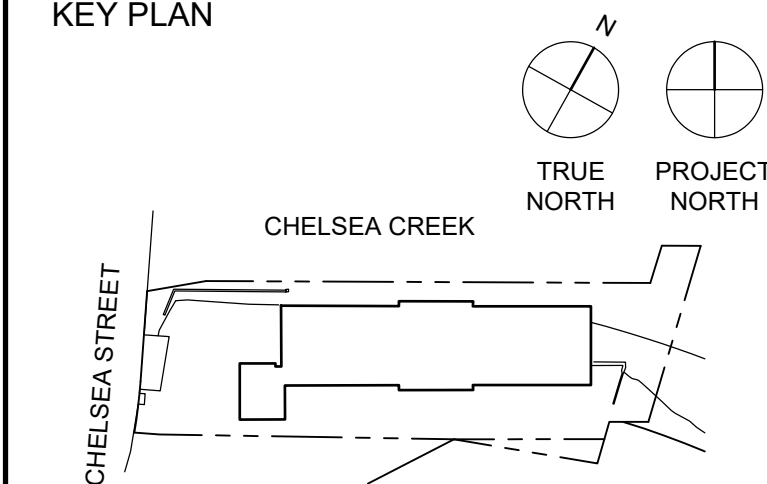
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120 FRONT STREET, SUITE 820  
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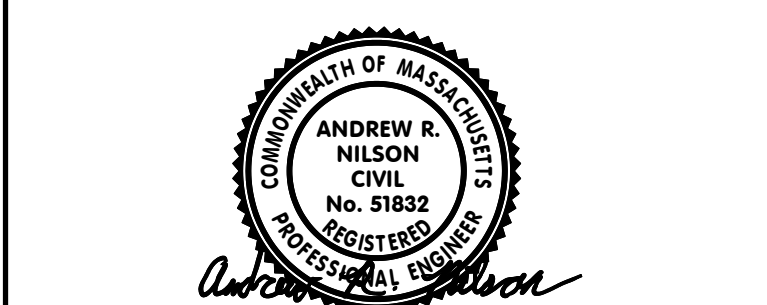
DRAWINGS ARE CONCEPTUAL:  
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NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT

**KEY PLAN**



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
SCALE: 1"=16'-0"  
PROJECT NO: 1336-03  
SEAL & SIGNATURE



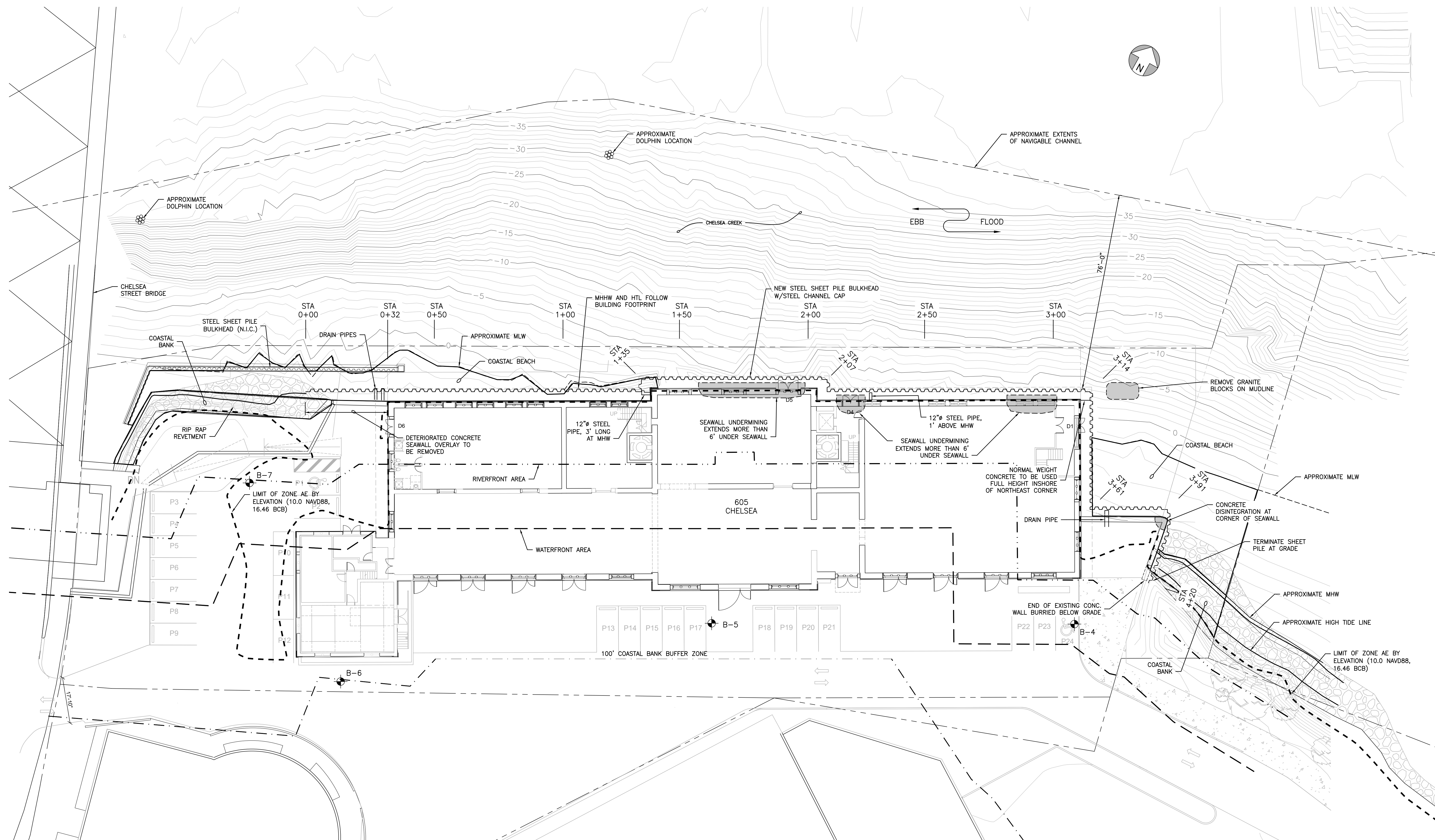
DRAWING TITLE:

**PROPOSED SHEET PILE PLAN**

DRAWING NO:

**MS-103**

**FOR NOTICE OF INTENT**



**PROPOSED SHEET PILE PLAN**  
SCALE: 1/16"=1'-0"

**LEGEND:**  
B-4 SOIL BORING LOCATION AND DESIGNATION

**NOTES:**

1. THE EXISTING DETERIORATED CONCRETE OVERLAY FROM STA 0+00 TO 0+32 SHALL BE DEMOLISHED PRIOR TO INSTALLATION OF SHEET PILE AND CONCRETE BACKFILL. CONTRACTOR SHALL TAKE CARE TO REMOVE EXISTING CONCRETE WITHOUT COMPROMISING EXISTING STONE SEAWALL STRUCTURE UNDER THE ENCASEMENT.
2. CONCRETE OVERLAY FROM 0+32 TO 1+35 SHALL BE CLEANED OF ALL MARINE GROWTH AND LOOSE CONCRETE MATERIAL PRIOR TO SHEET PILE AND CONCRETE BACKFILL INSTALLATION. CLEANING SHALL BE DONE ON ALL EXPOSED PORTIONS OF THE OVERLAY INCLUDING BELOW WATER.
3. EXISTING VOIDS AND UNDERMINING IN THE SEAWALL SHALL BE CLEANED OUT OF ALL LOOSE MATERIAL AND MARINE GROWTH PRIOR TO FILLING. EXISTING MUDLINE MAY REQUIRE DISTURBING TO ENSURE NO LOOSE MATERIAL REMAINS IN VOID AREA.
4. IF VOIDS AND UNDERMININGS CANNOT BE FILLED AFTER SHEET PILE INSTALLATION, THE CONTRACTOR SHALL COMPLETELY FILL VOIDS AND ALLOW FOR ADEQUATE CURING PRIOR TO FURTHER SHEET PILE INSTALLATION.
5. EXISTING DRAIN PIPES THROUGH CONCRETE AND STONE SEAWALL TO BE MAINTAINED AND PASSED THROUGH NEW SHEET PILE.
6. SHEET PILE SHALL BE DRIVEN ±3 FEET OUTBOARD OF EXISTING CONCRETE AND STONE SEAWALL UNLESS OTHERWISE NOTED.



**605 CHELSEA ST./  
20 ADDISON ST.  
EAST BOSTON, MA 02128**

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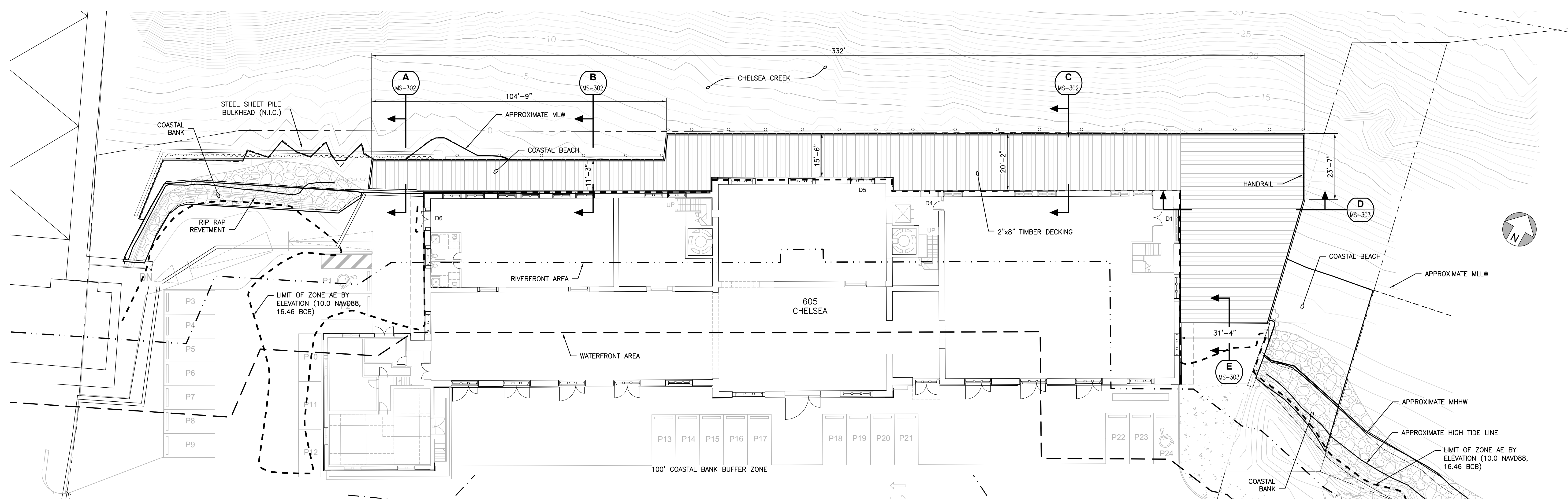
**MARINE ENGINEER**  
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34 WILLIAM WAY  
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CBI CONSULTANT - A VIDARIS COMPANY  
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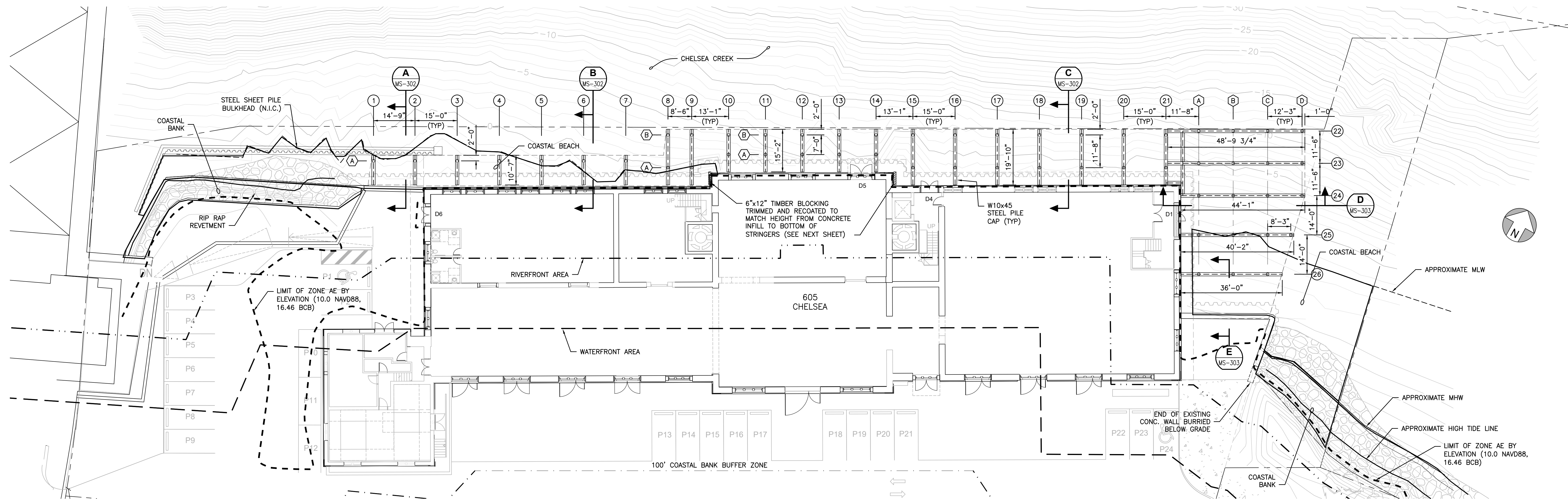
**PERMITTING CONSULTANT**  
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120 FRONT STREET, SUITE 820  
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**PROPOSED DECK PLAN**  
SCALE: 1/16"=1'-0"

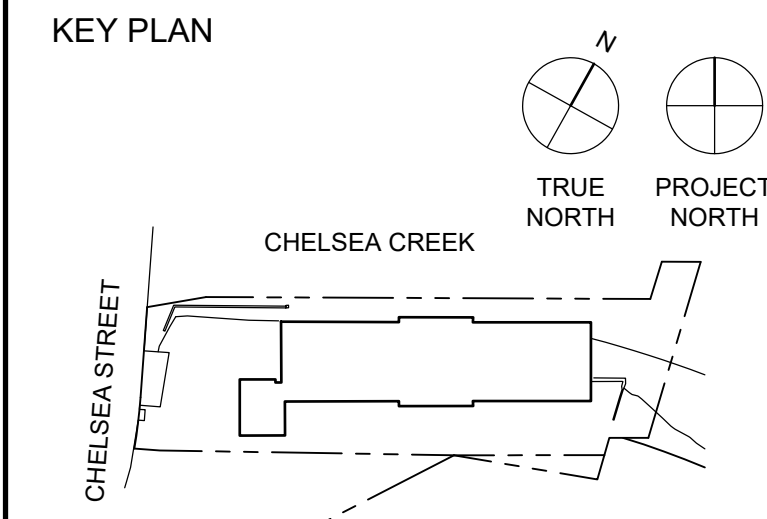


**PROPOSED PILE/PILE CAP PLAN**  
SCALE: 1/16"=1'-0"

- LEGEND**
- ① PILE BENT DESIGNATION
  - Ⓐ PILE ROW DESIGNATION
  - 12" STEEL PIPE PILE

**NOT FOR CONSTRUCTION.**  
DRAWINGS ARE CONCEPTUAL.  
ALL INFORMATION TO BE  
VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT



**PROJECT DATUM:** PROJ. 0'-0" = 0'-0" BCB  
**SCALE:** 1"=16'-0"  
**PROJECT NO:** 1336-03  
**SEAL & SIGNATURE**



**DRAWING TITLE:**  
**PROPOSED DECK PLAN  
AND PILE/PILE CAP PLAN**

**DRAWING NO:**  
**MS-104**

**FOR NOTICE OF INTENT**



605 CHELSEA ST./  
20 ADDISON ST.  
EAST BOSTON, MA 02128

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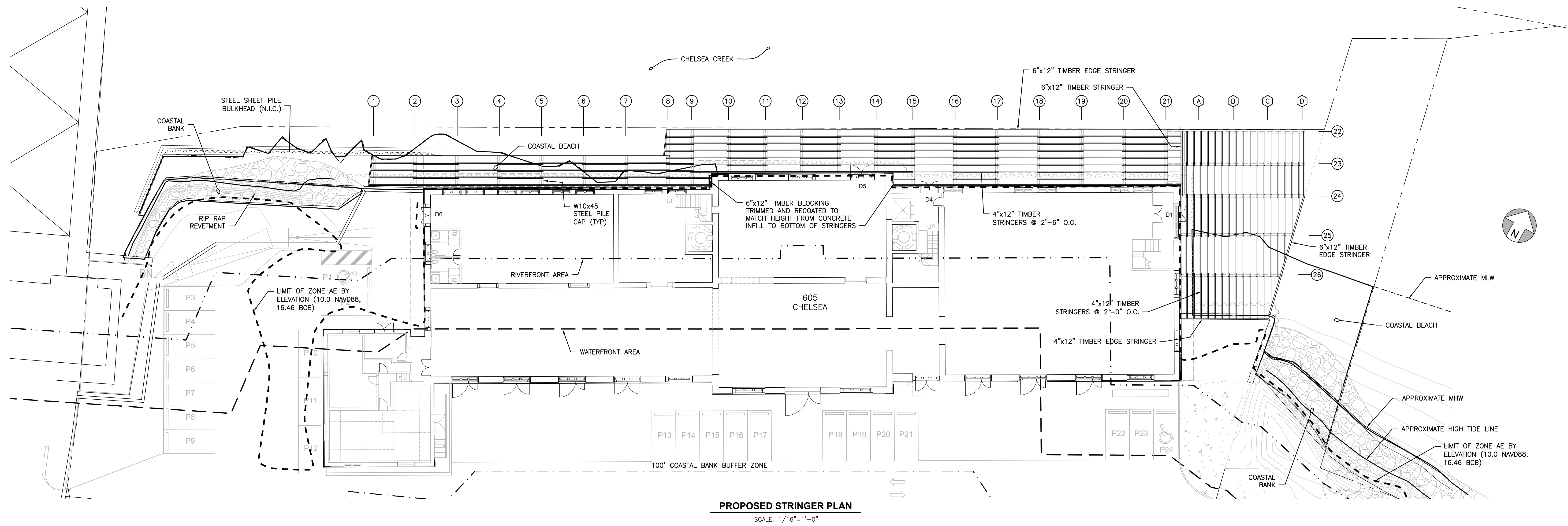
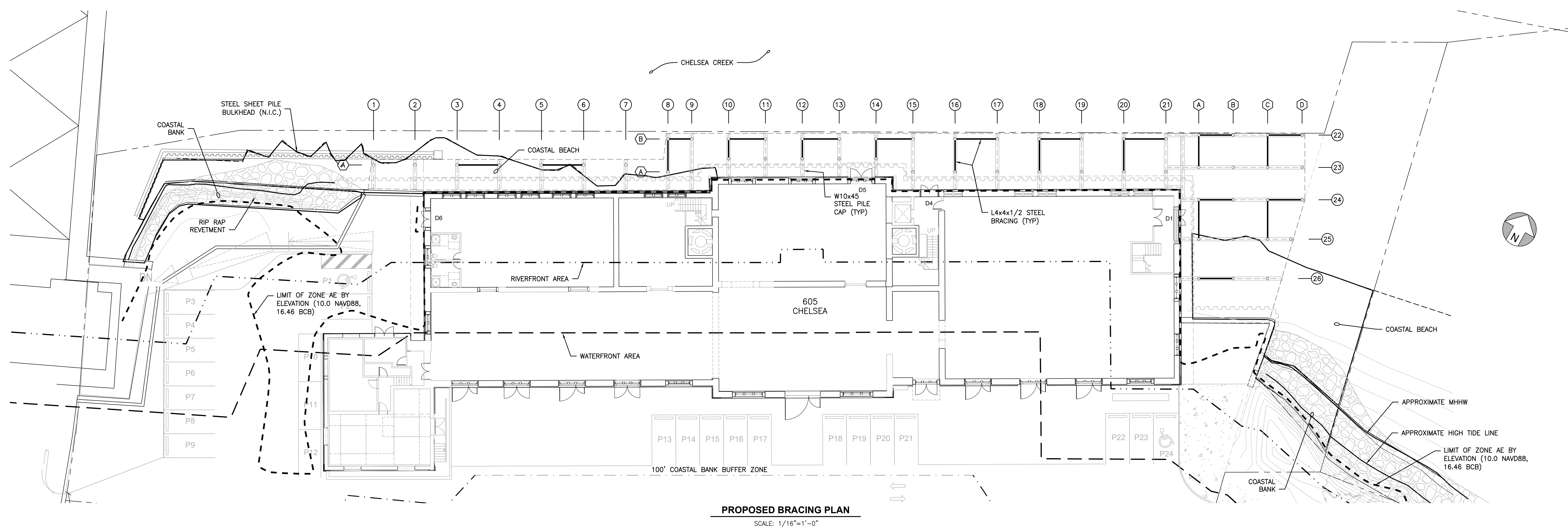
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T: 508.966.9092

BUILDING ENVELOPE CONSULTANT  
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CIVIL ENGINEER  
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120 FRONT STREET, SUITE 820  
BOSTON, MA 01608  
T: 857.206.8673

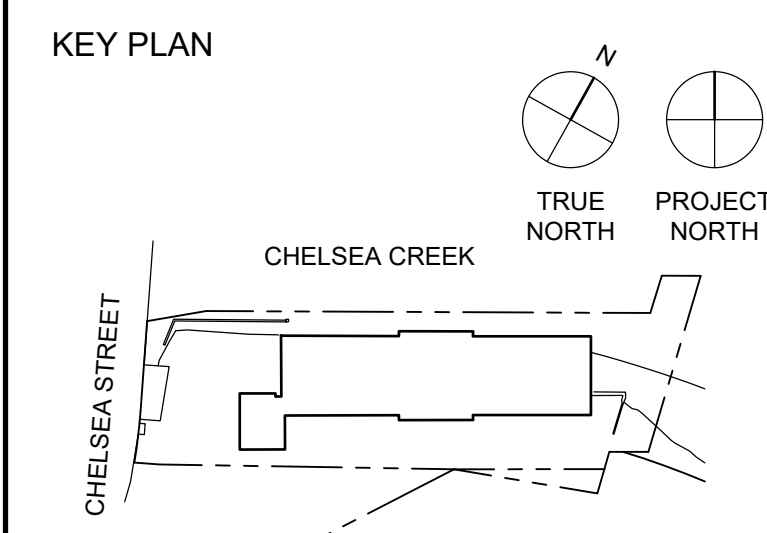


- LEGEND
- ① PILE BENT DESIGNATION
  - Ⓐ PILE ROW DESIGNATION
  - 12" STEEL PIPE PILE

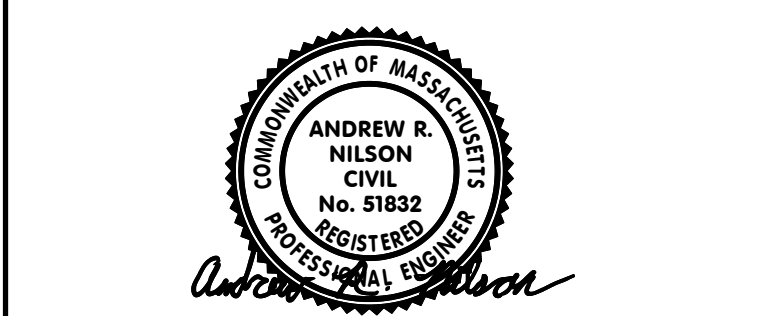
**NOT FOR CONSTRUCTION.**

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1	APRIL 30, 2020	HPCA PART 2
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PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
SCALE: 1"=16'-0"  
PROJECT NO: 1336-03  
SEAL & SIGNATURE



DRAWING TITLE:

**PROPOSED BRACING PLAN  
AND STRINGER PLAN**

DRAWING NO:

**MS-105**

**FOR NOTICE OF INTENT**

OWNER  
605 CHELSEA LLC  
CARGO VENTURES  
C/O MP BOSTON  
33 ARCH ST, SUITE 2520  
BOSTON, MA 02110  
T: 617.451.0300

ARCHITECT  
HANDEL ARCHITECTS, LLP  
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CBI CONSULTANT - A VIDARIS COMPANY  
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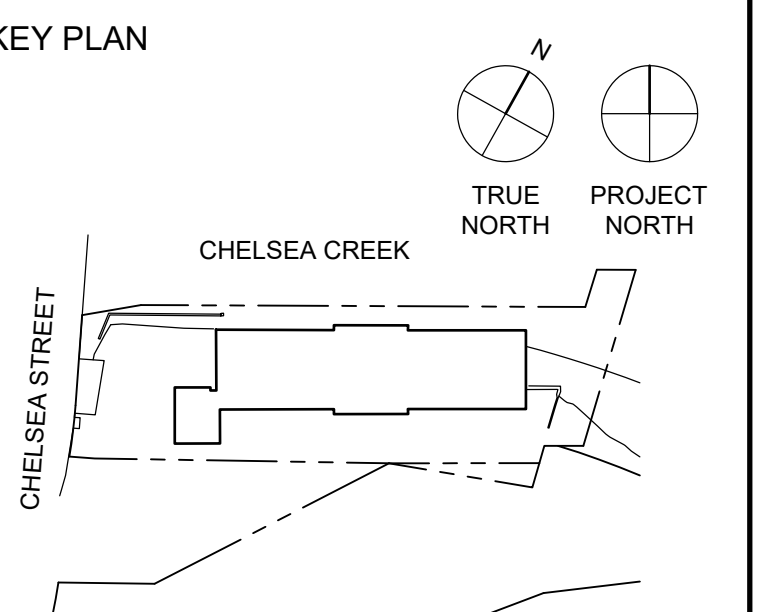
PERMITTING CONSULTANT  
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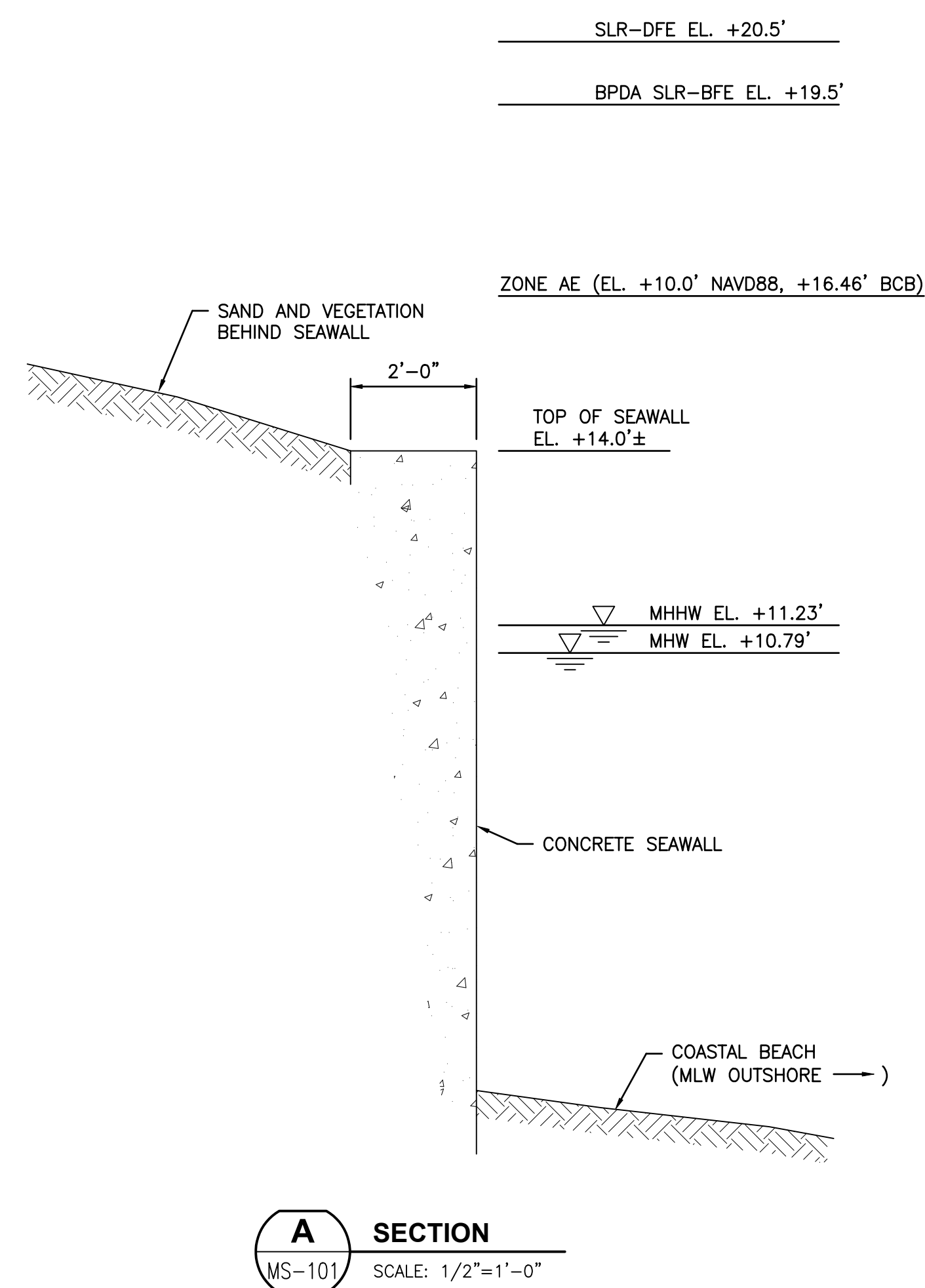
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EXISTING SECTIONS

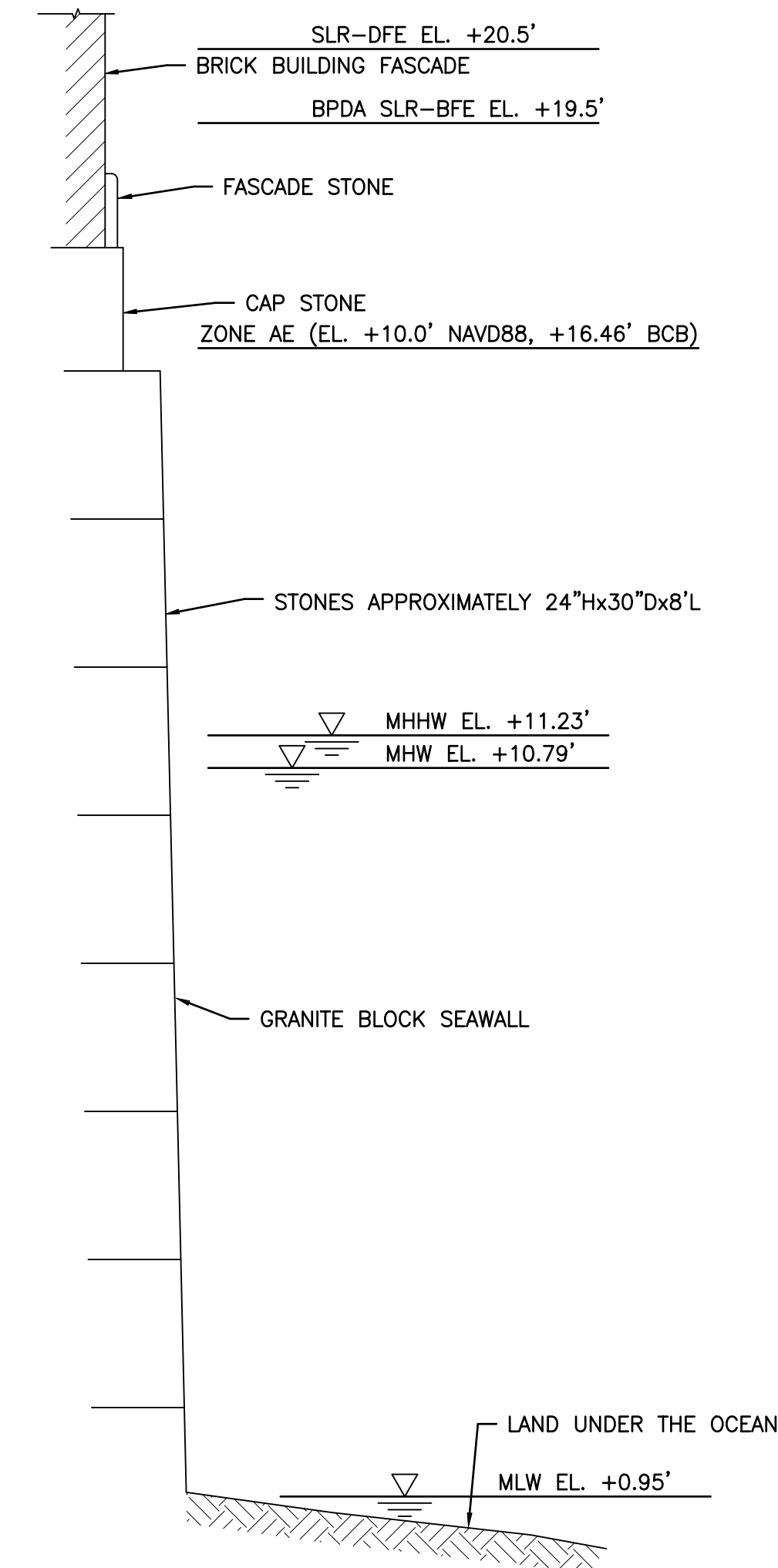
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MS-301

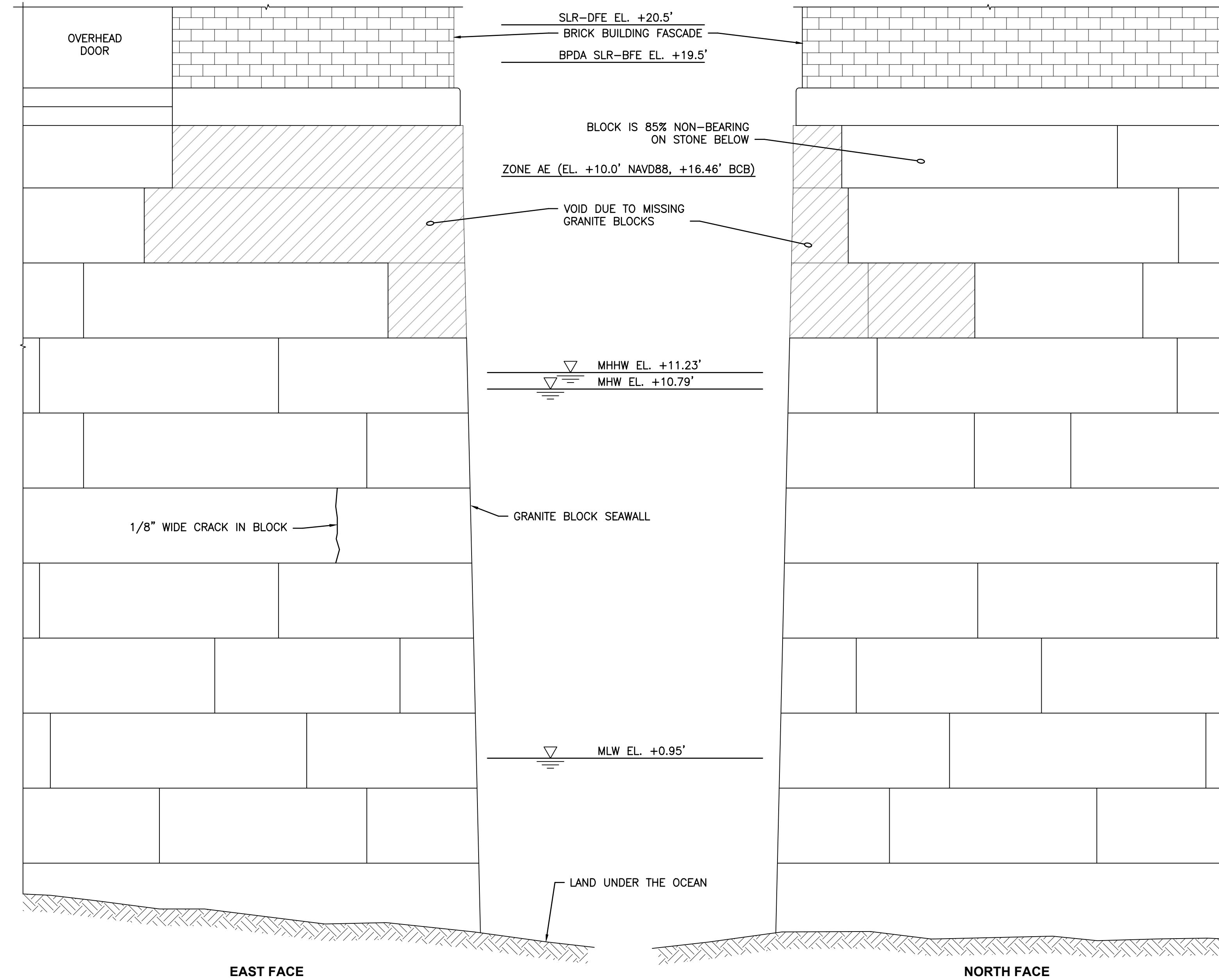
FOR NOTICE OF INTENT



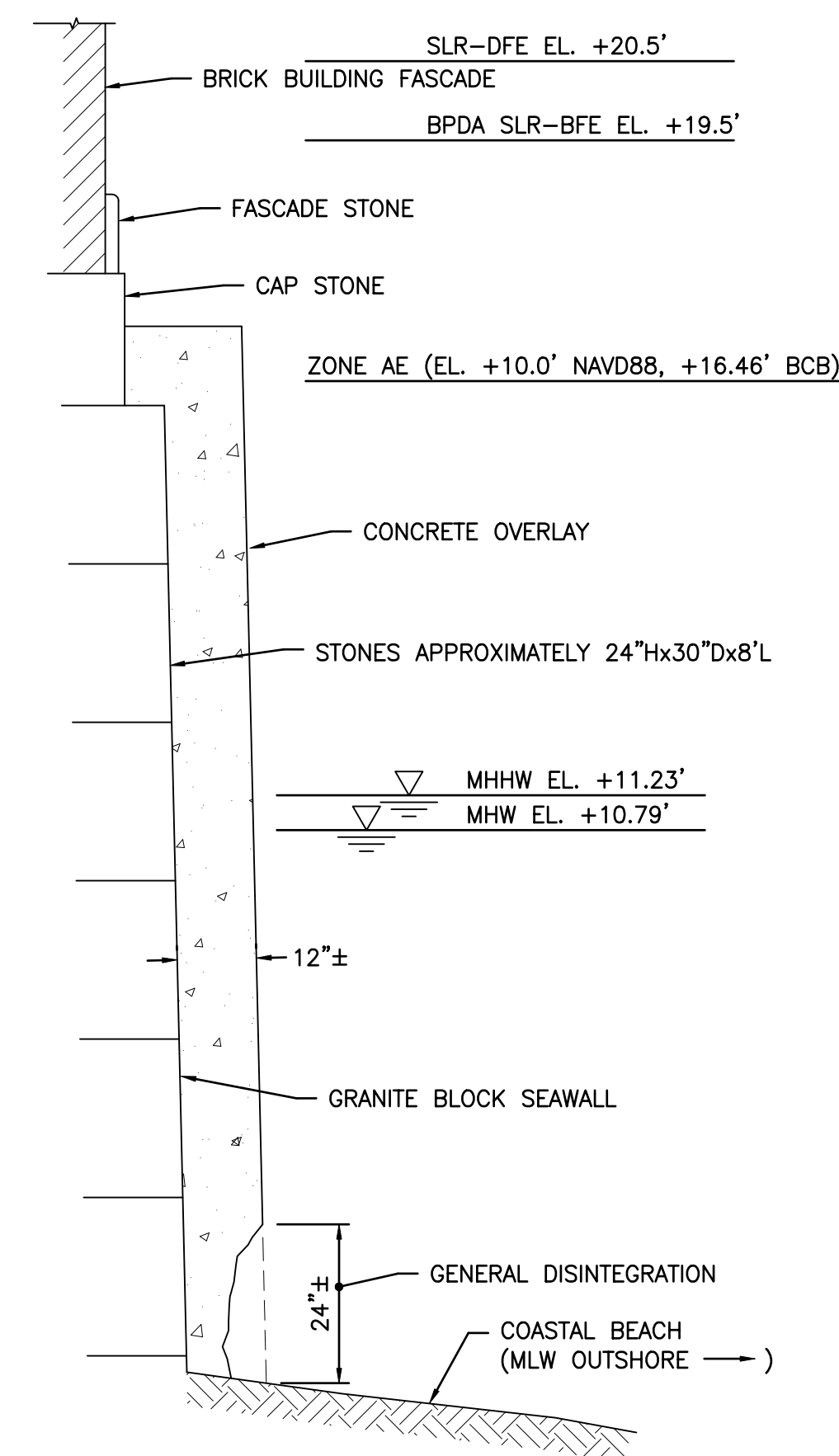
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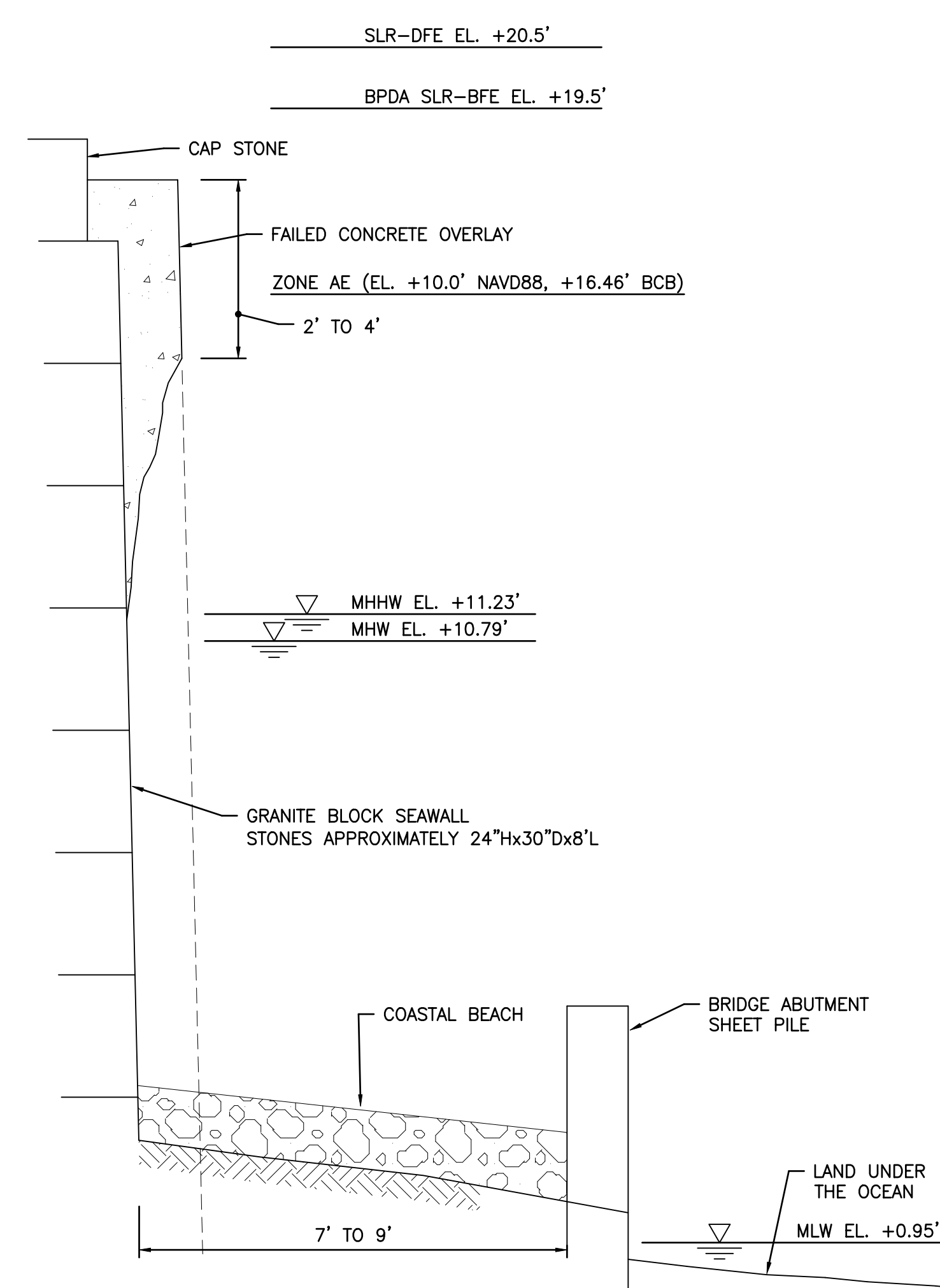
**B SECTION**  
MS-101 SCALE: 1/2"=1'-0"



**1 VOID AT CORNER**  
MS-101 SCALE: 1/2"=1'-0"



**C SECTION**  
MS-101 SCALE: 1/2"=1'-0"



**D SECTION**  
MS-101 SCALE: 1/2"=1'-0"

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GEOTECHNICAL  
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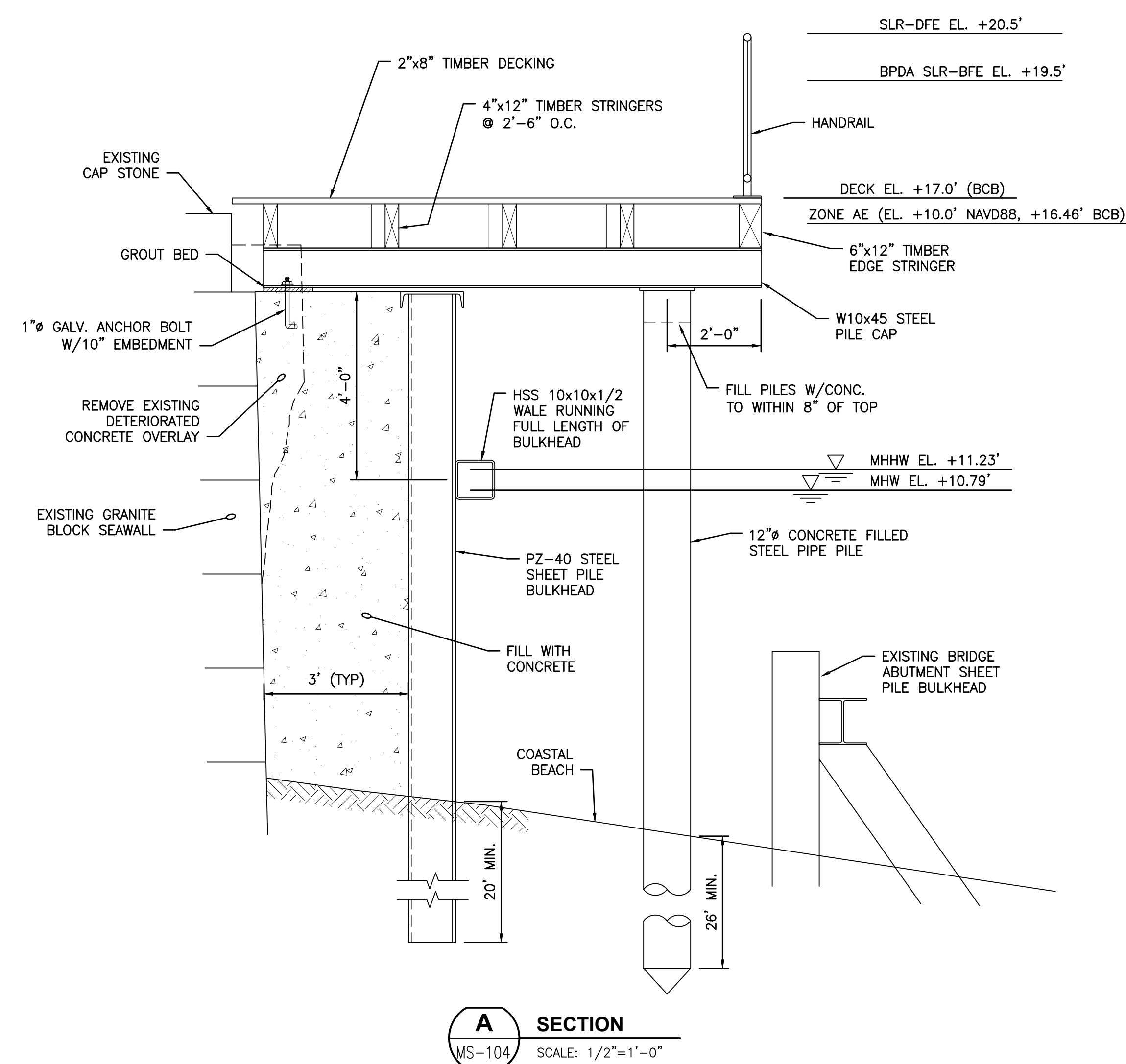
MARINE ENGINEER  
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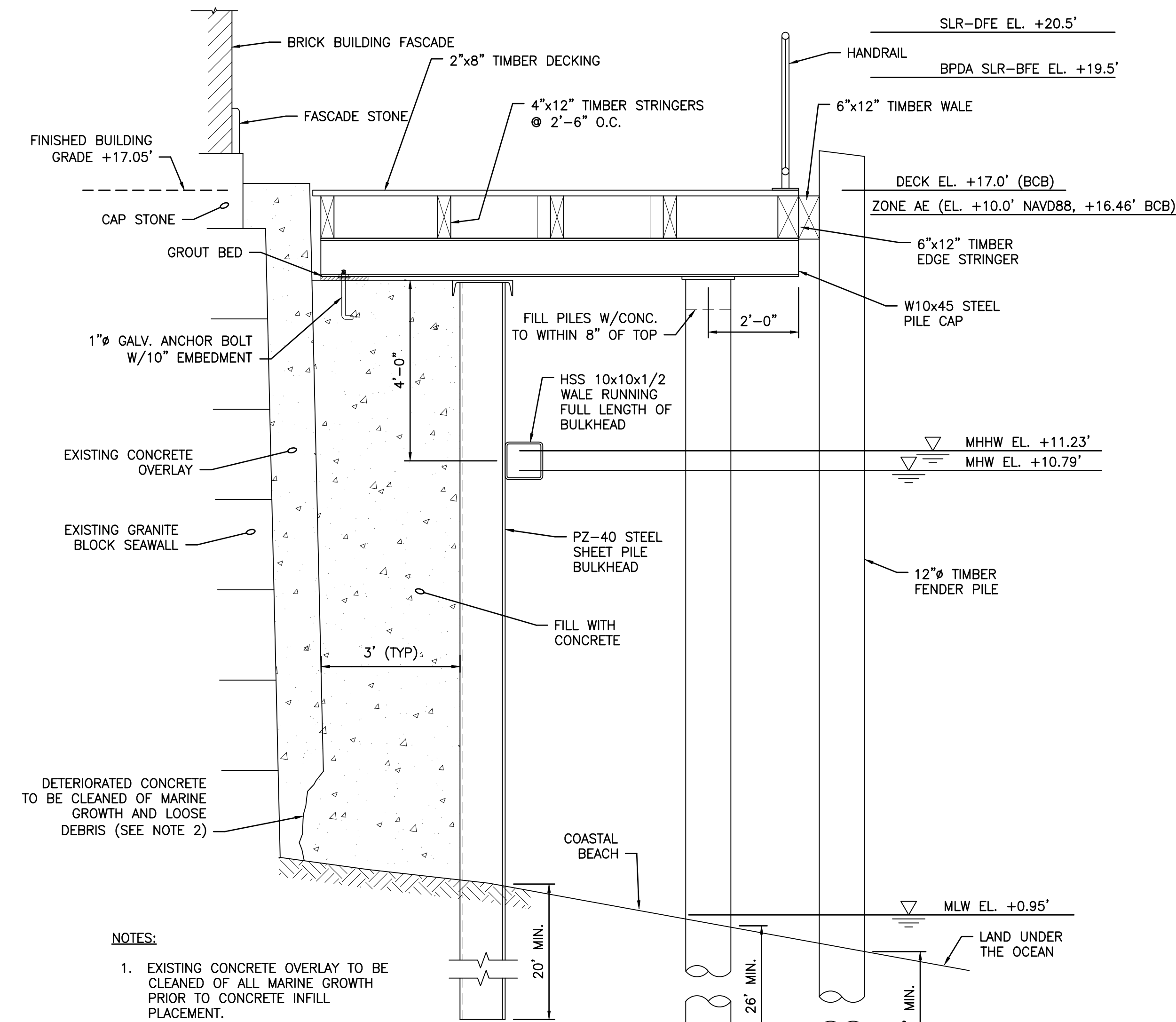
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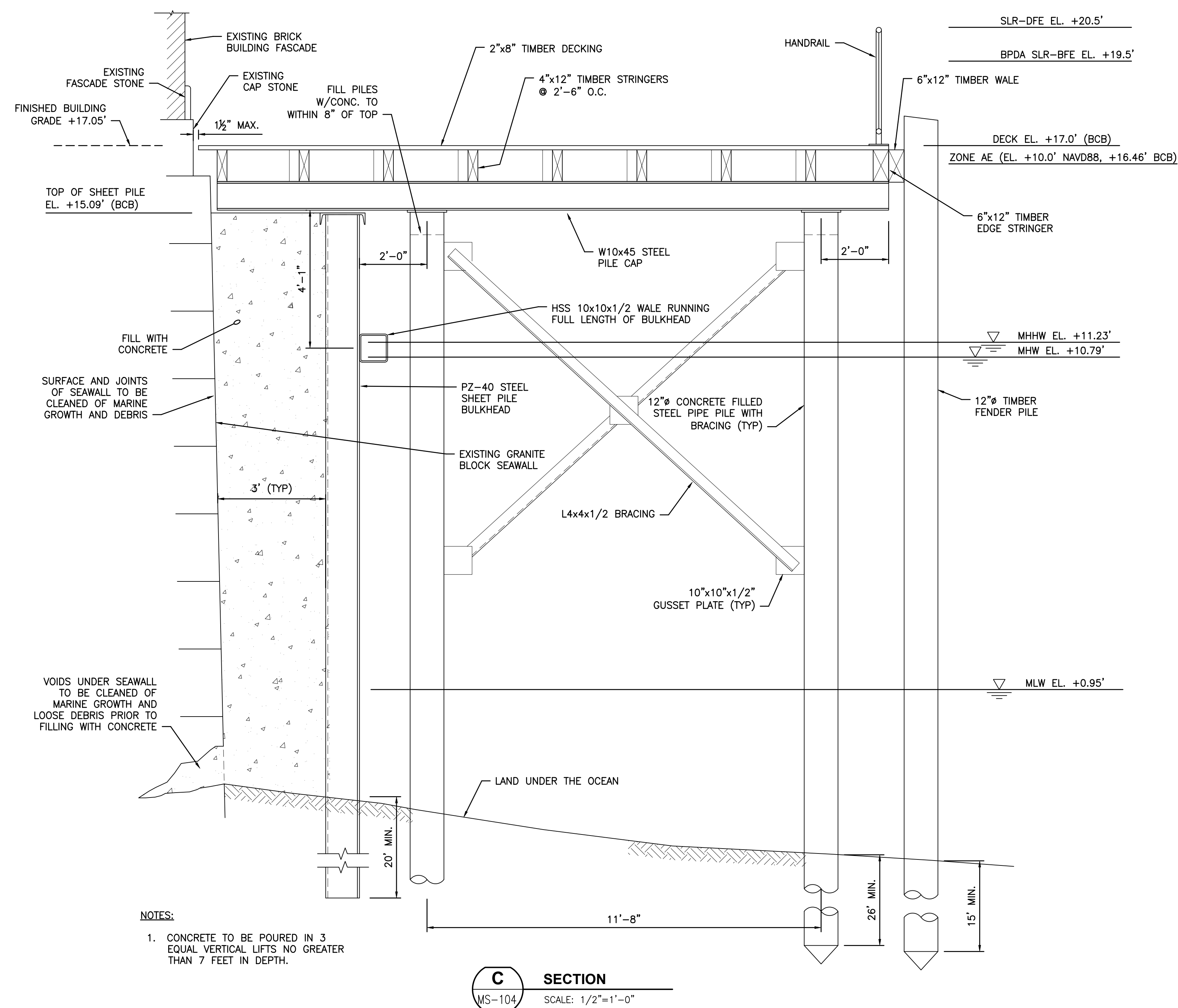


**A SECTION**  
MS-104 SCALE: 1/2"=1'-0"



**B SECTION**  
MS-104 SCALE: 1/2"=1'-0"

- NOTES:
- EXISTING CONCRETE OVERLAY TO BE CLEANED OF ALL MARINE GROWTH PRIOR TO CONCRETE INFILL PLACEMENT.
  - DETERIORATED CONCRETE @ BOTTOM OF OVERLAY TO BE WATER BLASTED TO REMOVE ALL SOFT CONCRETE AND AGGREGATE PRIOR TO INSTALLATION OF SHEET PILE.

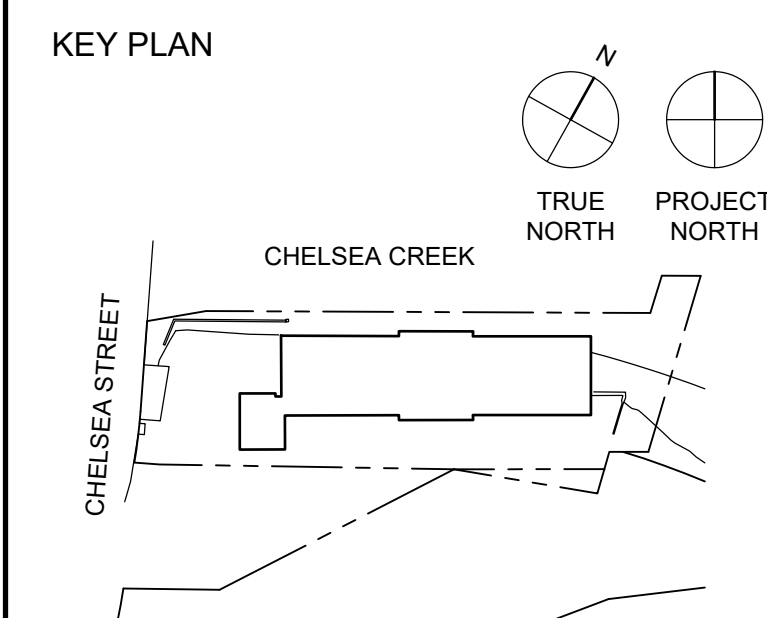


**C SECTION**  
MS-104 SCALE: 1/2"=1'-0"

- NOTES:
- CONCRETE TO BE POURED IN 3 EQUAL VERTICAL LIFTS NO GREATER THAN 7 FEET IN DEPTH.

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PROJECT NO: 1336-03  
SEAL & SIGNATURE



DRAWING TITLE:  
**PROPOSED SECTIONS**  
DRAWING NO:  
**MS-302**



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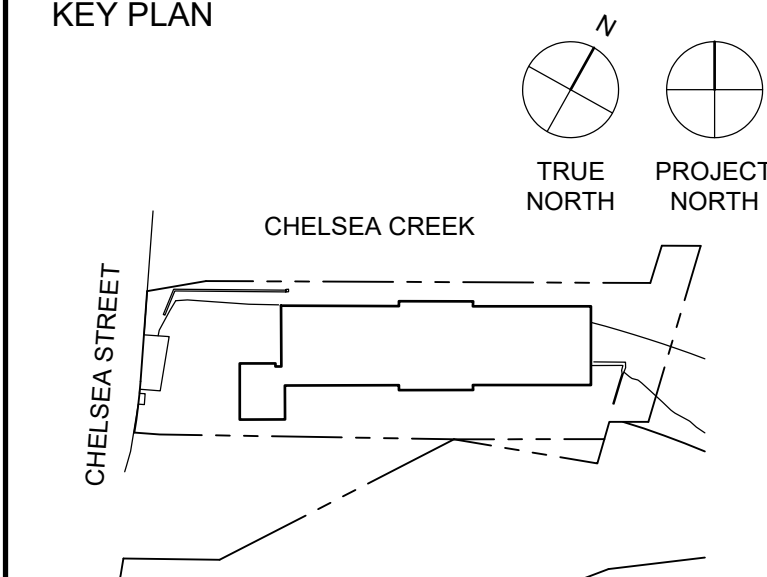
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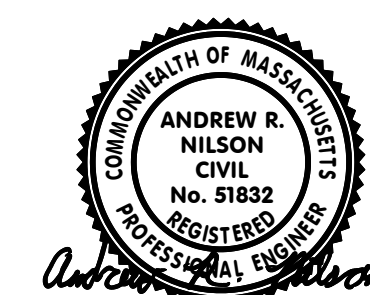
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KEY PLAN



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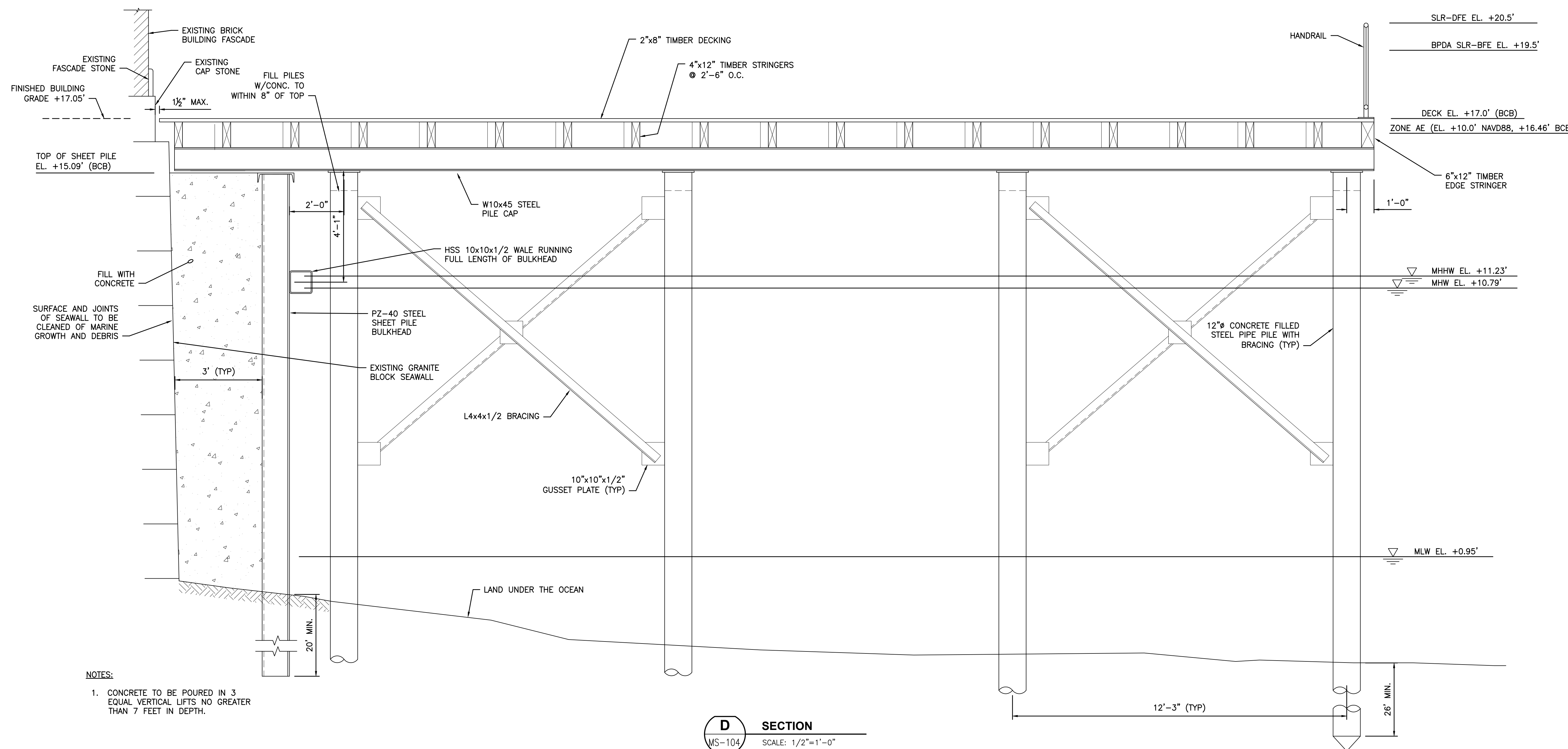
DRAWING TITLE:

PROPOSED SECTIONS

DRAWING NO:

MS-303

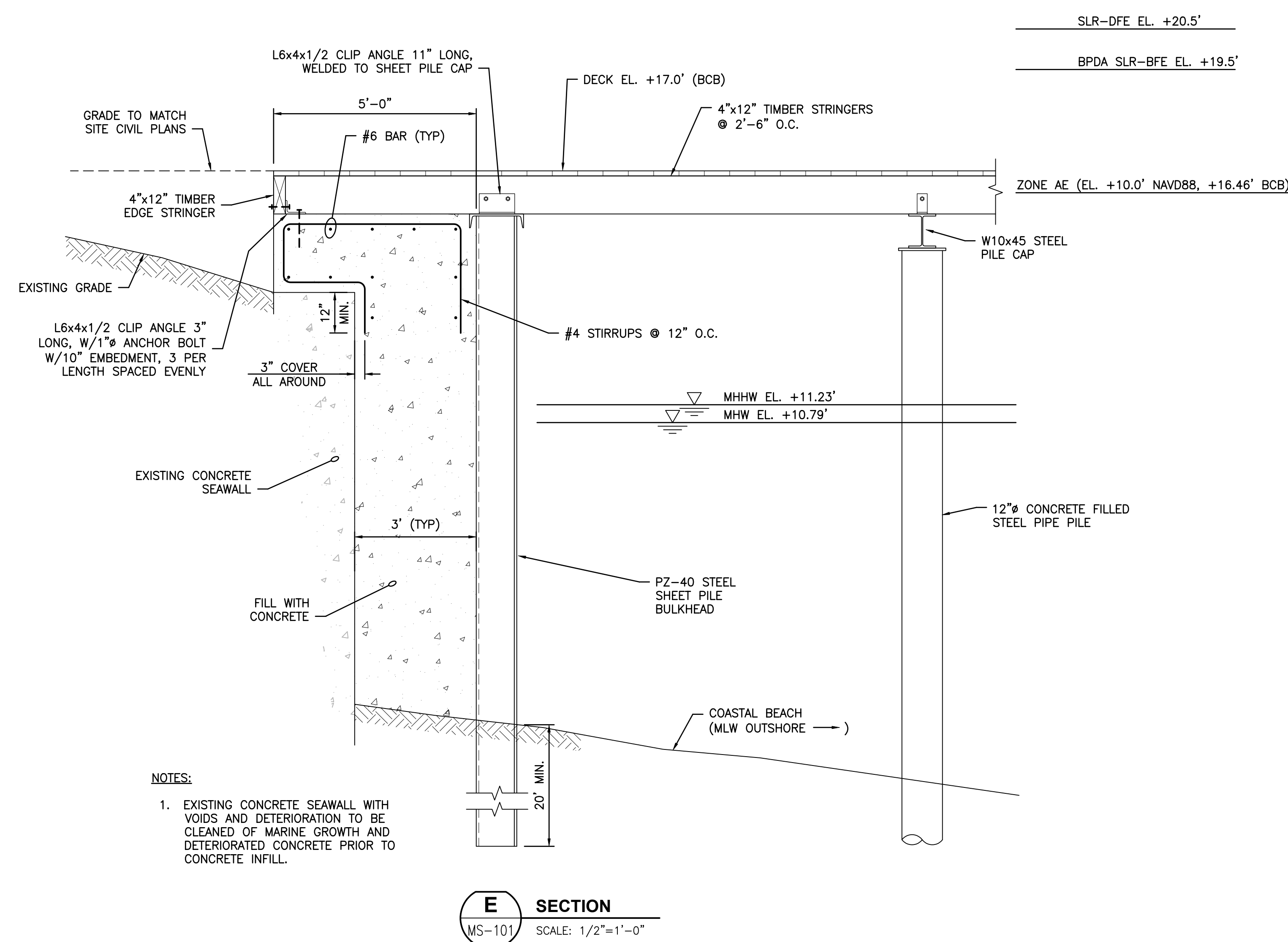
FOR NOTICE OF INTENT



**D SECTION**  
MS-104 SCALE: 1/2"=1'-0"

NOTES:

1. CONCRETE TO BE POURED IN 3 EQUAL VERTICAL LIFTS NO GREATER THAN 7 FEET IN DEPTH.



**E SECTION**  
MS-101 SCALE: 1/2"=1'-0"

NOTES:

1. EXISTING CONCRETE SEAWALL WITH VOIDS AND DETERIORATION TO BE CLEANED OF MARINE GROWTH AND DETERIORATED CONCRETE PRIOR TO CONCRETE INFILL.

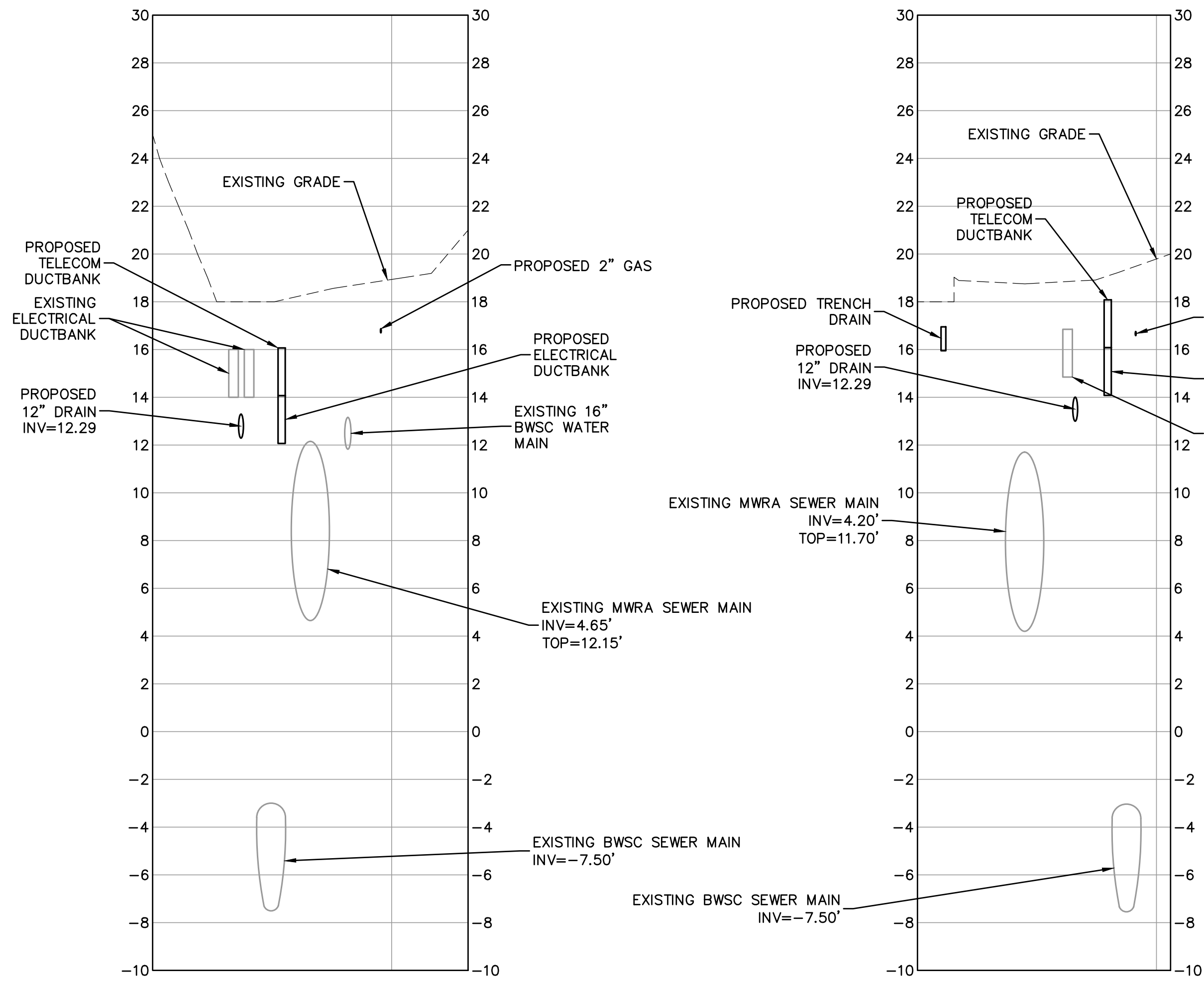






**GENERAL NOTES:**

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN 160 WILLIAM F. MCCLELLAN HIGHWAY", PREPARED BY FELDMAN SURVEYORS., DATED FEBRUARY 26, 2021.
- FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 25025C0019. THE SITE IS IN ZONE AE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE, IN ADDITION TO CONTACTING DIG SAFE, THE CONTRACTOR SHALL SEPARATELY CONTACT BWSC FOR MARKING BWSC OWNED WATER, SEWER, AND DRAIN INFRASTRUCTURE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCHE ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE LOCATION OF EXISTING PUBLIC UTILITIES THAT TRAVERSE THE SITE SHALL BE DETERMINED IN THE FIELD PRIOR TO INSTALLING THE PROPOSED INFRASTRUCTURE. THE PROPOSED DESIGN SHALL BE FIELD VERIFIED AND IT MAY BE NECESSARY TO PERFORM ADDITIONAL SUBSURFACE UTILITY INVESTIGATION AND/OR PERFORM TEST PITS TO VERIFY THE EXISTING UTILITY LOCATIONS AND DEPTHS.
- THE EXISTING 16" WATER MAIN SHALL REMAIN IN PLACE AND IN SERVICE DURING CONSTRUCTION. THE MAIN SHALL BE PROTECTED FROM DAMAGE AND/OR SETTLEMENT WHERE WORK IS WITHIN CLOSE PROXIMITY TO THE EXISTING WATER MAIN. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO BOSTON CITY BASE.
- THE CONTRACTOR SHALL COMPLY WITH THE ORDER OF CONDITIONS DATED XXXX XX, XXXX AND ISSUED BY THE XXXX CONSERVATION COMMISSION (DEP #XXX-XXX).
- FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.
- THE PROJECT ADJUTS THE EXISTING MWRA SEWER PUMP STATION AND THE DRIVEWAY/ENTRANCE TO THE PROJECT SITE IS SHARED WITH THE MWRA. THE MWRA SHALL BE ALLOWED ACCESS TO THE DRIVEWAY AND THEIR PARCEL THROUGHOUT CONSTRUCTION.
- THE EXISTING BWSC AND MWRA SEWER LINES THAT TRAVERSE THE PROPERTY ARE CRITICAL INFRASTRUCTURE FOR BOTH ENTITIES AND ACCESS TO THEIR MANHOLES AND INFRASTRUCTURE SHALL BE PROVIDED AND NOT IMPEDED DURING CONSTRUCTION.



**SECTION A-A**

**SECTION B-B**

**PROPOSED LEGEND**

- LIMIT OF WORK
- EXISTING UTILITY TO BE ABANDONED, REMOVED AND DISPOSED IF IN CONFLICT WITH NEW SITE IMPROVEMENTS, OR AS INDICATED ON DRAWINGS
- EROSION PROTECTION BARRIER
- x-x- CONSTRUCTION FENCE
- W DOMESTIC WATER PIPE
- FP FIRE PROTECTION PIPE
- S FINITARY SEWER PIPE
- D STORM DRAIN PIPE
- G GAS PIPE
- E TELECOM DUCTBANK
- T/C TELECOM DUCTBANK
- INLET PROTECTION
- ELEVATION CONTOURS
- CLEANOUT
- AREA DRAIN
- DRAIN MANHOLE
- CATCH BASIN
- WATER QUALITY INLET
- SEWER MANHOLE
- TELECOM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- FIRE HYDRANT

**ABBREVIATIONS**

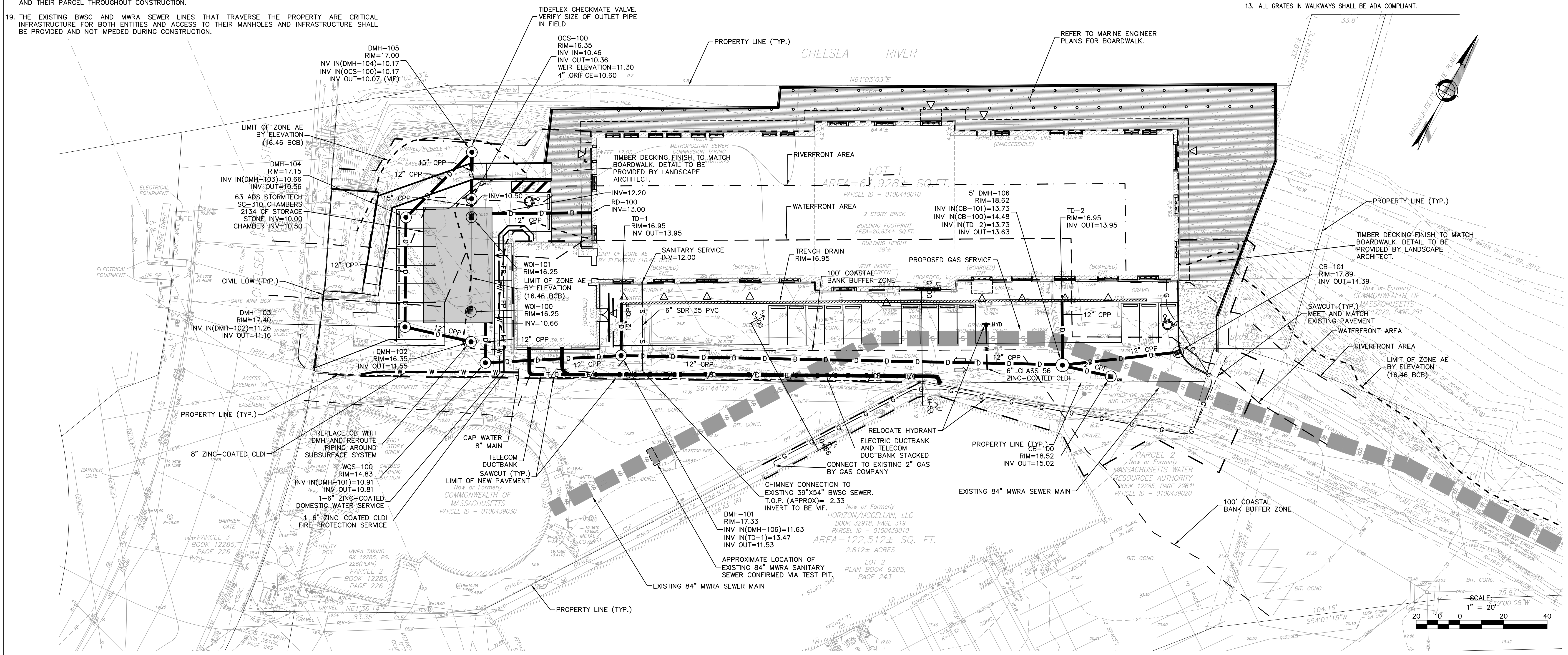
- |                                  |                             |
|----------------------------------|-----------------------------|
| AB ACCESS BASIN                  | PERF PERFORATED             |
| PVC POLYVINYL CHLORIDE PIPE      | R&D REMOVE AND DISPOSE      |
| BC BOTTOM OF CURB ELEVATION      | R&S REMOVE AND STOCKPILE    |
| BW BOTTOM OF WALL ELEVATION      | RD ROOF DRAIN               |
| CB CATCH BASIN                   | RIM RIM ELEVATION           |
| CO CLEANOUT                      | SS SEWER SERVICE            |
| COP CENTER OF PIPE               | TC TOP OF CURB ELEVATION    |
| CPP CORRUGATED POLYETHYLENE PIPE | TW TOP OF WALL ELEVATION    |
| DMH DRAIN MANHOLE                | TMH TELECOM MANHOLE         |
| EHH ELECTRIC HANDHOLE            | TOP TOP OF PIPE             |
| EMH ELECTRIC MANHOLE             | TOD TOP OF DUCT BANK        |
| FFE FINISHED FLOOR ELEVATION     | TYP TYPICAL                 |
| GAS GAS PIPE                     | UD UNDERDRAIN               |
| HYD FIRE HYDRANT                 | VGC VERTICAL GRANITE CURB   |
| INV INVERT ELEVATION             | WQI WATER QUALITY INLET     |
| LF LINEAR FEET                   | WQS WATER QUALITY STRUCTURE |
| LOW LIMIT OF WORK                | WV WATER VALVE              |
| M&P MAINTAIN AND PROTECT         |                             |
| OCS OUTLET CONTROL STRUCTURE     |                             |
| PD PERMETER DRAIN                |                             |

**UTILITY NOTES:**

- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSES FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
- ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
- ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
- ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

**COST ESTIMATING NOTES:**

- ALL WATER LINES ARE DUCTILE IRON UNLESS OTHERWISE NOTED. ASSUME ALL WATER LINES INSTALLED WITH 5' OF COVER.
- ASSUME ALL ROADWAY DRAINAGE LINES ARE 12" RCP UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 6' OF COVER.
- ASSUME ALL ROOF DRAINAGE LINES ARE 6" DUCTILE IRON PIPE UNLESS OTHERWISE NOTED. ASSUME ALL DRAIN LINES INSTALLED WITH 4' OF COVER.
- ASSUME THAT ALL SEWER LINES ARE 8" PVC. ASSUME ALL SEWER LINES INSTALLED WITH 6' OF COVER.
- ASSUME ALL STRUCTURES ARE 4' INSIDE DIAMETER, EXCEPT FOR DOUBLE CATCH BASINS AND STRUCTURES THAT ARE DIRECTLY CONNECTED TO UNDERGROUND RECHARGE/DETENTION SYSTEMS. ASSUME THOSE STRUCTURES ARE 6' INSIDE DIAMETER.
- SEE MEP PLANS FOR SIZING OF ELECTRIC, CABLE, TELEPHONE AND LIGHTING.



**605 CHELSEA ST./  
 20 ADDISON ST.  
 EAST BOSTON, MA 02128**

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**BUILDING ENVELOPE CONSULTANT**  
 CBI CONSULTANT - A VIDARIS COMPANY  
 250 DORCHESTER AVENUE  
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 T: 617.268.8977

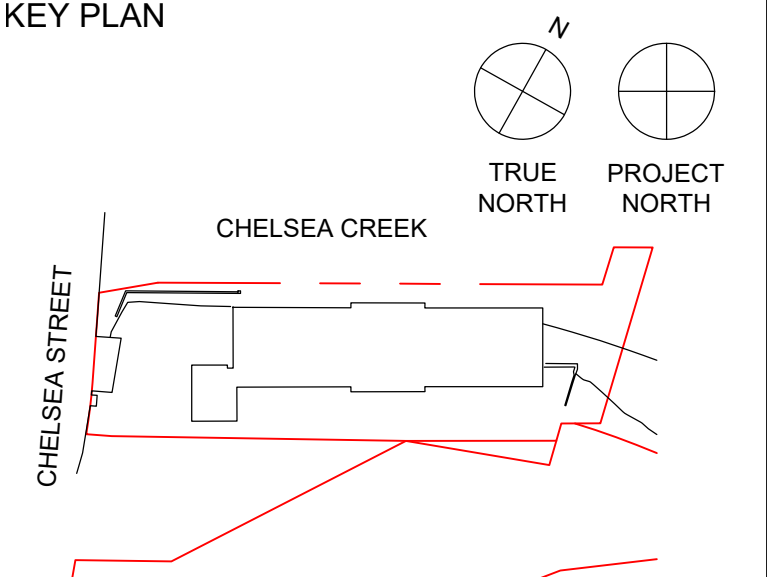
**PERMITTING CONSULTANT**  
 FORT POINT ASSOCIATES, INC.  
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**HISTORIC ADVISOR**  
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 T: 617.531.7159

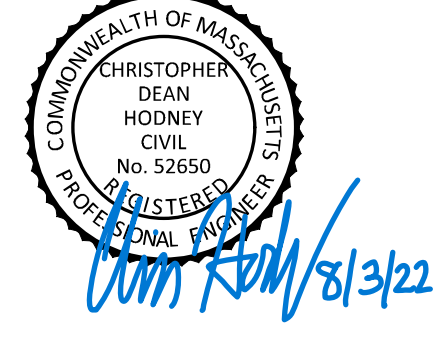
**CIVIL ENGINEER**  
 NITSCHE ENGINEERING  
 120 FRONT STREET, SUITE 820  
 BOSTON, MA 01608  
 T: 857.206.8673

**NOT FOR CONSTRUCTION.**  
 DRAWINGS ARE CONCEPTUAL.  
 ALL INFORMATION TO BE  
 VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
1	MARCH 2, 2022	CONCEPTUAL PRICING



**PROJECT DATUM:** PROJ. 0'-0" = 0'-0" BCB  
**SCALE:** 1" = 20'  
**PROJECT NO:** 13899  
**SEAL & SIGNATURE**



**DRAWING TITLE:**  
**CIVIL UTILITY  
 PLAN**

**DRAWING NO:**

**C-200**



**EARTH MOVING AND GRADING NOTES:**

1. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
2. GRADES WITHIN HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
3. CROSS SLOPES OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 1.5%.
4. RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 4.5%, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL EXERCISE CAUTION IN ALL EXCAVATION ACTIVITY DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
6. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
8. PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
9. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. ALL PROPOSED TOP OF CAPE COD BERM ELEVATIONS ARE FOUR INCHES (4") ABOVE BOTTOM OF CURB ELEVATION UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
11. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING WITH SMOOTH TRANSITION BETWEEN EXISTING AND NEW SURFACES.
12. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
13. PITCH TOPS OF ALL WALLS AT ONE-EIGHTH INCH (1/8") PER FOOT FROM BACK OF WALL TO FACE OF WALL.
14. SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
15. ANY AREAS OUTSIDE OF THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITION/GRADE AT NO COST TO THE OWNER.
16. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.

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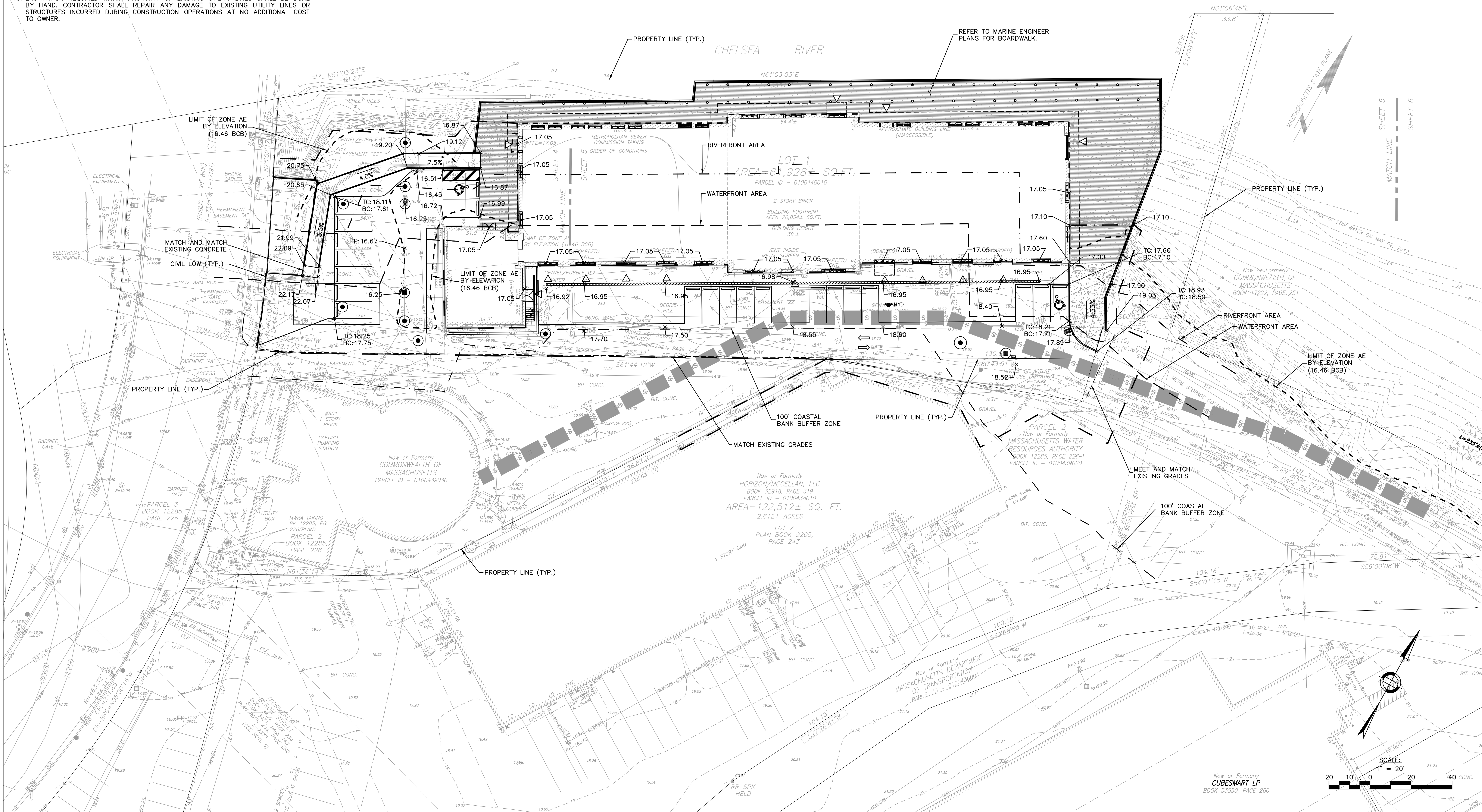
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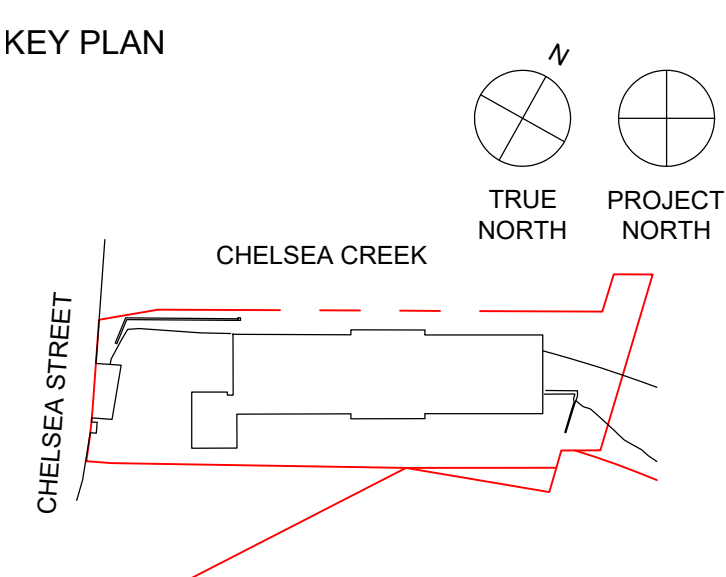
**HISTORIC ADVISOR**  
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**CIVIL ENGINEER**  
NITSCH ENGINEERING  
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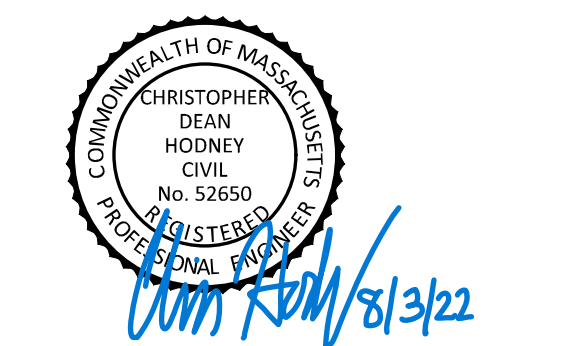


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NO.	DATE	ISSUANCE
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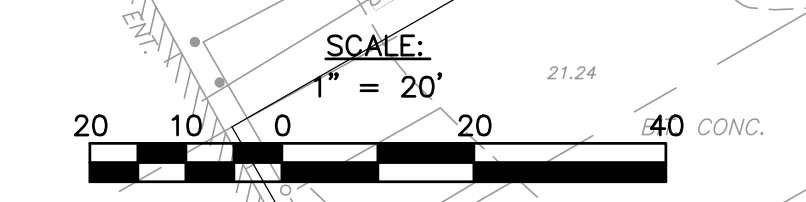


**PROJECT DATUM:** PROJ. 0'-0" = 0'-0" BCB  
**SCALE:** 1" = 20'  
**PROJECT NO:** 13899  
**SEAL & SIGNATURE**



**DRAWING TITLE:**  
CIVIL GRADING  
PLAN

**DRAWING NO:**  
**C-300**





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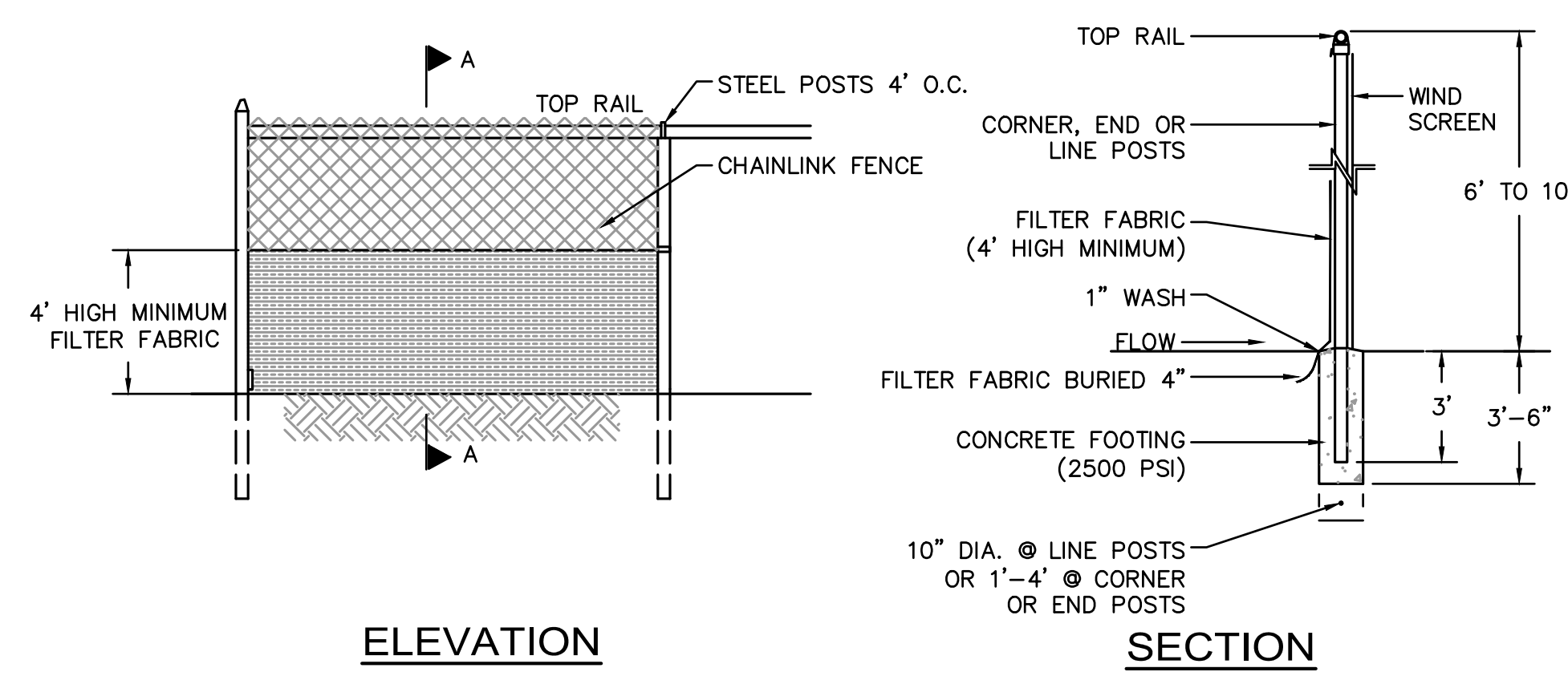
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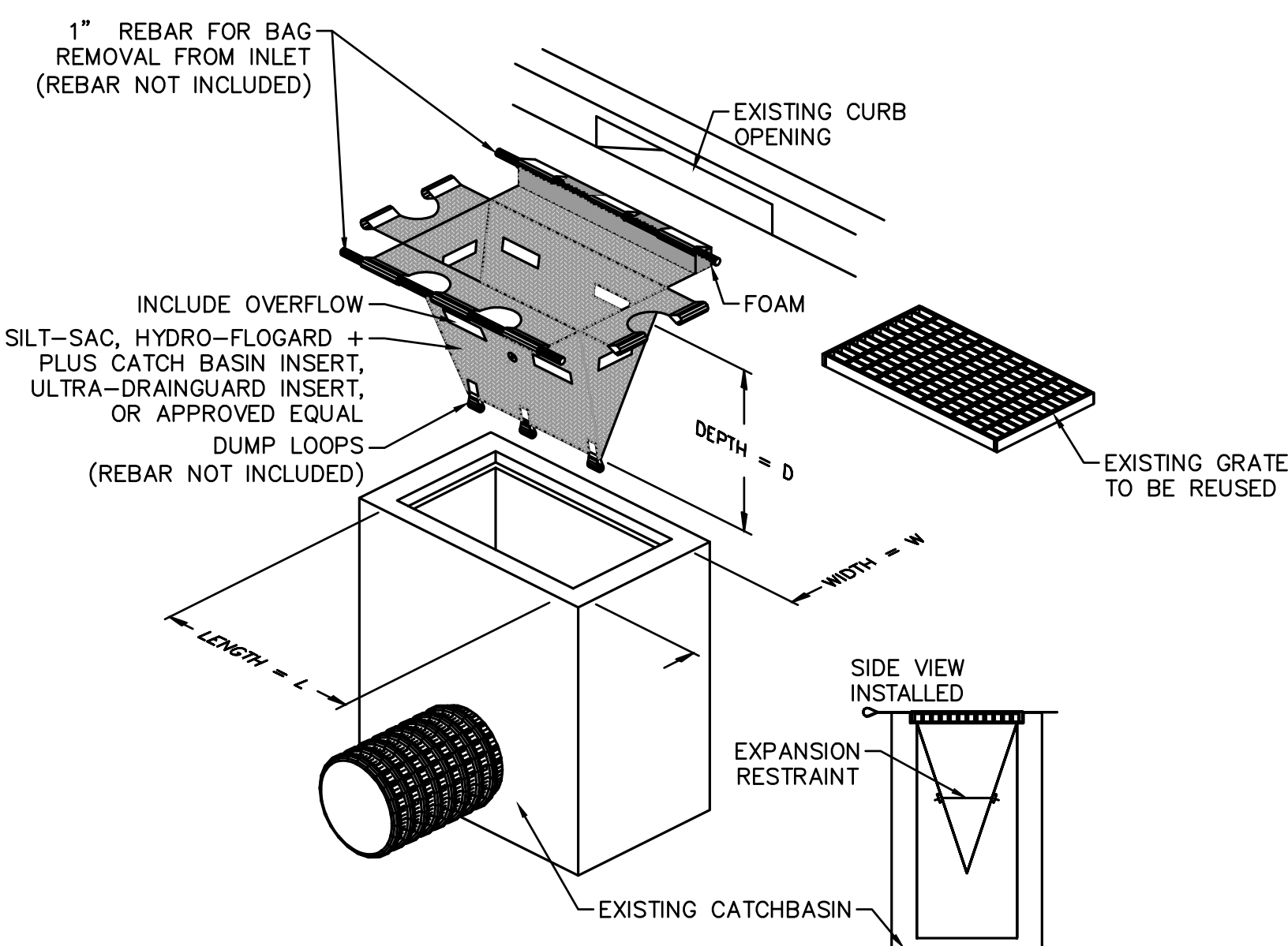
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**ELEVATION SECTION**

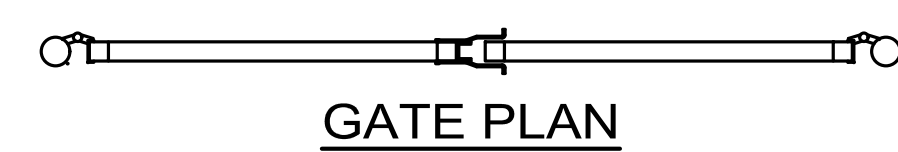
- CHAINLINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAINLINK FENCE WITH TIES SPACED HORIZONTALLY 24" AS THE TOP AND MIDSECTION.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6"
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE FILTER FABRIC.
- MAINTENANCE OF SILT FENCE SHALL BE RECORDED TO IN THE SWPPP

**EROSION CONTROL BARRIER (D)  
SUPER SILT FENCE**  
NOT TO SCALE



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

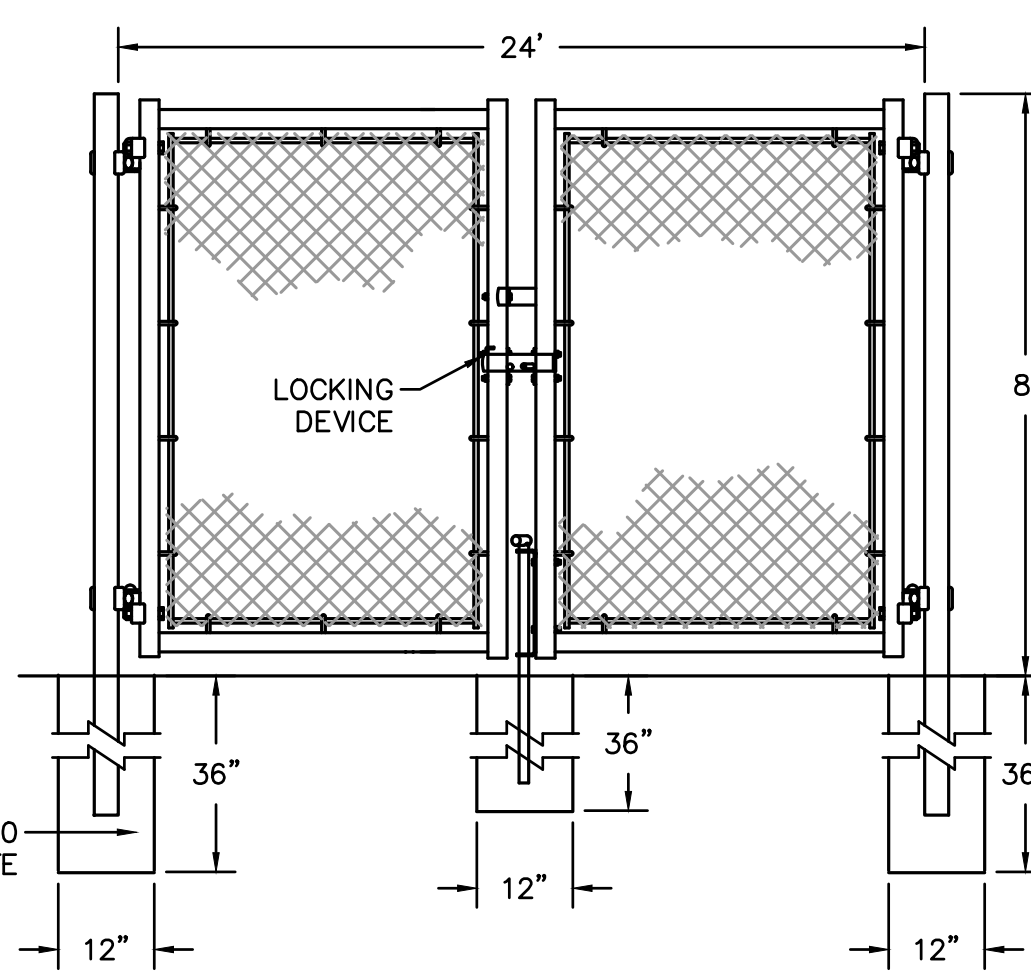
**INLET PROTECTION (2)  
CATCH BASIN W/ SILTATION SACK**  
NOT TO SCALE



**GATE PLAN**

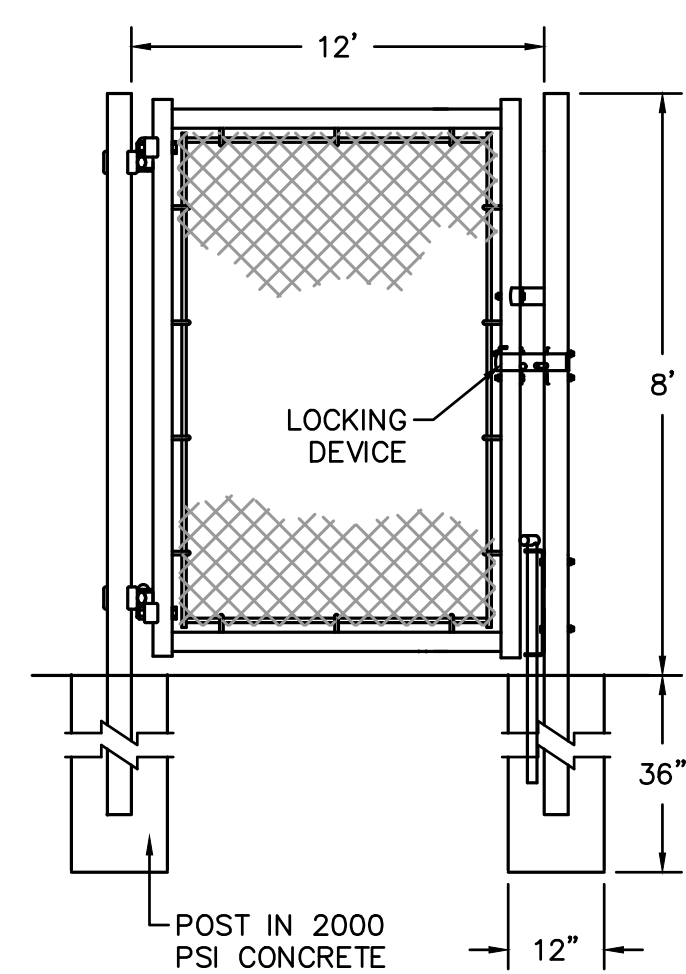


**GATE PLAN**



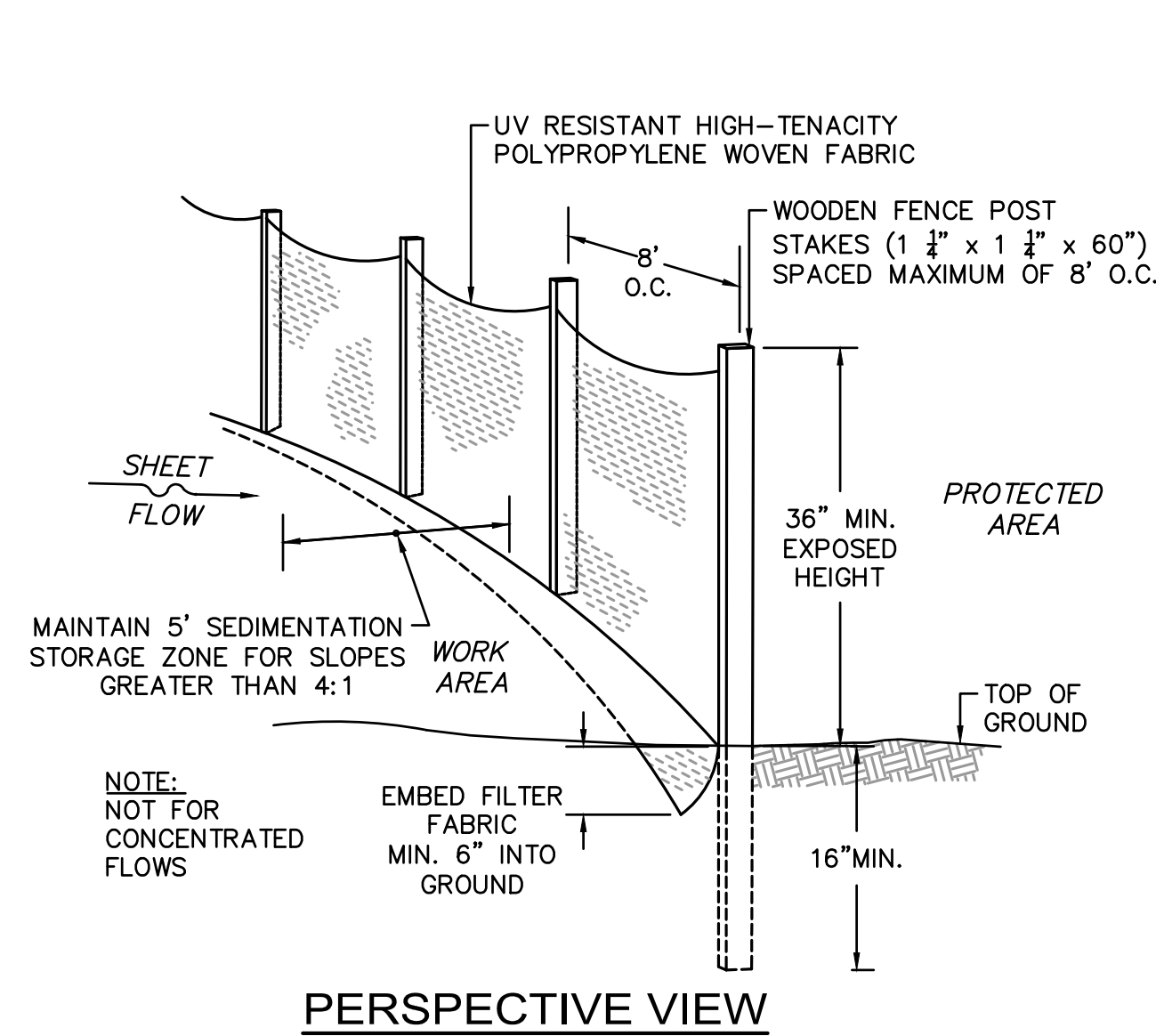
**DOUBLE GATE ELEVATION**

**24' WIDE DOUBLE GATE**  
NOT TO SCALE

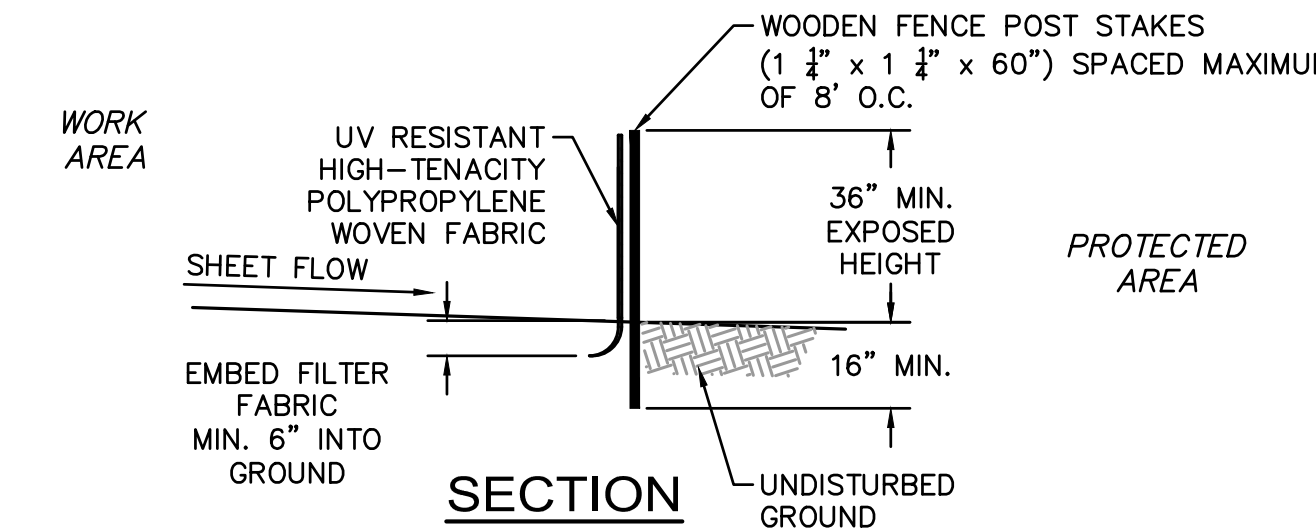


**SINGLE GATE ELEVATION**

**12' WIDE EMERGENCY GATE**  
NOT TO SCALE

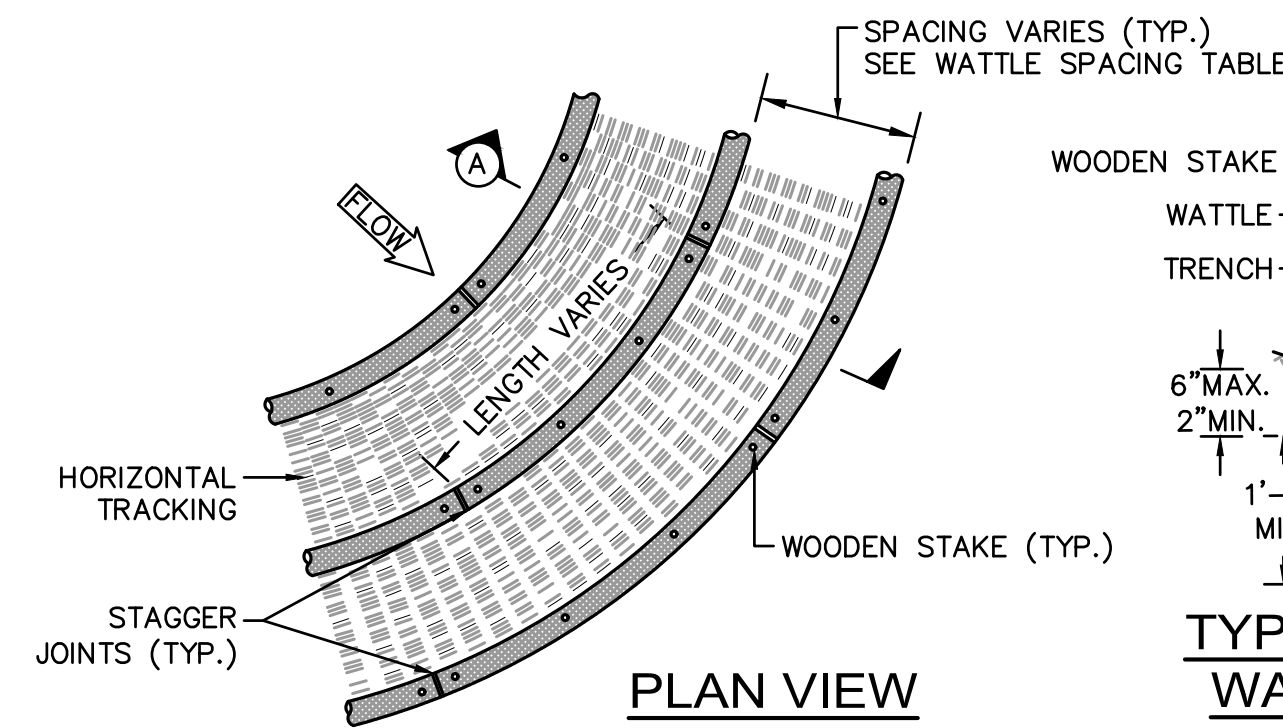


**PERSPECTIVE VIEW**

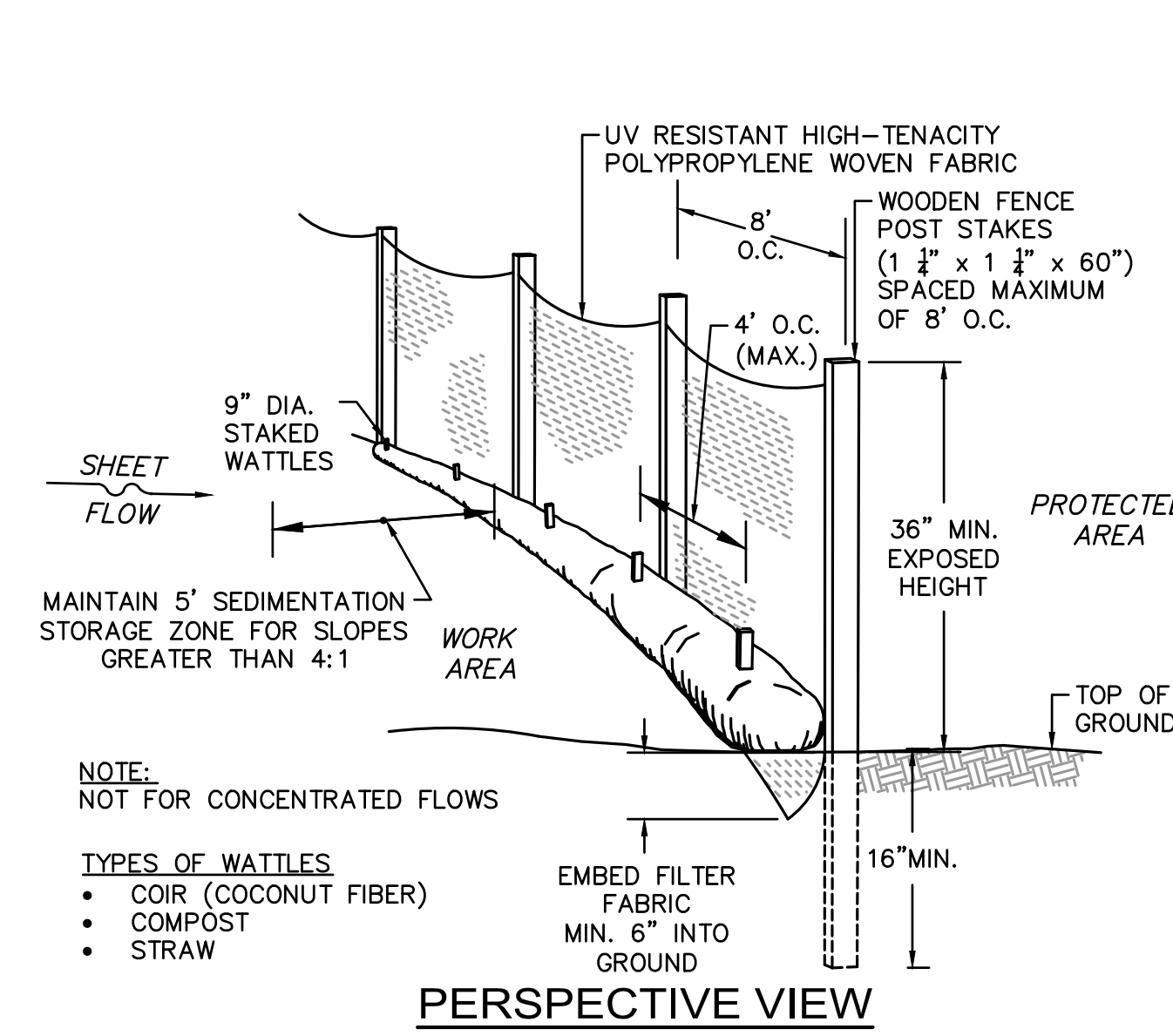


**SECTION**

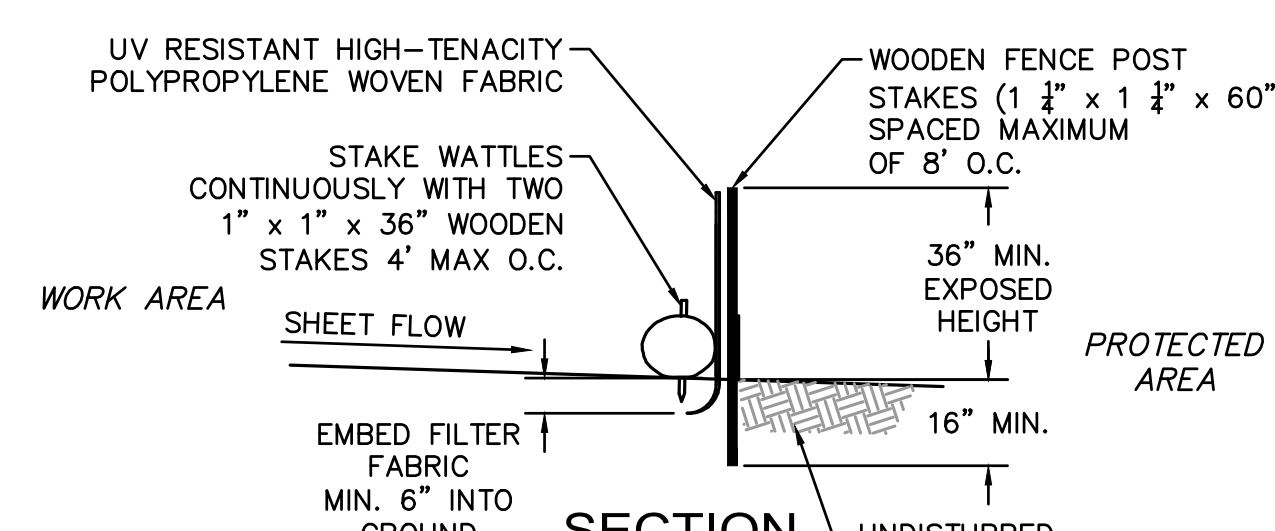
**PERIMETER PROTECTION BARRIER (A)**



**PLAN VIEW**

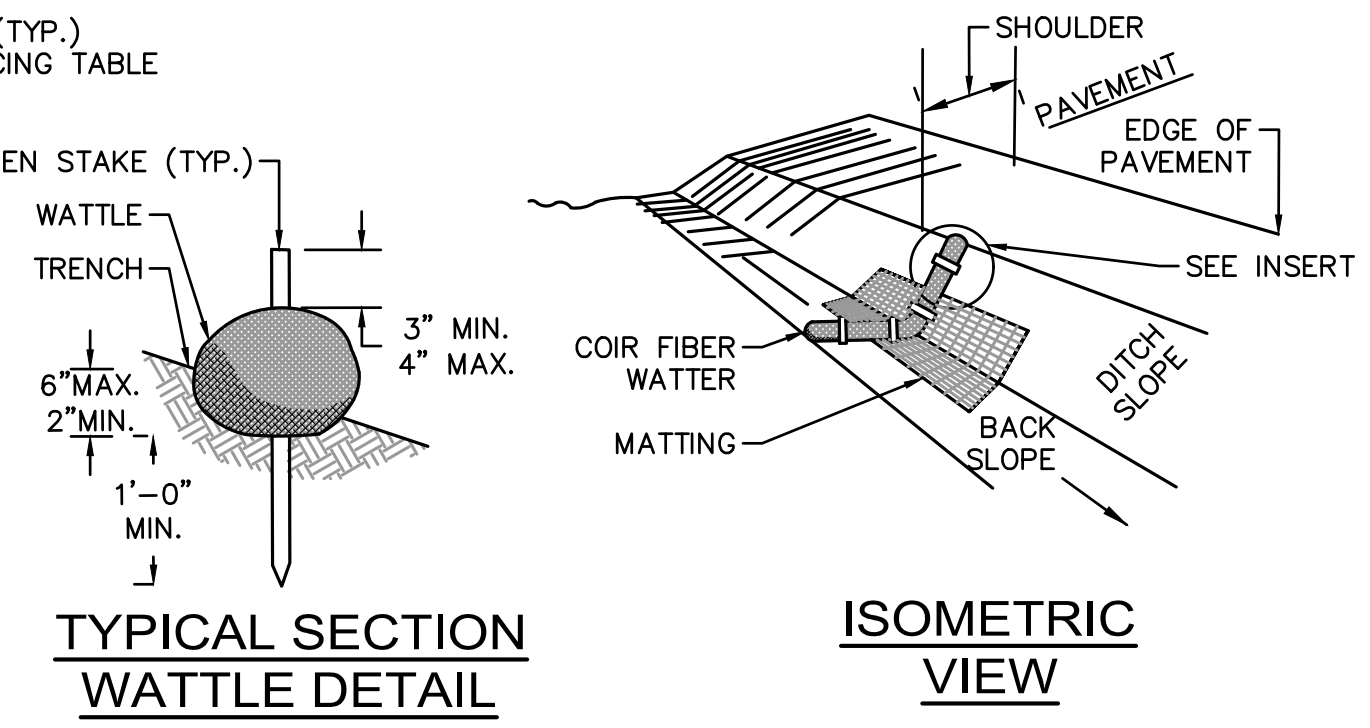


**PERSPECTIVE VIEW**



**SECTION**

**PERIMETER PROTECTION BARRIER (B)  
SILT FENCE DETAIL WITH WATTLES**  
NOT TO SCALE



**TYPICAL SECTION  
WATTLE DETAIL**

**ISOMETRIC VIEW**

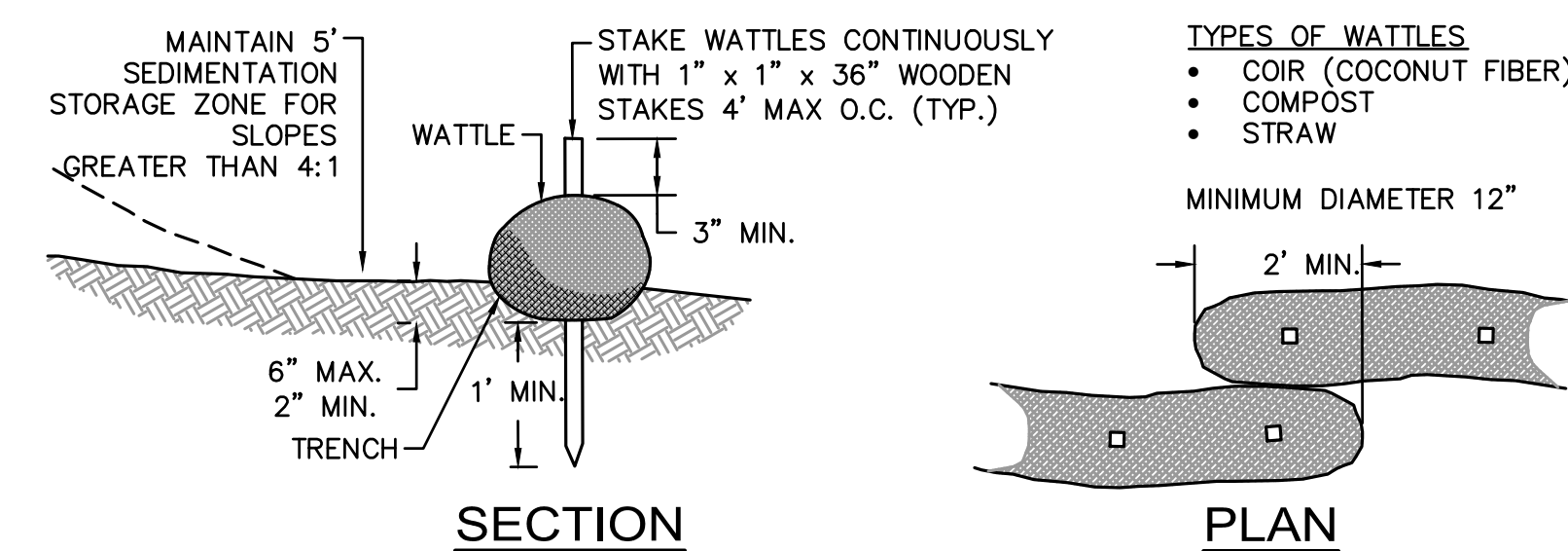
WATTLE SPACING TABLE	
SLOPE	MAX. SPACING
1:1	10'-0"
2:1	20'-0"
3:1	30'-0"
4:1	40'-0"

**WATTLE SLOPE PROTECTION NOTES:**

- SECURELY KNOT EACH END OF WATTLE, ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
- PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLES AND INTO THE SOIL WHEN SOIL CONDITIONS REQUIRE
- WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RAINFALL PRODUCES RUNOFF, TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.
- ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.

- TYPES OF WATTLES**
- COIR (COCONUT FIBER)
  - COMPOST
  - STRAW

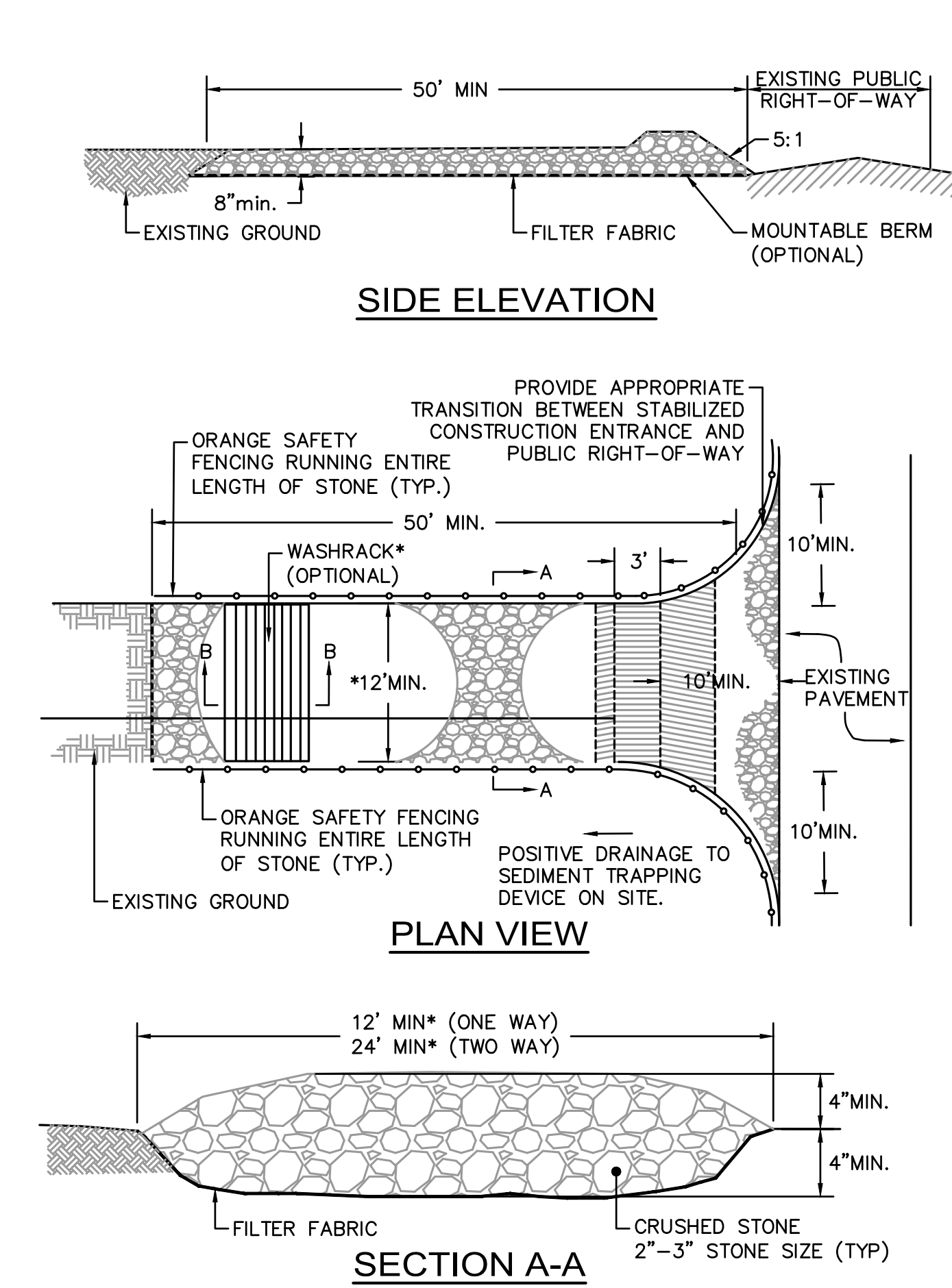
**EROSION CONTROL BARRIER (E)  
WATTLES - STEEP SLOPE PROTECTION**  
NOT TO SCALE



**SECTION**

**PLAN**

**WATTLES - SLOPE PROTECTION FOR SLOPES LESS THAN 10:1**  
NOT TO SCALE

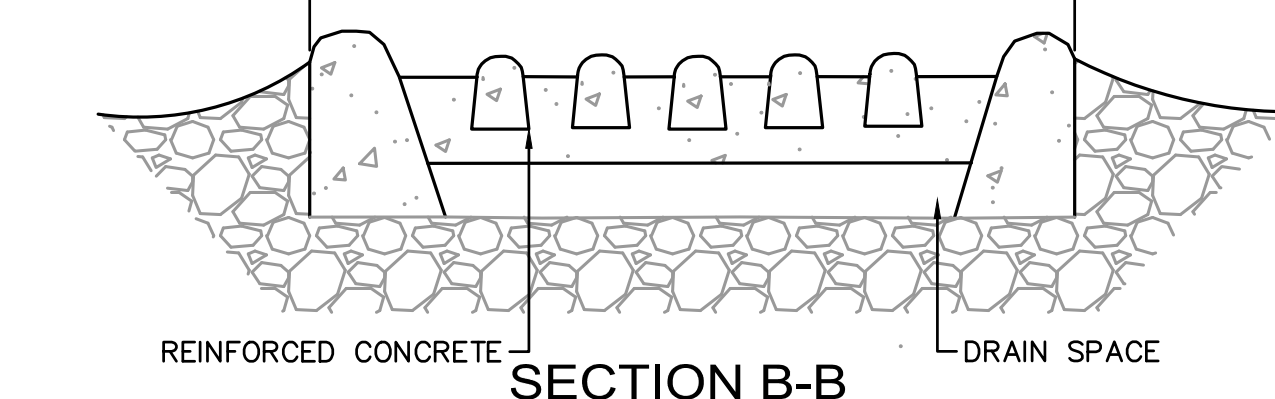


**SIDE ELEVATION**

**PLAN VIEW**

**SECTION A-A**

\* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION



**SECTION B-B**

**CONSTRUCTION SPECIFICATIONS**

**CONSTRUCTION SPECIFICATIONS**

LENGTH - GREATER THAN OR EQUAL TO 50 FEET

WIDTH - TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

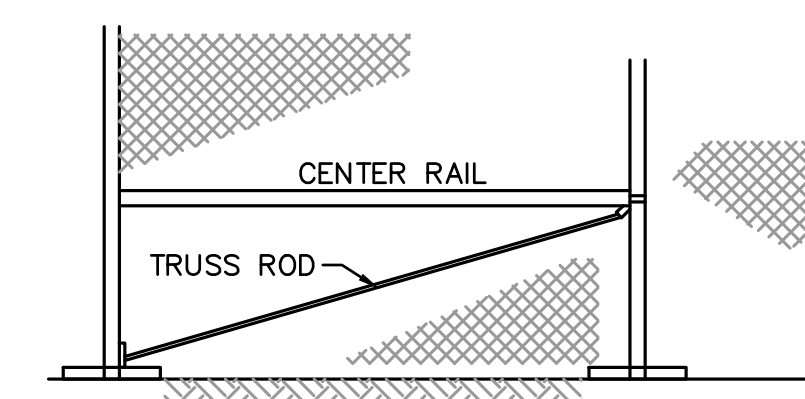
SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.

THICKNESS - 8"

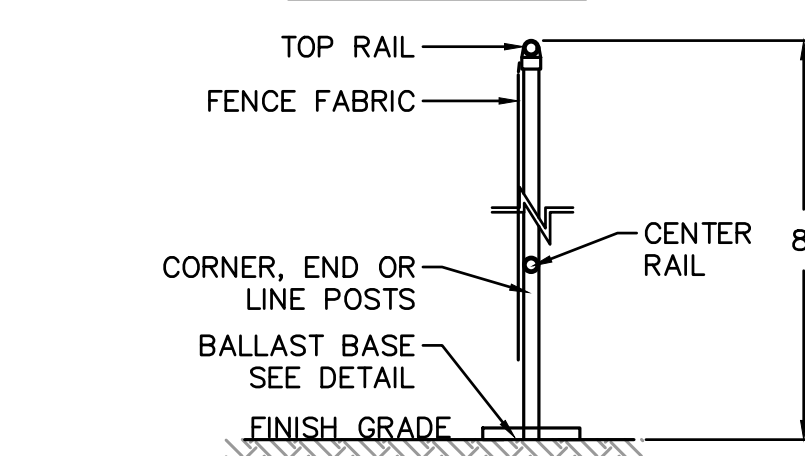
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

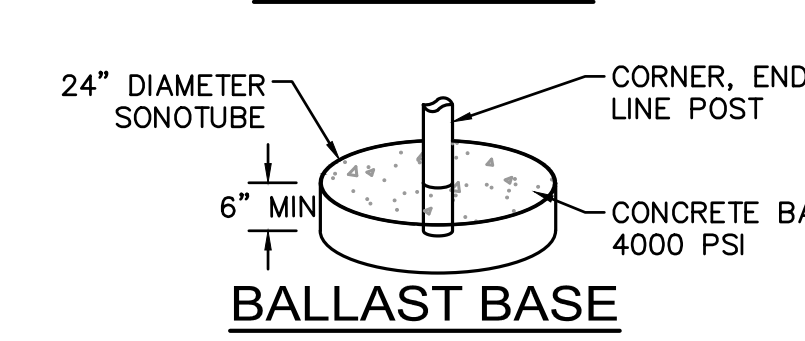
**STABILIZED CONSTRUCTION ENTRANCE**



**ELEVATION**



**SECTION A-A**



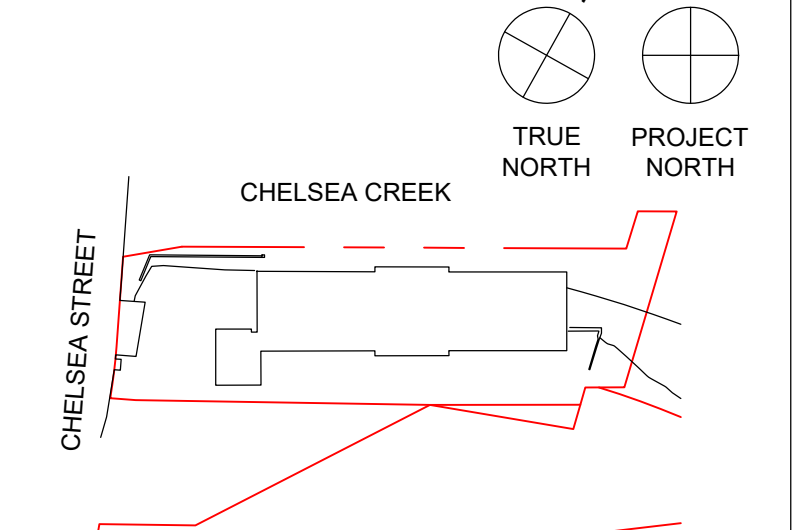
**BALLAST BASE**

**TEMPORARY CONSTRUCTION  
CHAIN LINK FENCE WITH BALLAST BASE**  
NOT TO SCALE

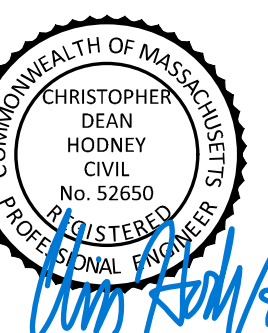
**NOTES**

- END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30' CHANGE IN DIRECTION CONSTITUTES A CORNER)
- FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
- ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPECTER OR EQUAL.
- ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
- LINE POSTS SHALL BE 2 1/2" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
- THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

**KEY PLAN**



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
SCALE: NTS  
PROJECT NO: 13899  
SEAL & SIGNATURE



DRAWING TITLE:  
**CIVIL DETAILS**

DRAWING NO:

**C-400**



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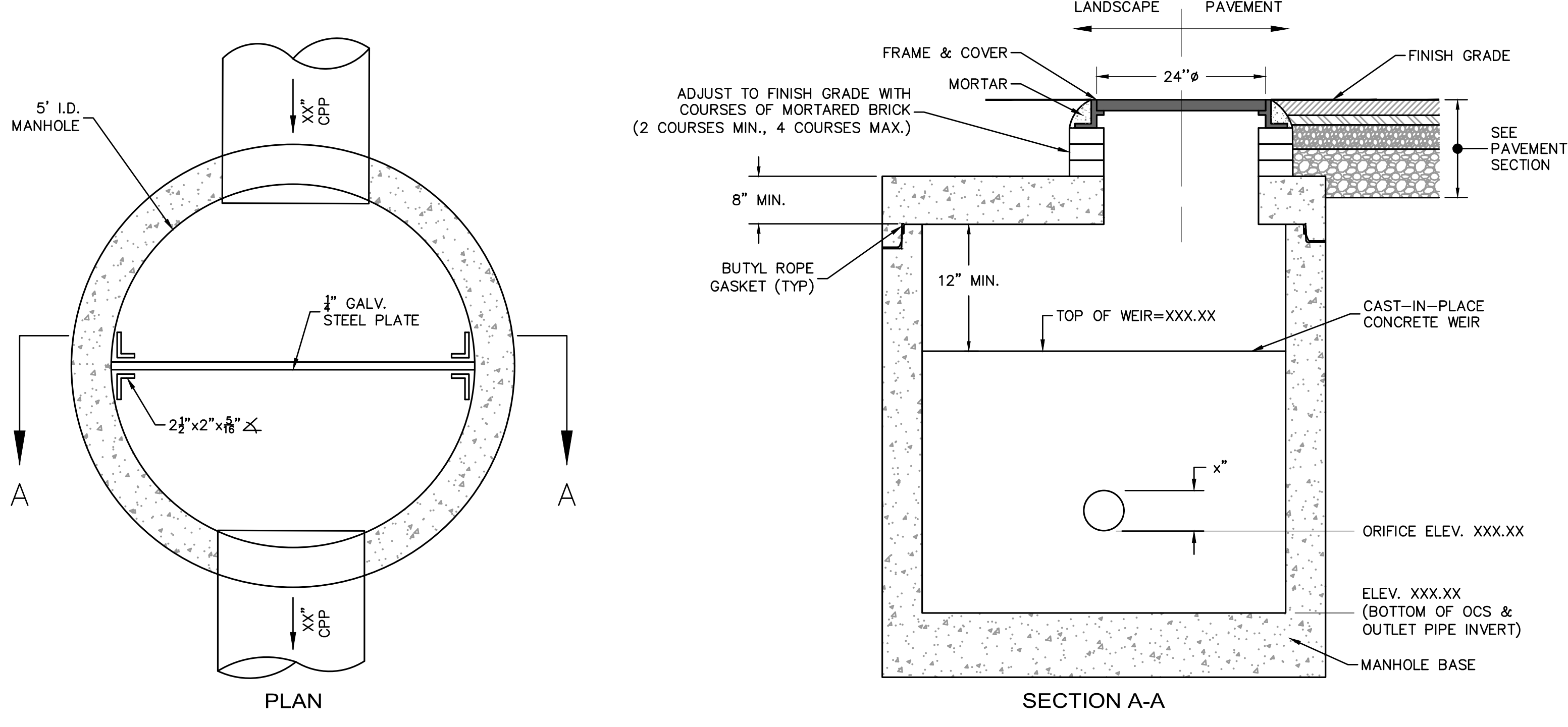
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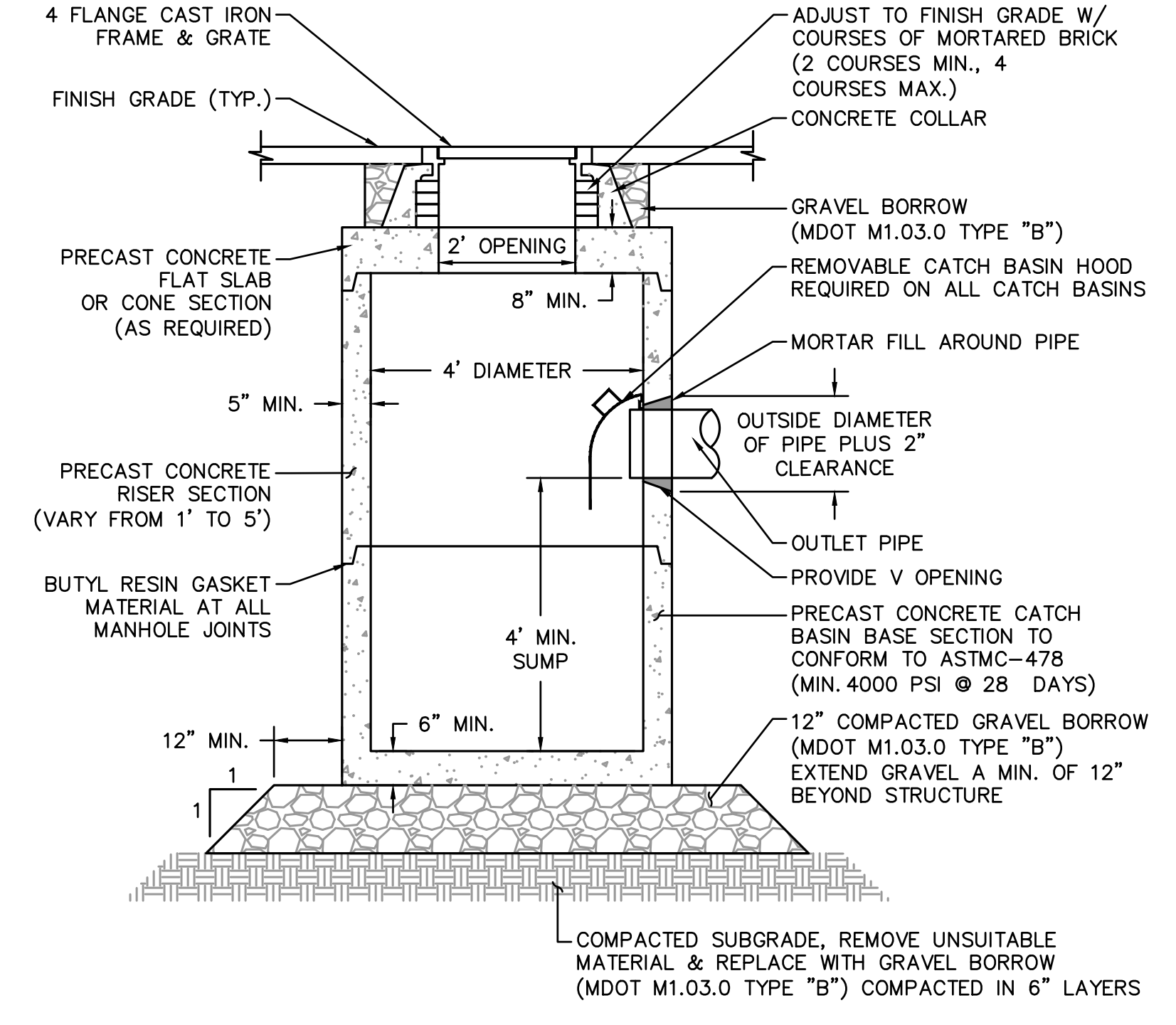
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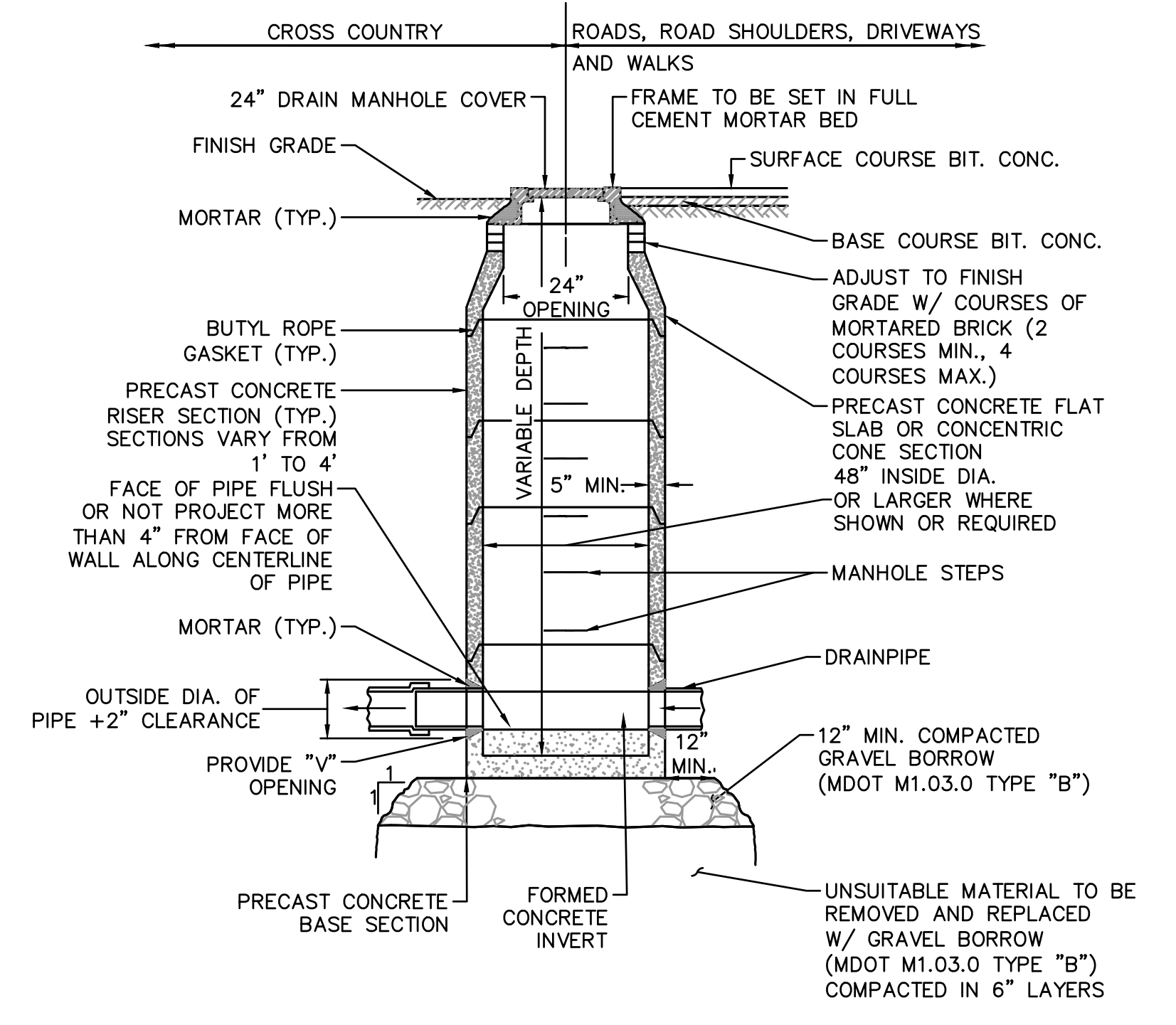
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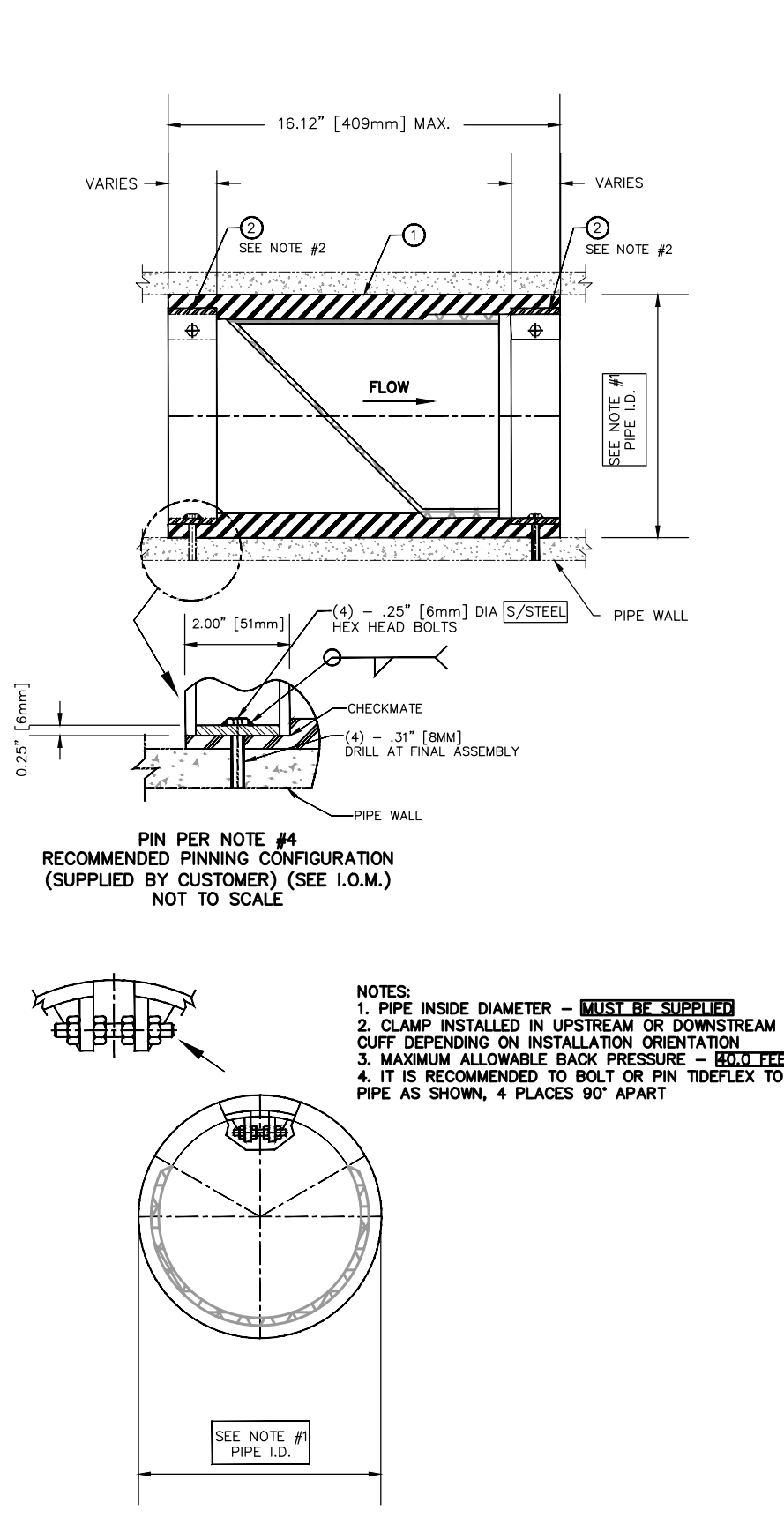
**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



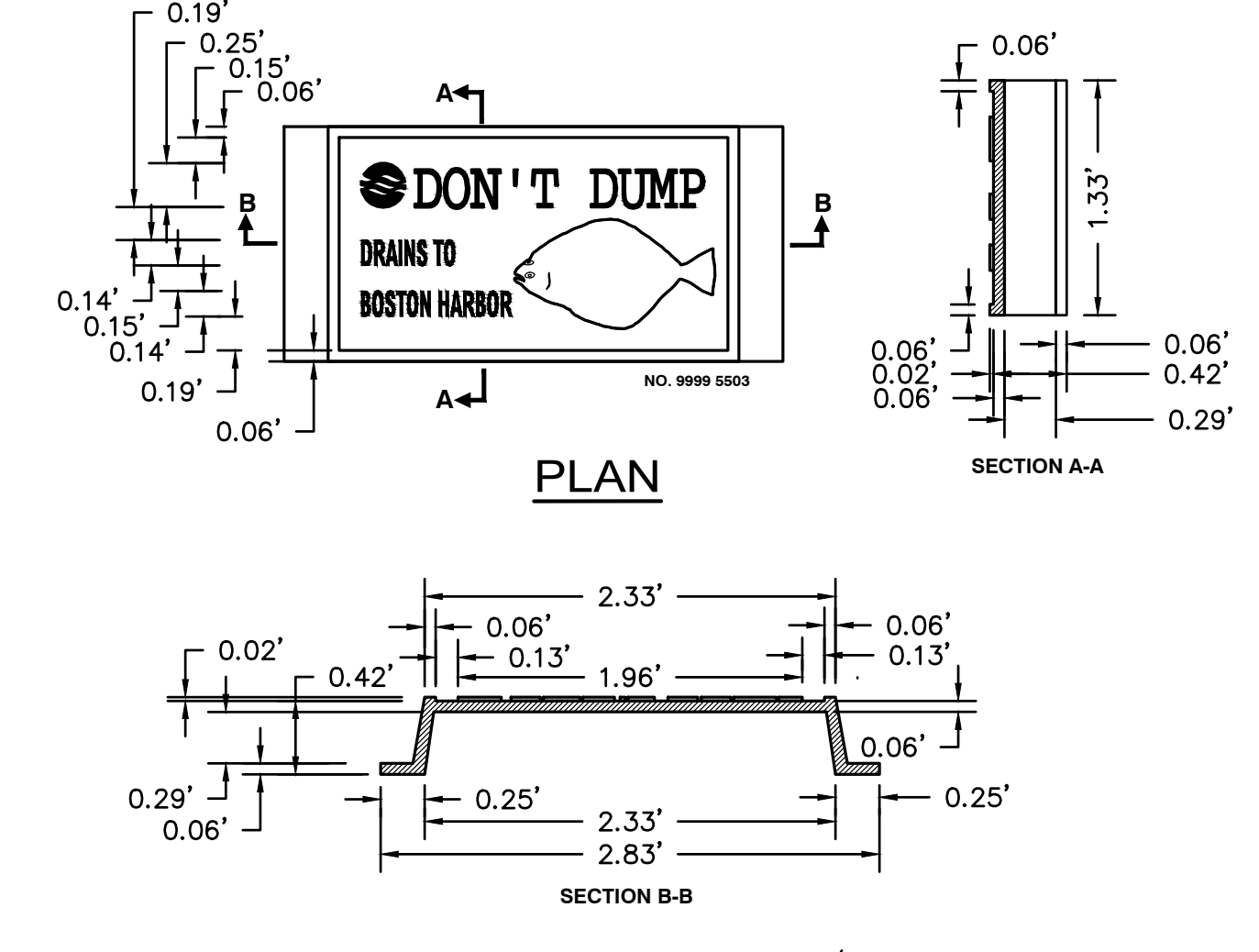
**TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE



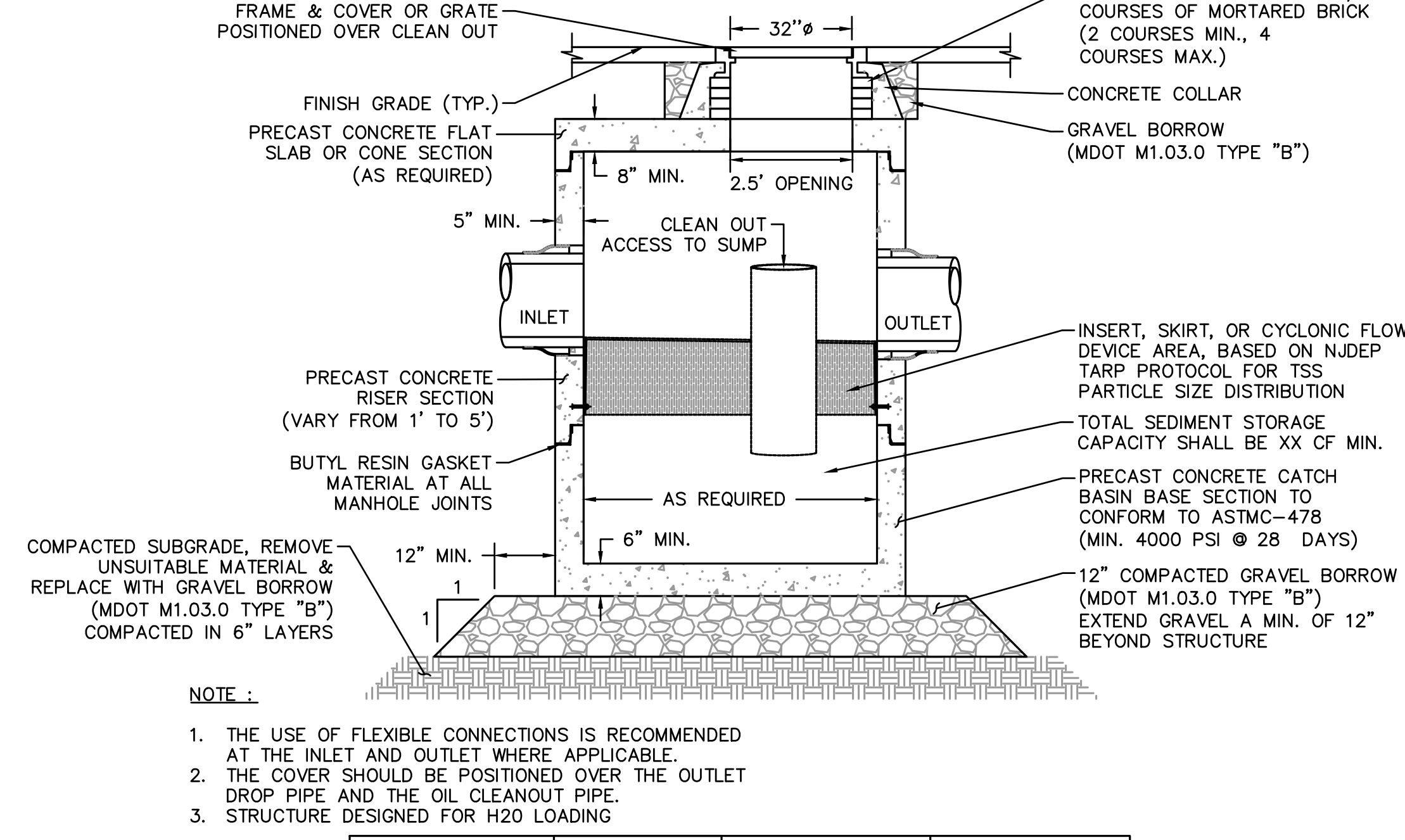
**TYPICAL DRAIN MANHOLE DETAIL**  
NOT TO SCALE



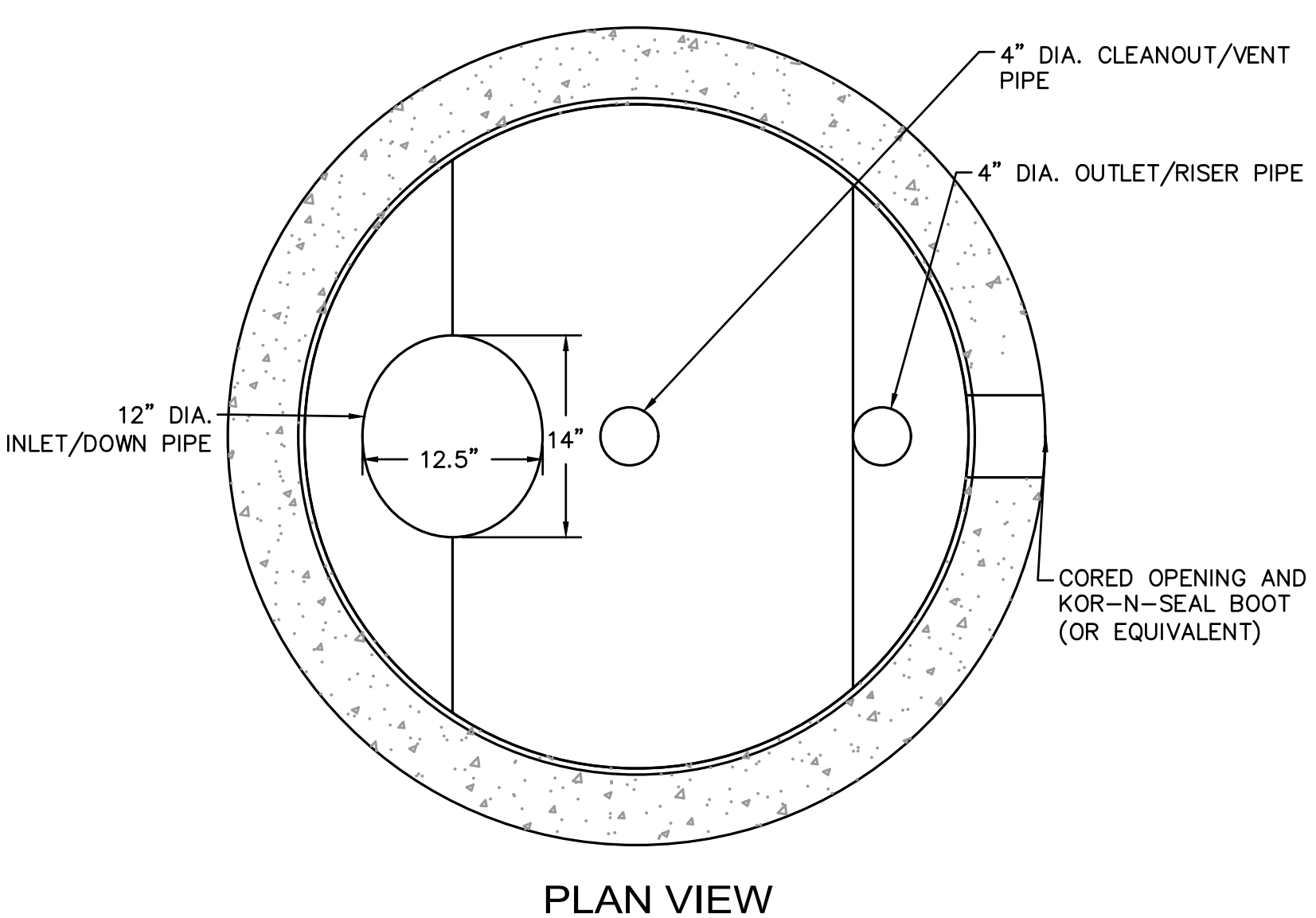
**TIDEFLEX CHECKMATE CHECK VALVE DETAIL**  
NOT TO SCALE



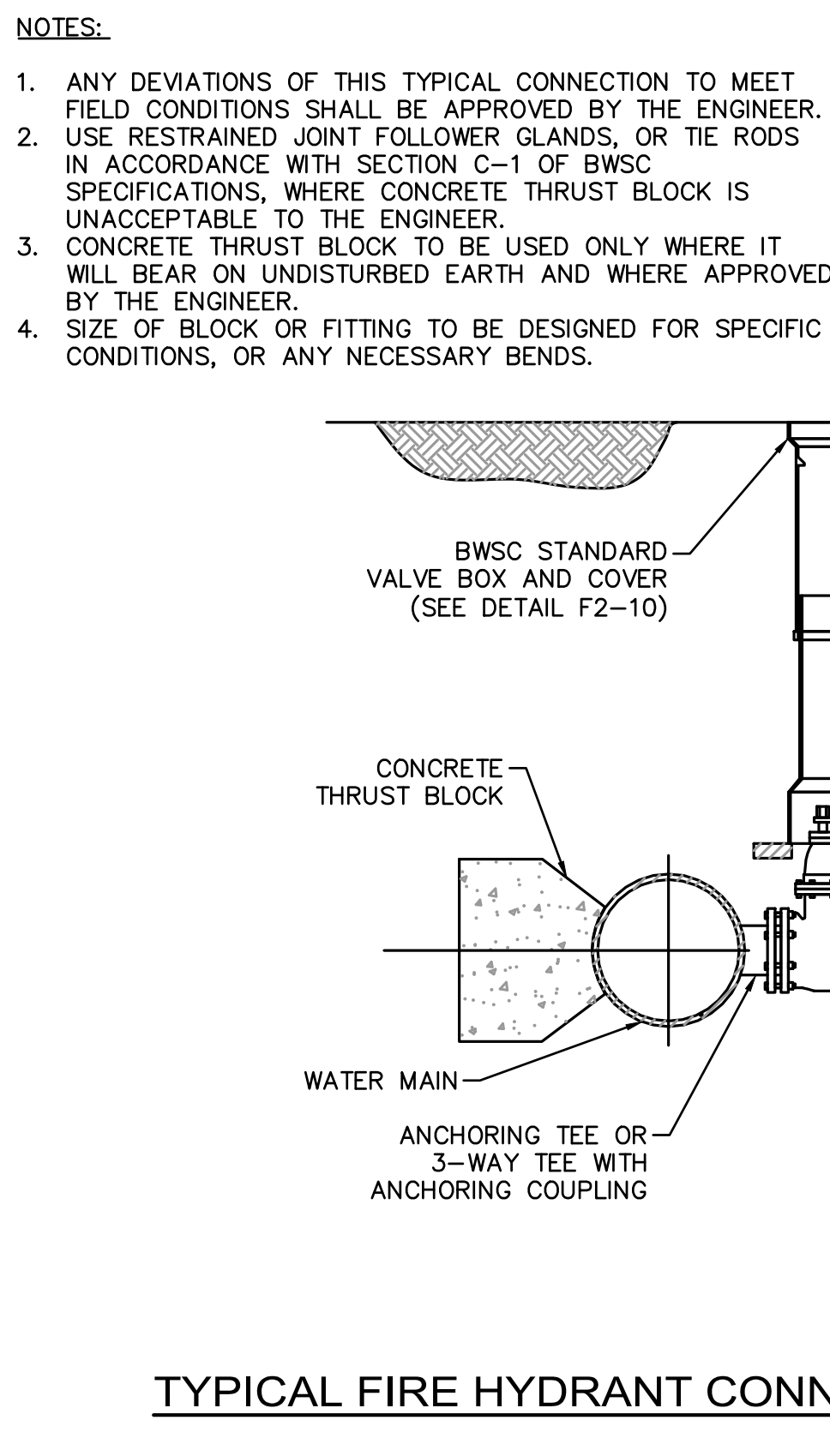
**BWSC CATCH BASIN SIGN INSTALLATION**  
NOT TO SCALE



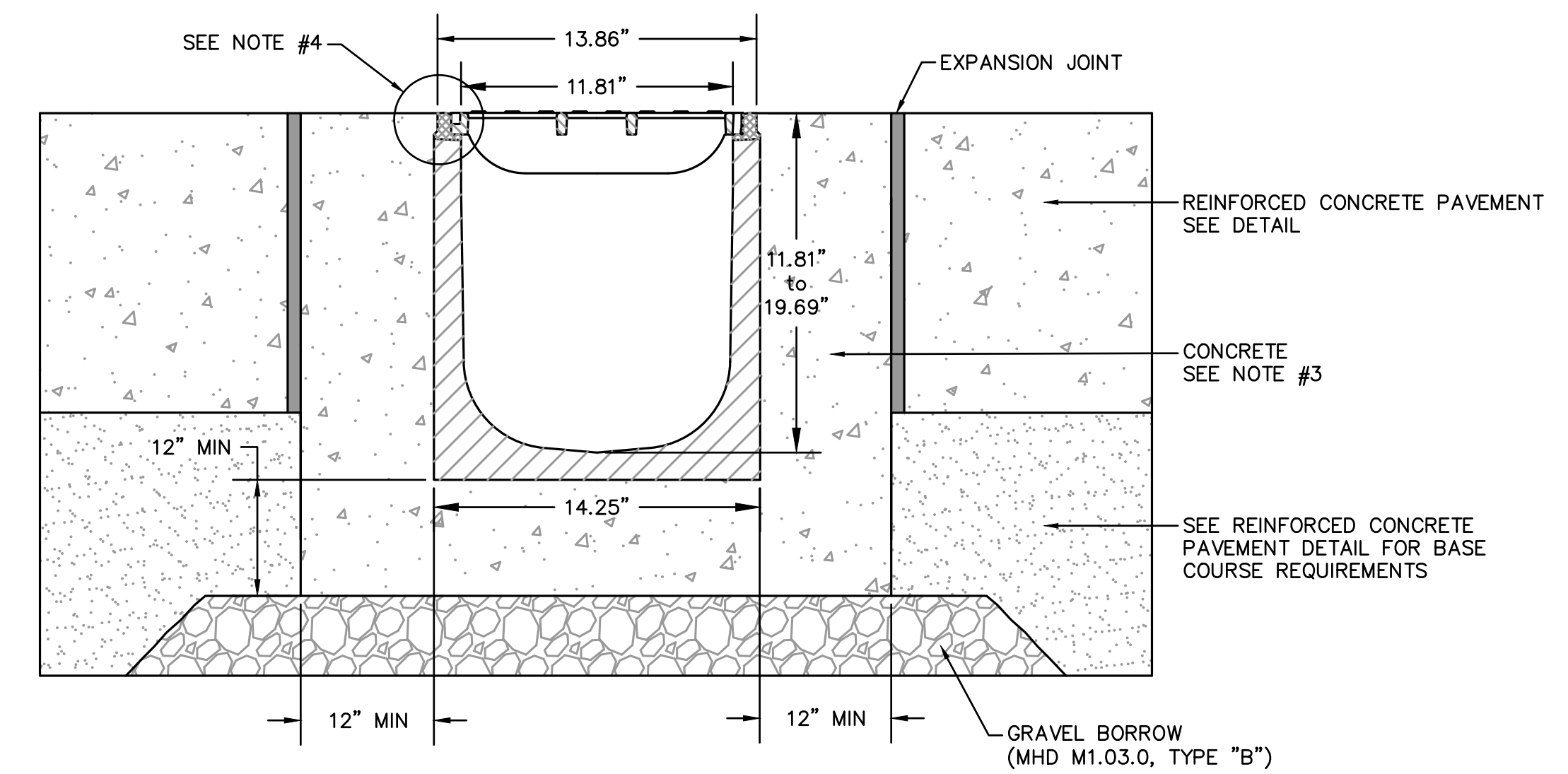
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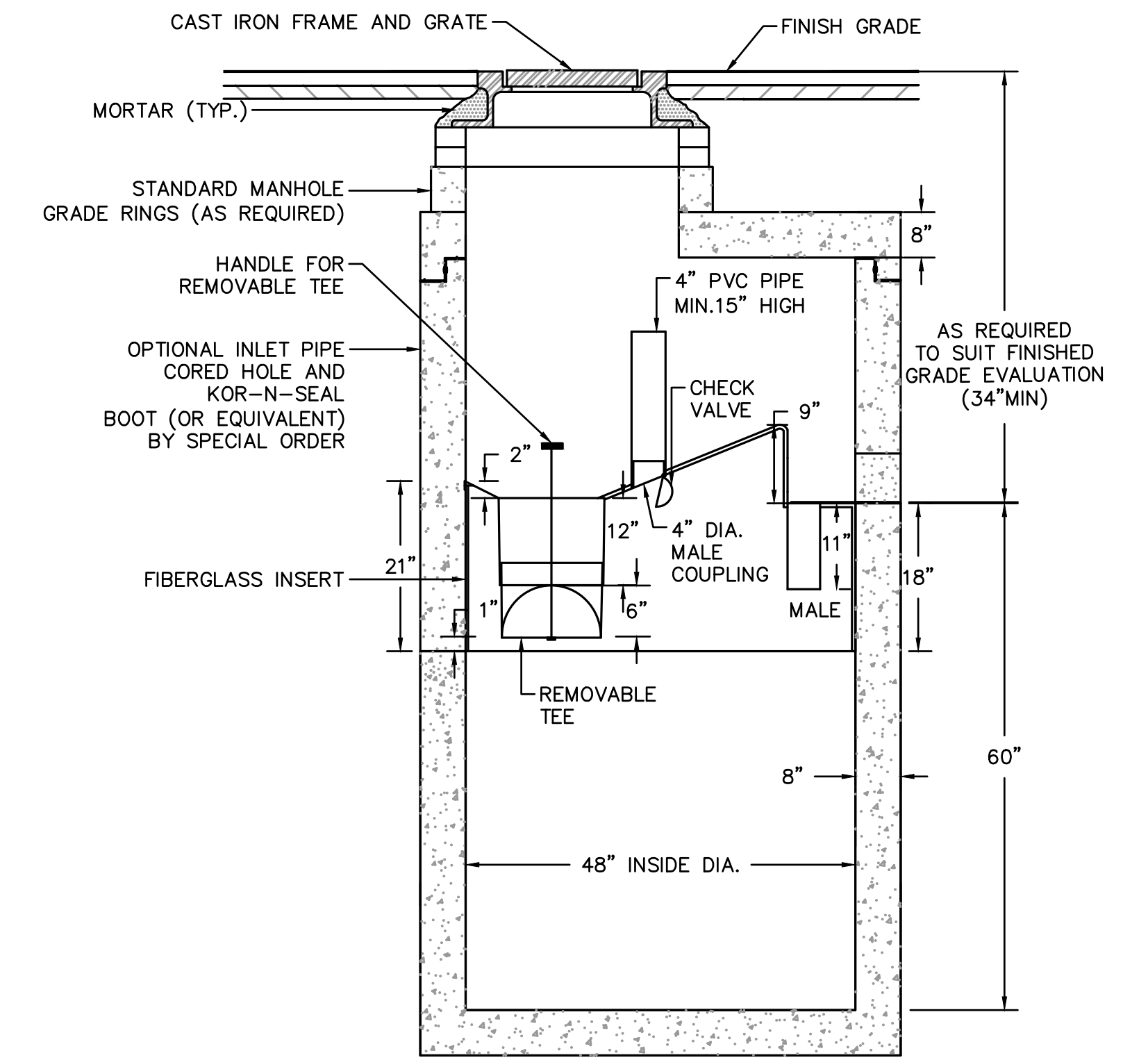
**STORMCEPTOR CATCH BASIN DETAIL**  
NOT TO SCALE



**TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE**  
NOT TO SCALE



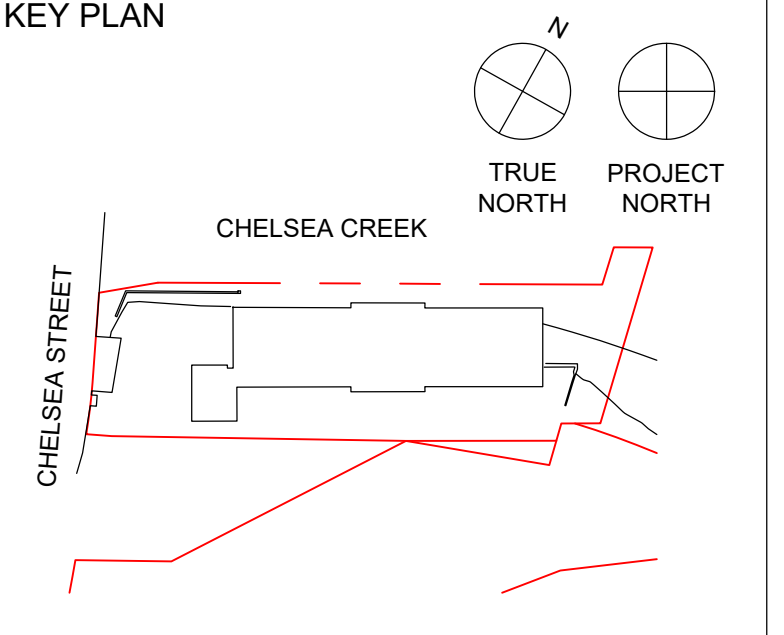
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**STORMCEPTOR CATCH BASIN DETAIL**  
NOT TO SCALE

**NOT FOR CONSTRUCTION.**  
DRAWINGS ARE CONCEPTUAL.  
ALL INFORMATION TO BE  
VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
	MARCH 2, 2022	CONCEPTUAL PRICING



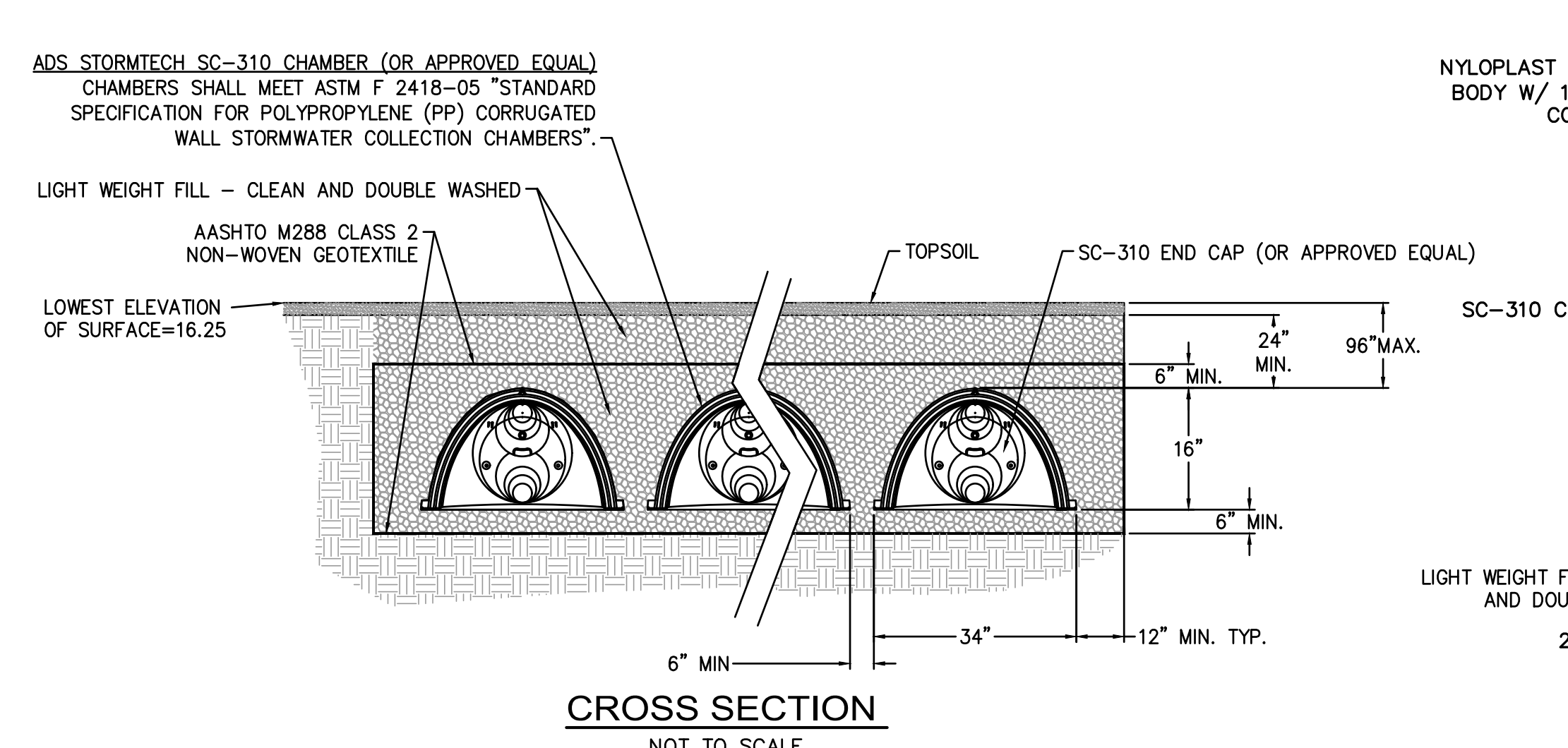
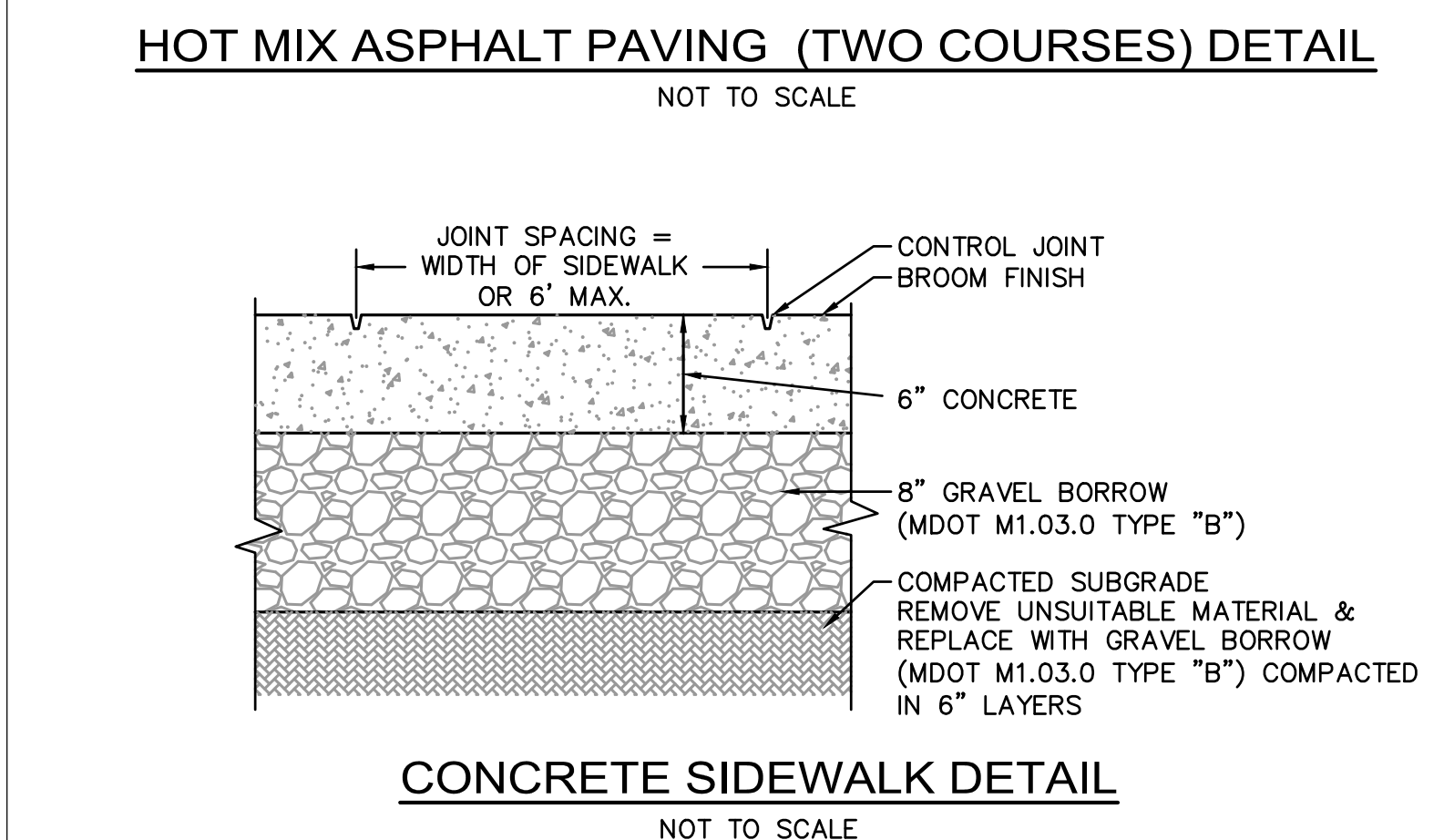
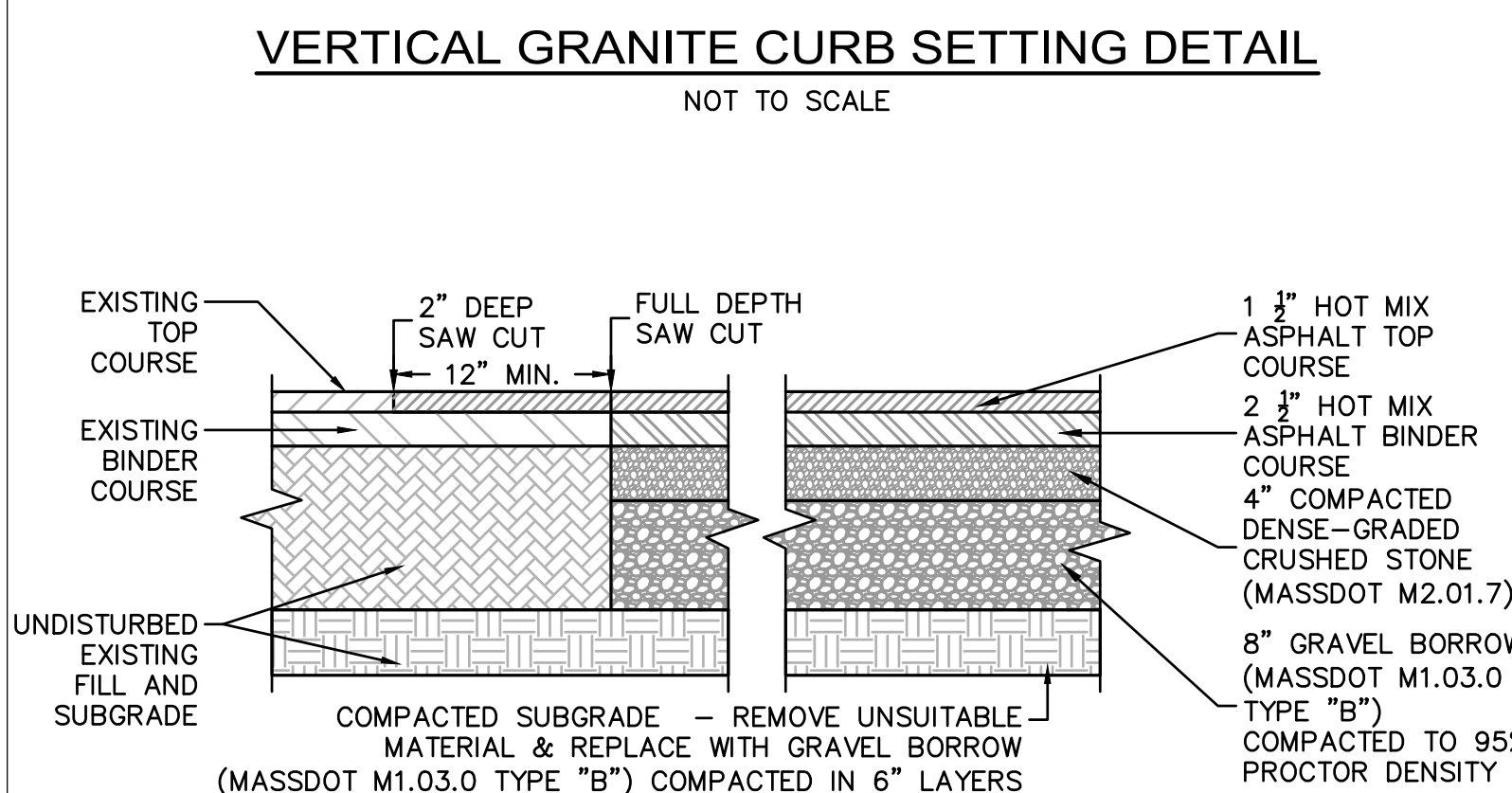
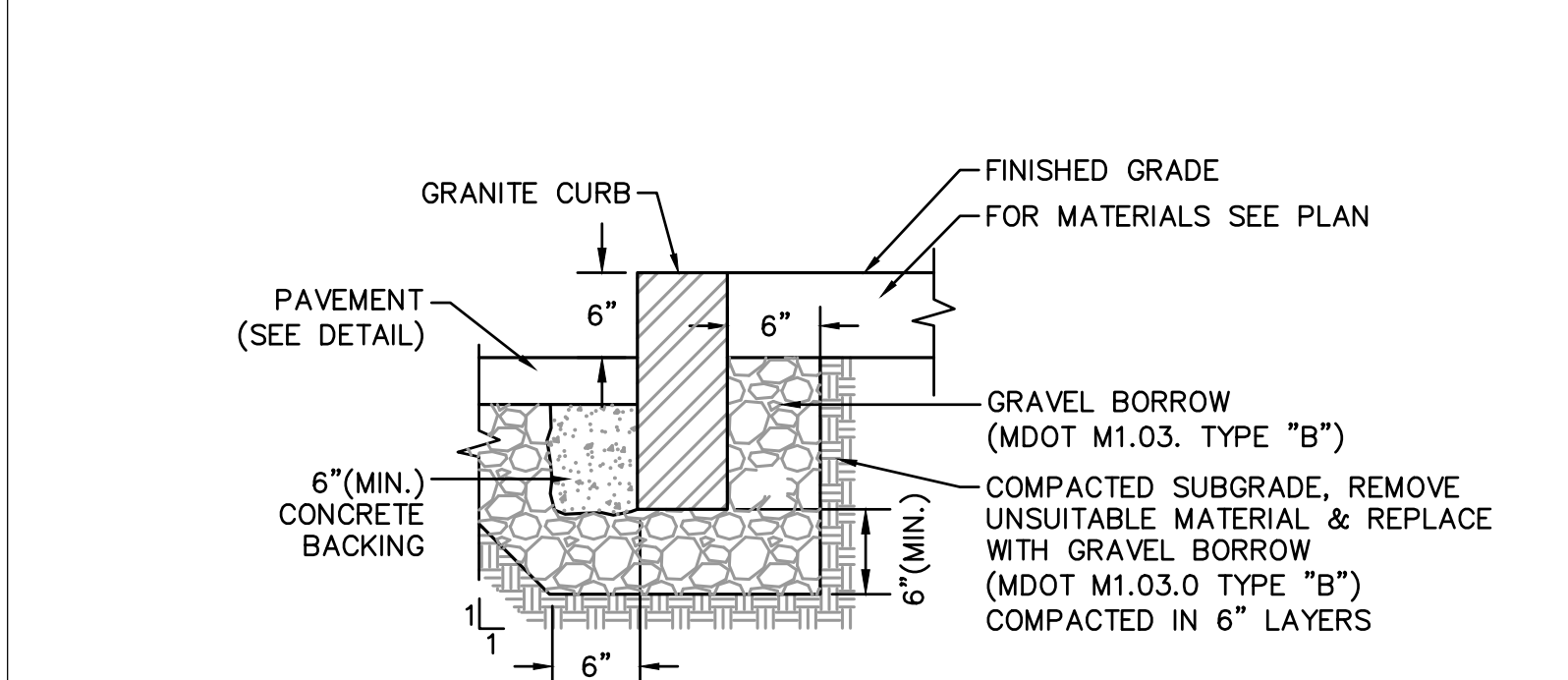
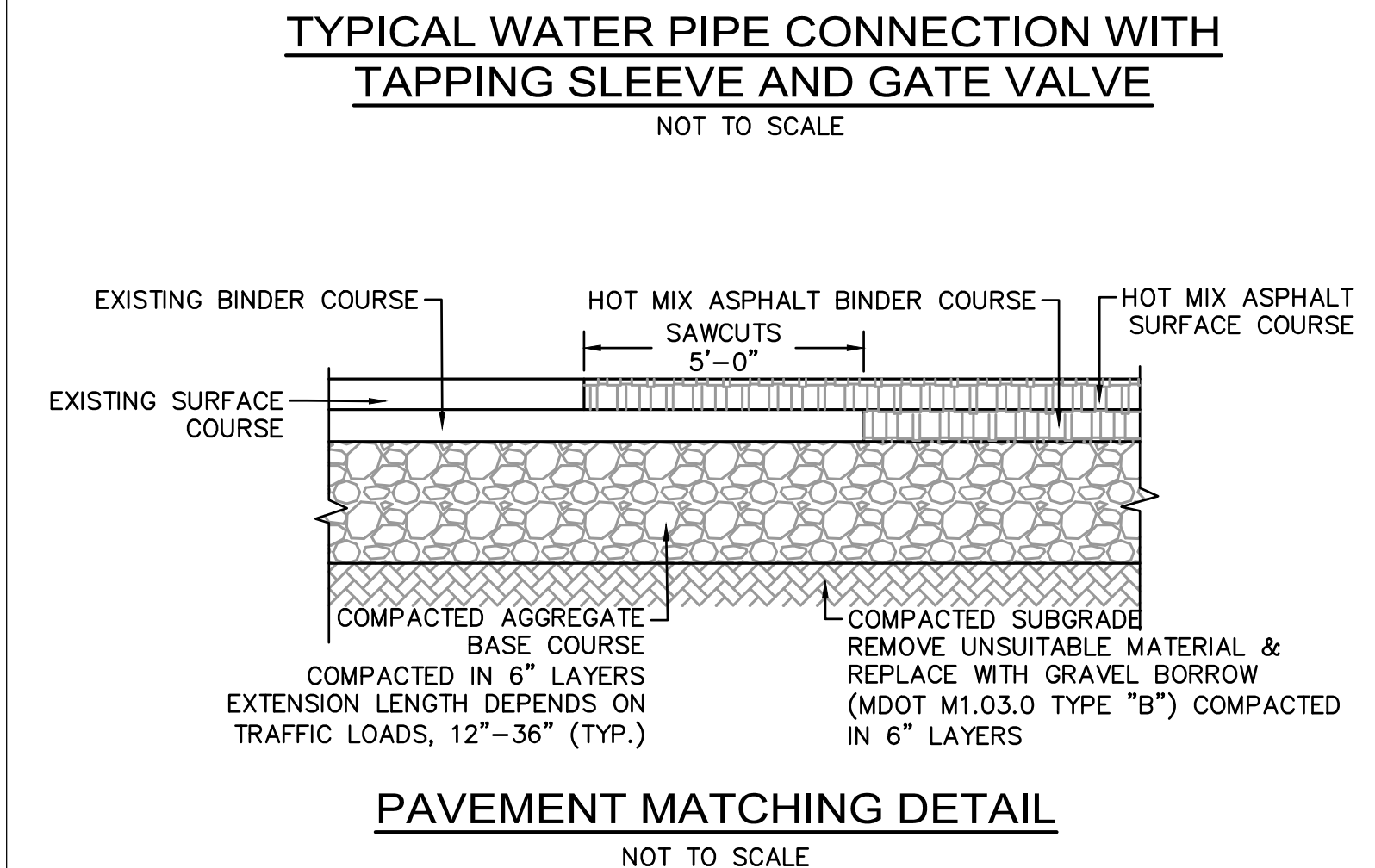
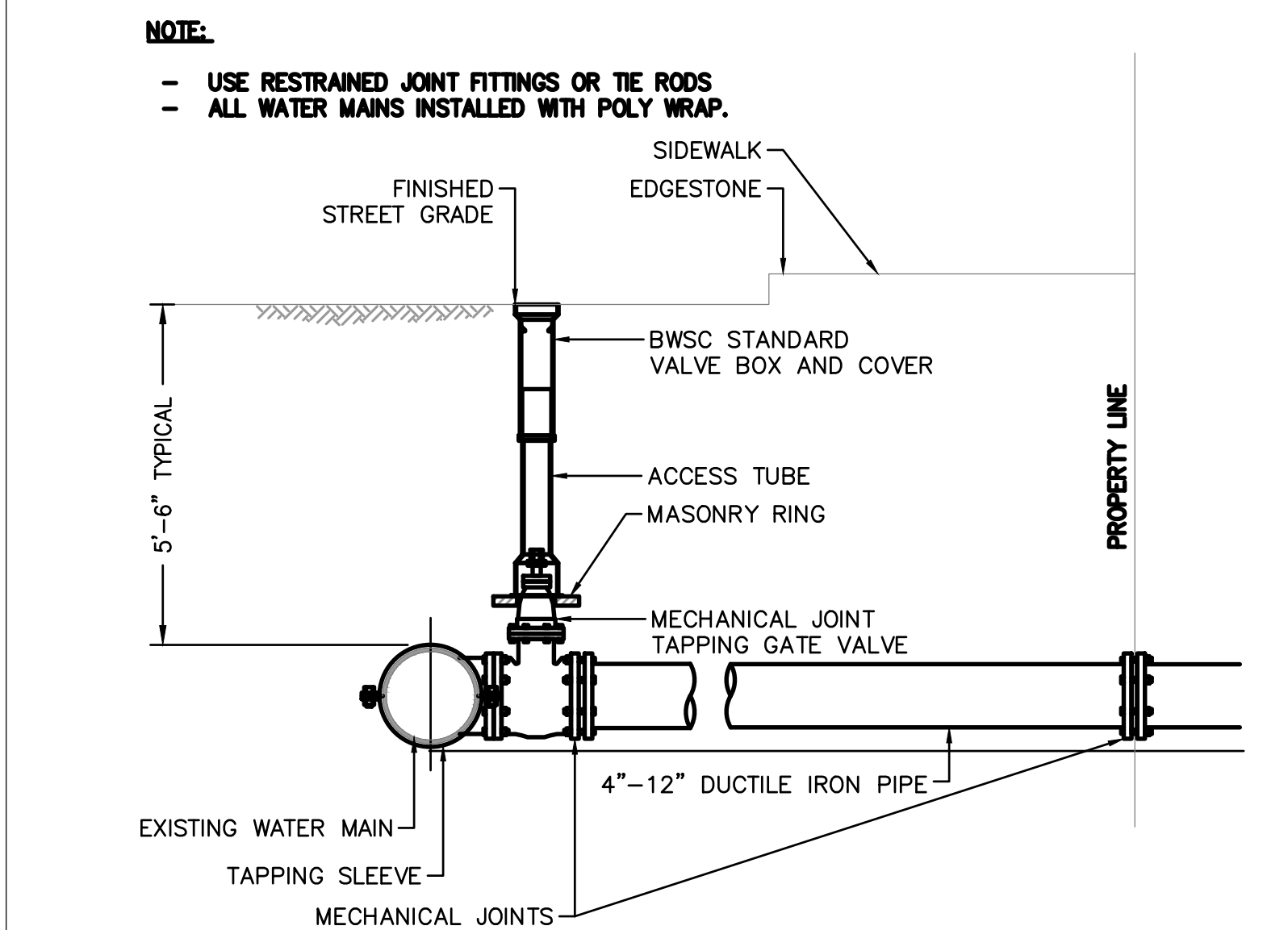
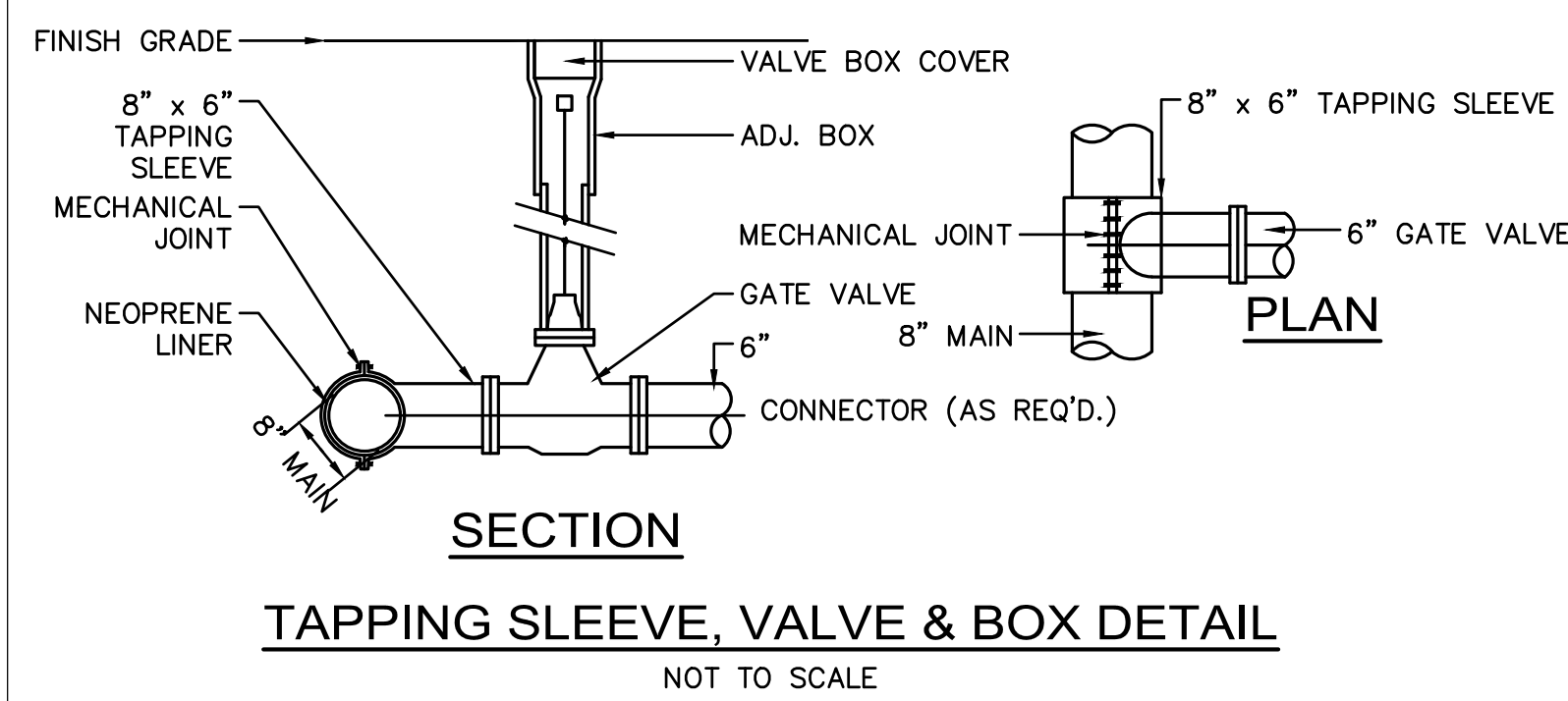
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SCALE: NTS  
PROJECT NO: 13899  
SEAL & SIGNATURE



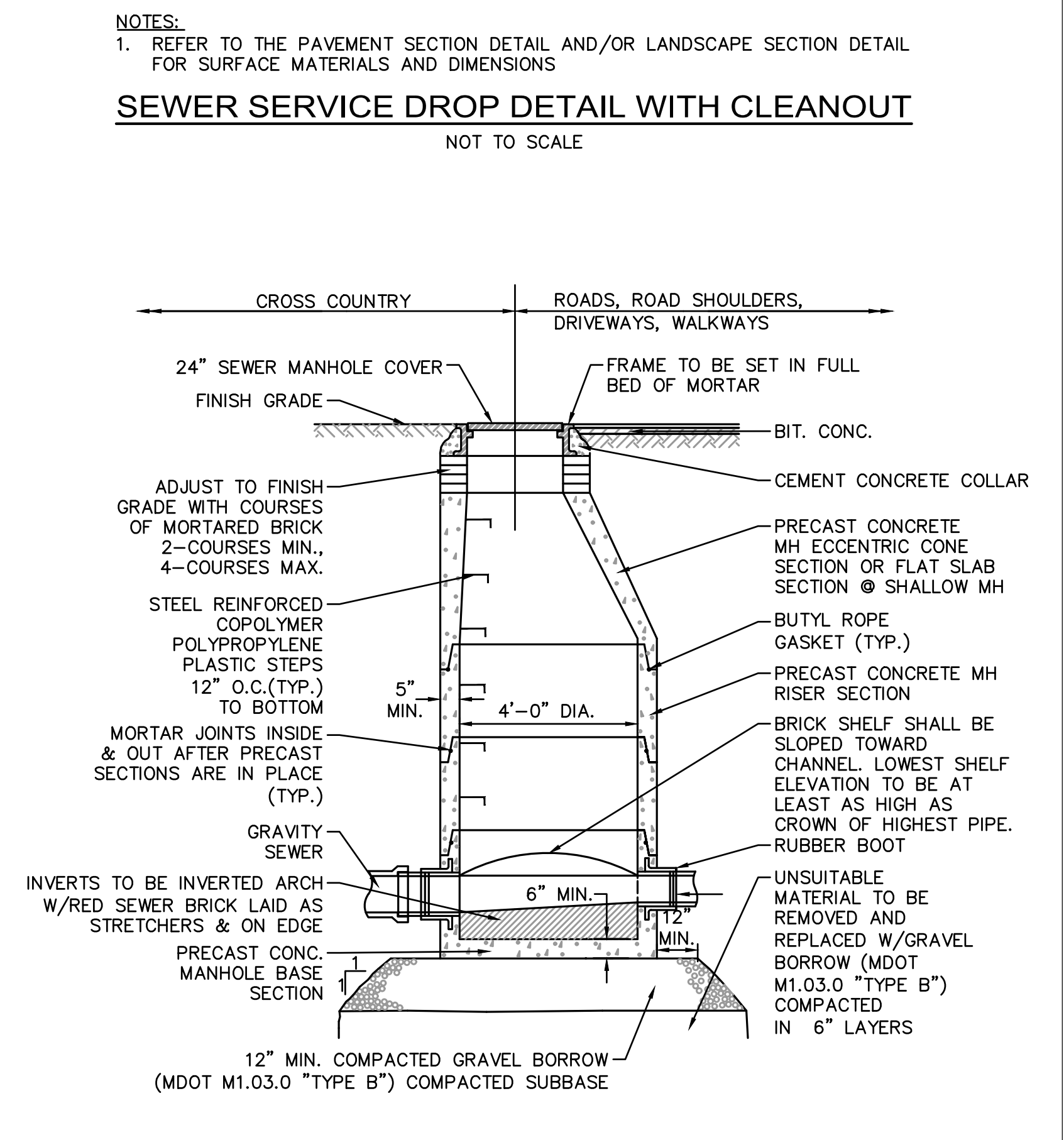
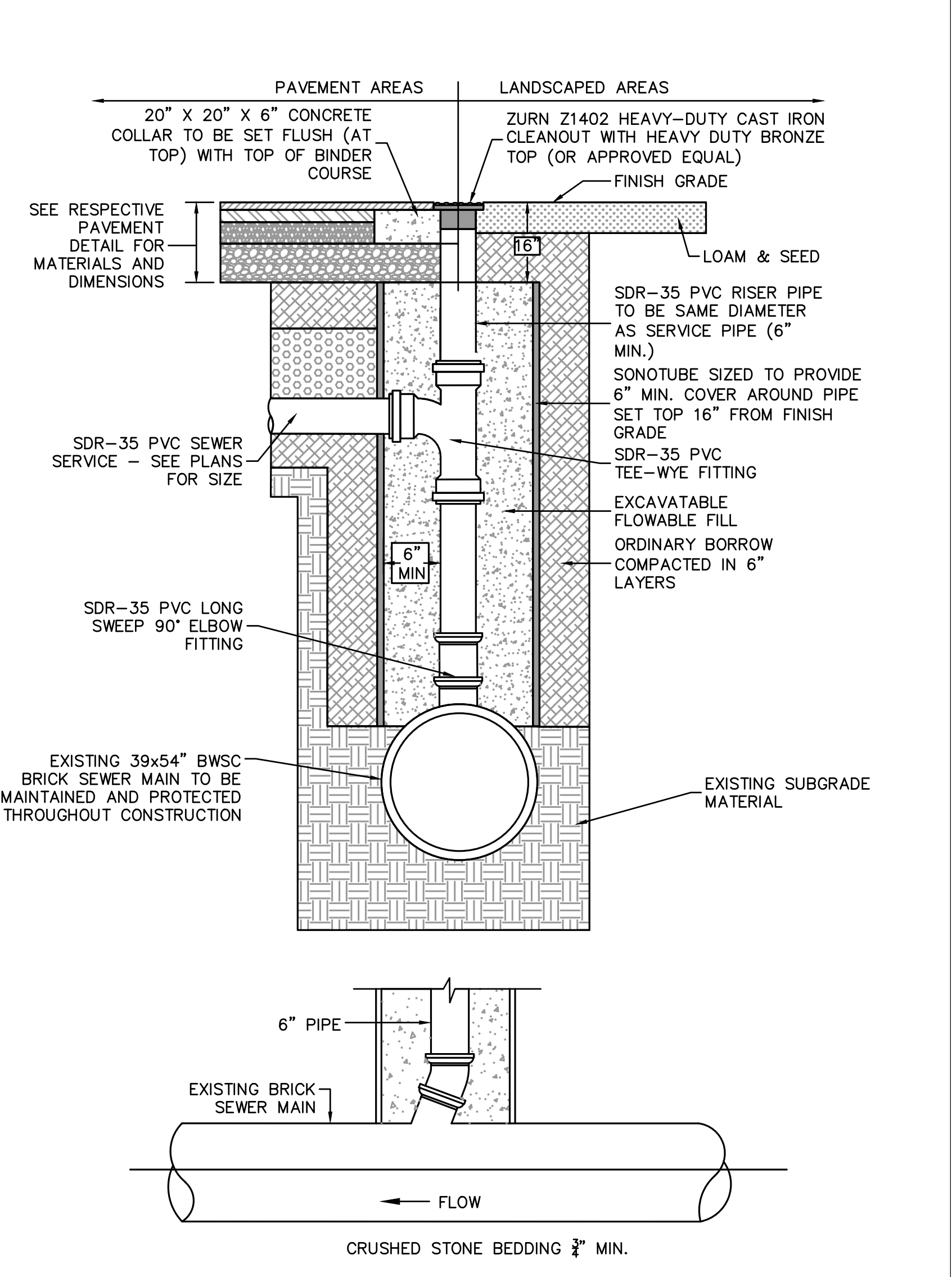
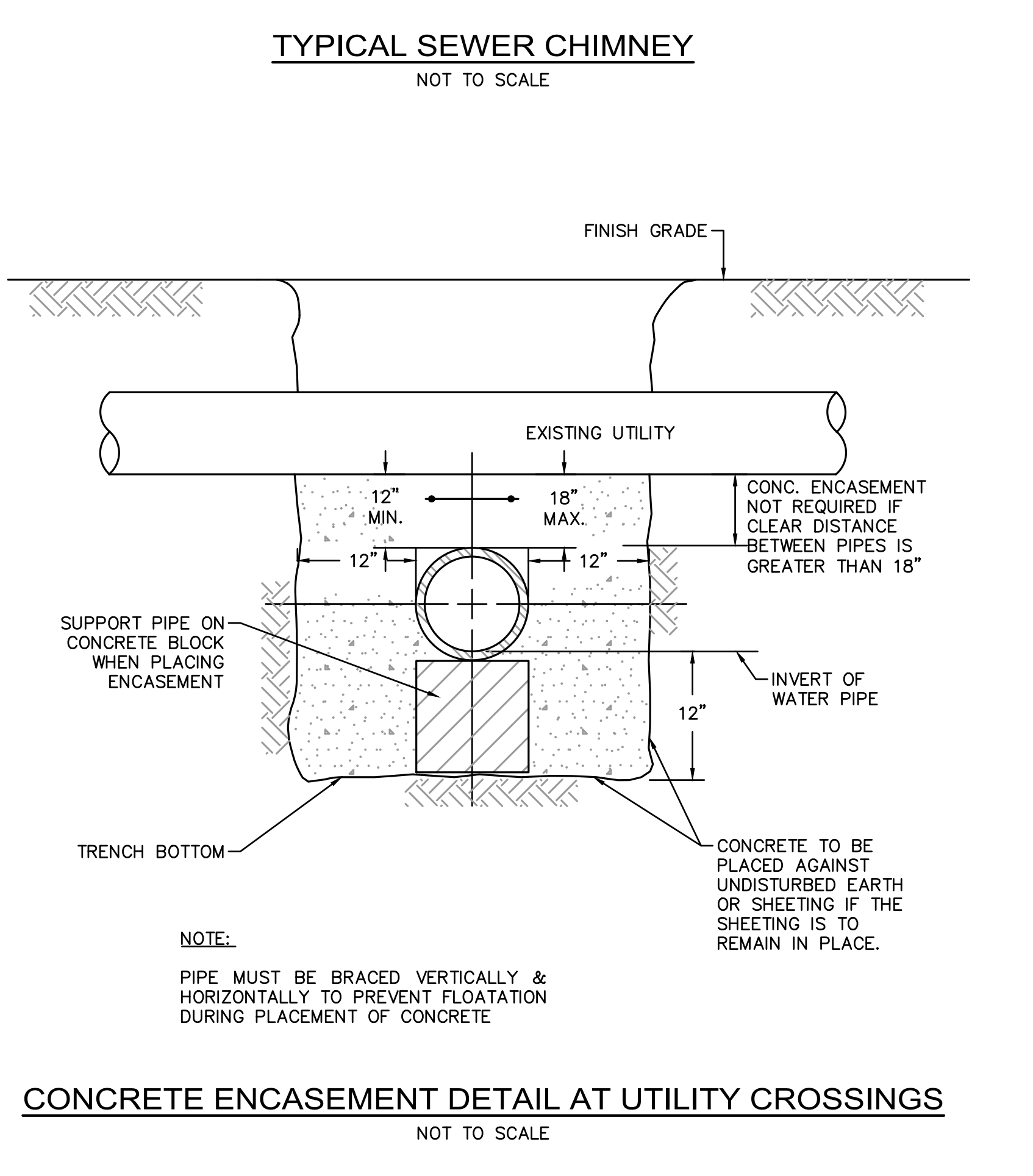
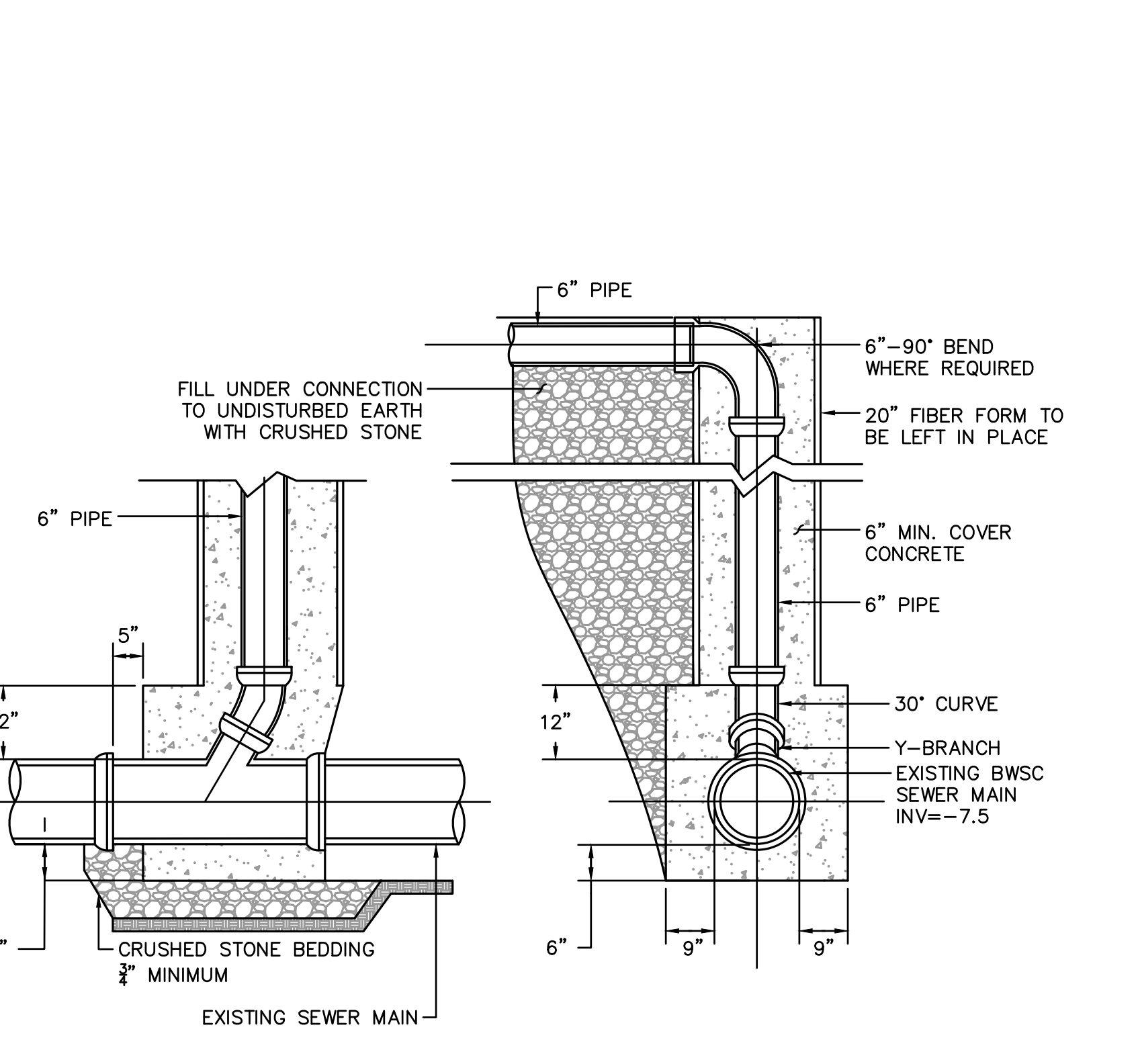
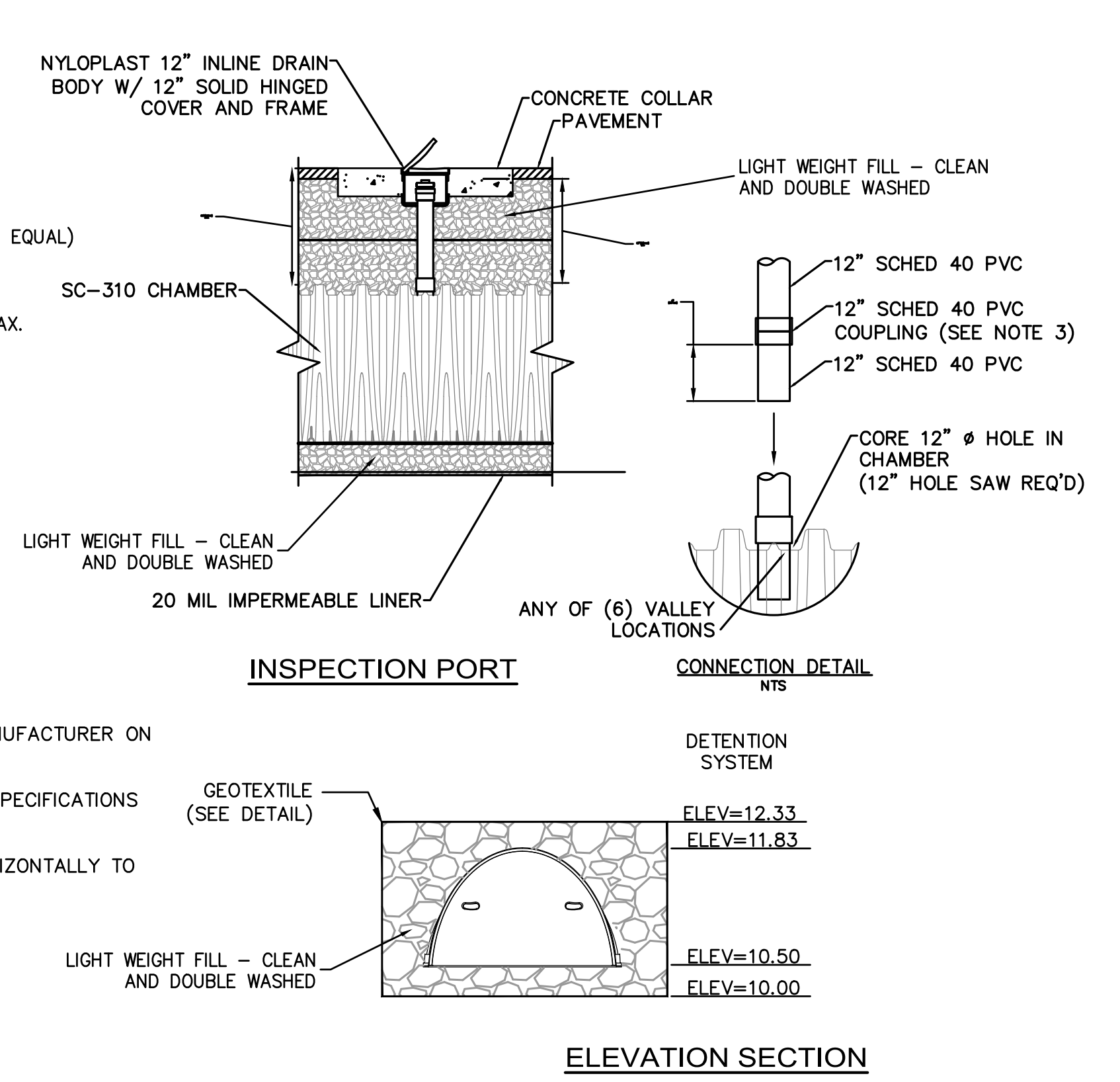
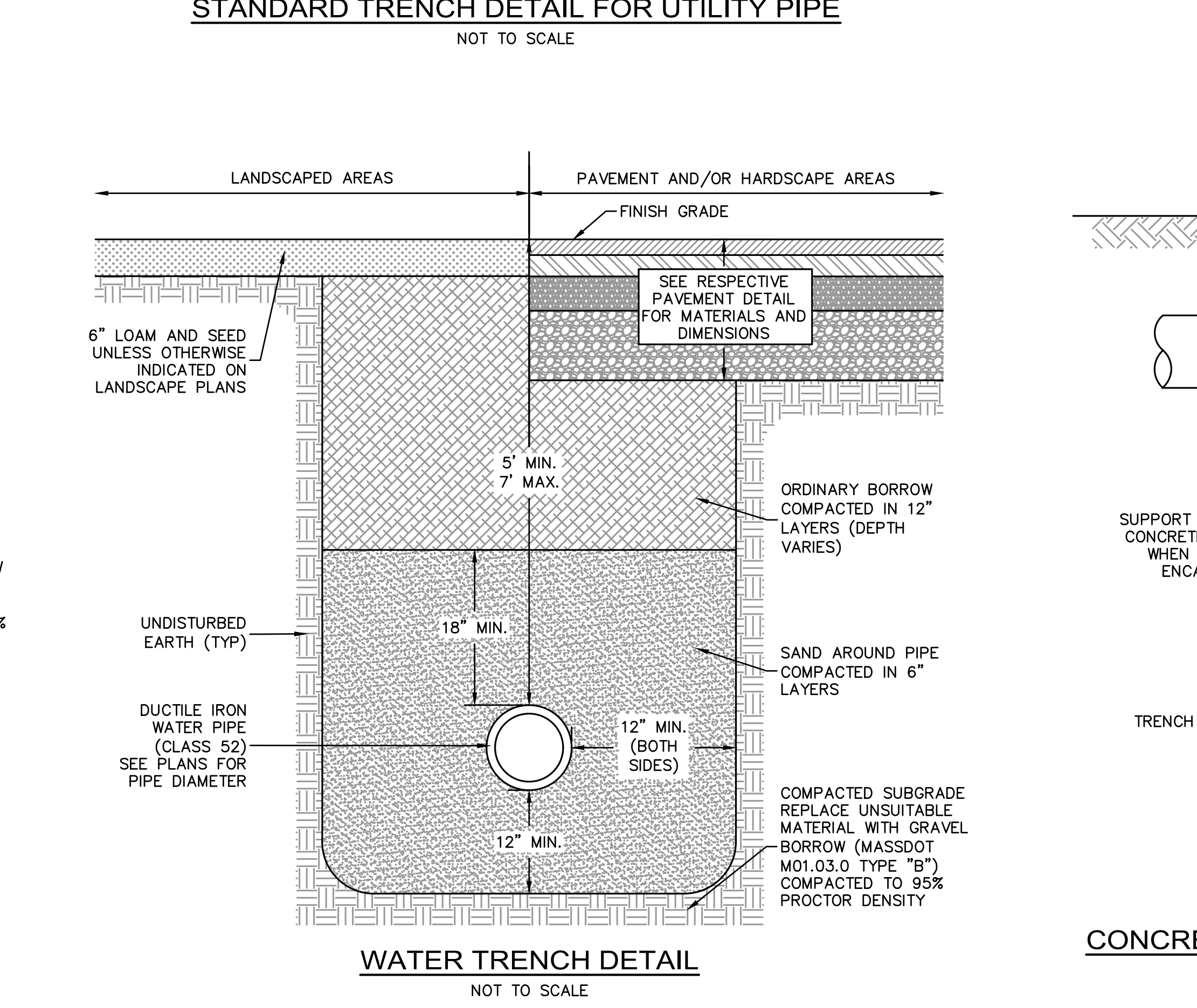
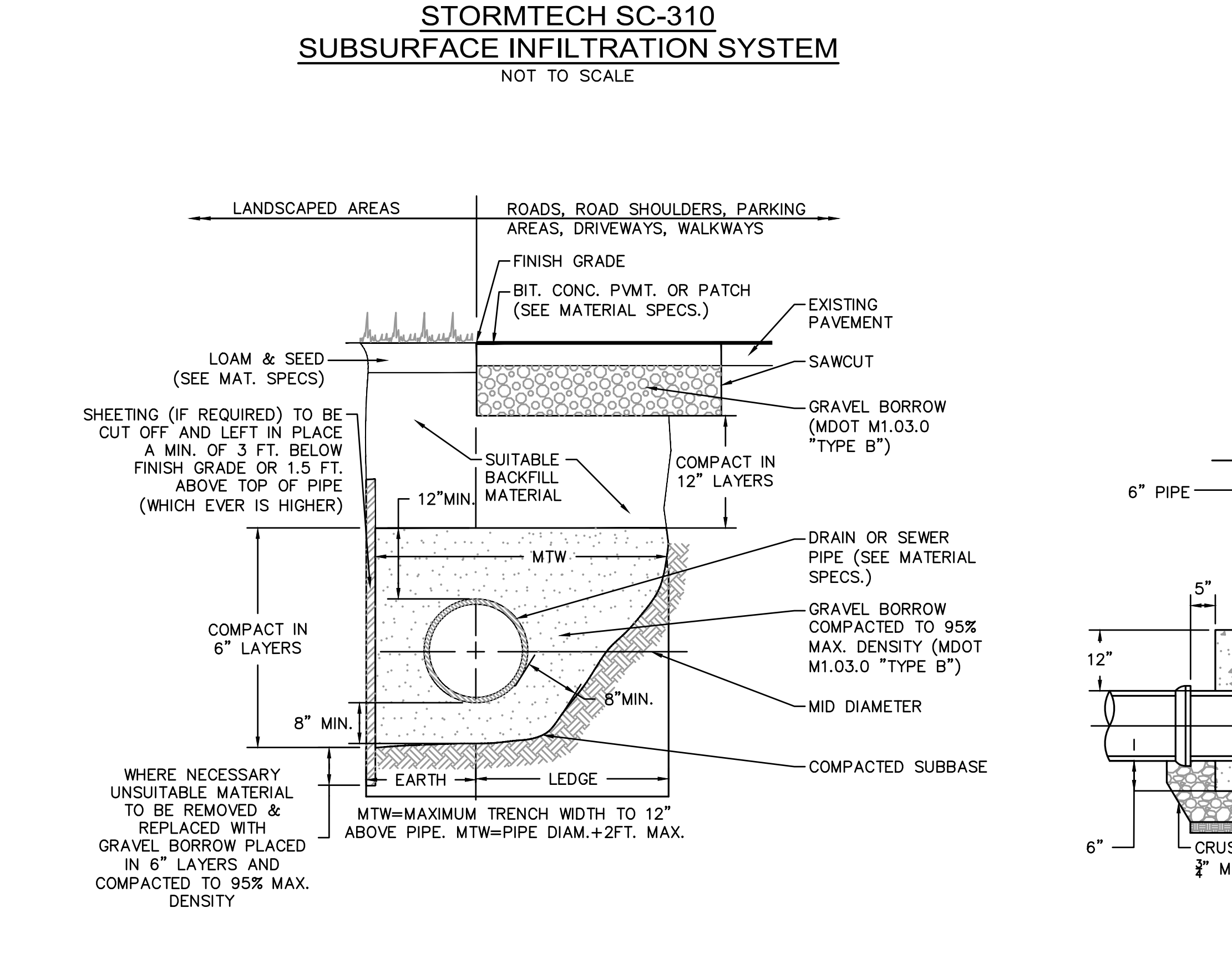
DRAWING TITLE:  
**CIVIL DETAILS**

DRAWING NO:  
**C-401**





NOTES:  
 1) DETAILS PROVIDED ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE MANUFACTURER ON THE DESIGN SHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.  
 2) THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.  
 3) PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.  
 4) INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS  
 5) ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



**605 CHELSEA ST./ 20 ADDISON ST. EAST BOSTON, MA 02128**

OWNER  
 605 CHELSEA LLC  
 CARGO VENTURES  
 C/O MP BOSTON  
 33 ARCH ST, SUITE 2520  
 BOSTON, MA 02110  
 T: 617.451.0300

ARCHITECT  
 HANDEL ARCHITECTS, LLP  
 69 CANAL ST, 2ND FLOOR  
 BOSTON, MA 02114  
 T: 617.651.4790

STRUCTURAL ENGINEER  
 DESIMONE CONSULTING ENGINEERS  
 31 MILK ST, SUITE 1016  
 BOSTON, MA 02109  
 T: 617.936.4492

MEP ENGINEER & CODE CONSULTANT  
 COSENTINI ASSOCIATES  
 101 FEDERAL ST #600  
 BOSTON, MA 02110  
 T: 617.748.7800

GEOTECHNICAL  
 HALEY & ALDRICH, INC.  
 465 MEDFORD ST, SUITE 2200  
 BOSTON, MA 02129  
 T: 617.886.7400

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BUILDING ENVELOPE CONSULTANT  
 CBI CONSULTANT - A VIDARIS COMPANY  
 250 DORCHESTER AVENUE  
 BOSTON, MA 02127  
 T: 617.268.8977

PERMITTING CONSULTANT  
 FORT POINT ASSOCIATES, INC.  
 31 STATE STREET, 3RD FLOOR  
 BOSTON, MA 02109  
 T: 617.357.7044

HISTORIC ADVISOR  
 MACROSTIE HISTORIC ADVISORS  
 313 WASHINGTON ST, SUITE 308  
 NEWTON, MA 02458  
 T: 617.531.7159

CIVIL ENGINEER  
 NITSCH ENGINEERING  
 120 FRONT STREET, SUITE 820  
 BOSTON, MA 01608  
 T: 857.206.8673

**NOT FOR CONSTRUCTION.**  
 DRAWINGS ARE CONCEPTUAL.  
 ALL INFORMATION TO BE VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
	MARCH 2, 2022	CONCEPTUAL PRICING

KEY PLAN  
 TRUE NORTH PROJECT NORTH  
 CHELSEA CREEK  
 CHELSEA STREET

PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB  
 SCALE: NTS  
 PROJECT NO: 13899  
 SEAL & SIGNATURE

DRAWING TITLE:  
**CIVIL DETAILS**

DRAWING NO:  
**C-402**



Attachment D

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STORMWATER REPORT

## STORMWATER REPORT

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

<b>Project Name:</b>	605 Chelsea Street
<b>Project Location:</b>	605 Chelsea Street, Boston, MA
<b>Prepared for:</b>	City of Boston Conservation Commission
<b>Nitsch Project #:</b>	#13899
<b>Date Prepared:</b>	July 27, 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><b>Project Summary:</b></p>	<p>Nitsch Engineering has prepared this Stormwater Report to support the Notice of Intent for the proposed renovation of an existing building and associated site work at 605 Chelsea Street. The property abuts Chelsea Creek to the north and an MWRA Caruso Pumping Station to the south.</p> <p>There are two entrances to the site, one from Chelsea Street and the other from William F McClellan Highway. These two entrances are connected via an asphalt paved private access way that is shared by 605 Chelsea Street, the MWRA Caruso Pumping Station, and 160 William F McClellan Highway, which is also owned by the Applicant. The existing site contains mostly impervious area consisting of the building roof and paved asphalt.</p> <p>A portion of the proposed work is located in Land Subject to Coastal Storm Flowage (LSCSF), Zone AE, as shown in Figure 2, dated July 7, 2022. 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>There are a series of three (3) existing catch basins near the Chelsea Street entrance that collect stormwater runoff from a portion of the access drive and a small parking lot located to the west of the existing building. The stormwater discharges to Chelsea Creek untreated. The remaining site does not have any stormwater system and appears to sheet flow to the Chelsea Creek.</p> <p>The proposed work includes an ADA accessible ramp connecting the sidewalk on Chelsea Street with a proposed boardwalk that extends around the north side of the building. The boardwalk is being designed by others. Other work includes utility connections to the existing building, including a new domestic water service and fire protection fed from an existing 16" water line beneath the private access way. A new sanitary sewer connection is proposed to chimney into an existing 39"x54" BWSC sewer main in front of the building. Electric and telecom will be fed underground to an existing utility pole.</p> <p>Drainage improvements will include a trench drain in front of the building to capture runoff pitching towards the building from the access drive. New curbing will allow catch basins to collect runoff from the eastern portion of the site and travel to a water quality structure before discharging to a subsurface infiltration system located beneath the parking area. Two catch basins will collect water from the parking area and direct entry into the subsurface system. A water quality unit will be provided prior to the connection of the closed drainage system into the infiltration system. Roof drainage will also be collected by the system. Existing drainage infrastructure within the parking lot will be removed and demolished to make space for the subsurface system. A bypass pipe will collect flows from the existing drainage infrastructure on the Caruso Pumping Station site and discharge into DMH-106 which will include a Tideflex checkmate valve.</p> <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</p>
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	<p>allowed within the resource area and street sweeping will be provided as needed during and/or after excavation activities.</p>
<p><b>Resource Areas:</b></p>	<p>A portion of 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). In addition, the site is located within the following resource areas; a portion of the site is located within Land Under Ocean, a portion of the site is located within the Coastal Beach resource area, a portion of the site is located within the Coastal Bank resource area, a portion of the site is located within the Designated Port Area, a portion of the site is located within Coastal Bank Buffer Zone, and a portion of the site is located within the Waterfront Area.</p>
<p><b>Statement on Climate Change Resilience:</b></p>	<p>The proposed improvements consider climate change by considering sea level rise and treatment of stormwater runoff.</p> <p><b><u>Sea Level Rise/Coastal Flooding/Precipitation/Stormwater Flooding:</u></b></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. The existing site ranges from approximately 16.0 to 19.0 BCB. The finished floor elevation of the existing building is 17.05 BCB and will remain unchanged in the proposed condition. The proposed grades on the east and west side of the building will be raised slightly from the existing condition. The proposed work will not deter or negatively impact any future sea level rise or stormwater flooding improvements. It is unlikely that site elevations in the area could be raised further due to the constraint of the finished floor elevation.</p> <p><b><u>Extreme Precipitation Events, Stormwater Runoff, Changing Precipitation Patterns, Changes in Coastal and Stormwater Flooding</u></b></p> <p>As climate change progresses, storm events will intensify, and the possibility of flooding will increase. The proposed improvements include a Tideflex valve on the discharge pipe to Chelsea Creek that will prevent back up into the drainage system. If the site were to flood, it would inundate the drainage system, however, when the tides recede the proposed series of catch basins and trench drains will help reduce ponding post-storm.</p> <p>In addition, during storm events where coastal flooding does not occur, the proposed drainage system will collect and treat runoff water before entering Chelsea Creek, which is an improvement from the existing condition.</p> <p><b><u>Extreme Heat/Increased Heat Waves and Heat Island Effect:</u></b></p> <p>The existing site is primarily impervious asphalt and building roof that 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><b>Existing and Proposed Stormwater Drainage Infrastructure:</b></p>	<p>The existing former right-of-way Addison Street includes a private drainage system that collects stormwater from project site (605 Chelsea Street) and adjacent properties through a closed drainage system via deep sump hooded catch basins, manholes, and piping. The existing private ways are paved asphalt roadway, granite curbing, and cement concrete sidewalks pitched toward the inlet structures in the roadway surface. All stormwater drainage flows through a 15" RCP and outfalls into the Chelsea River.</p>

	<p>There are new proposed drainage structures and pipes throughout the site. Proposed site changes include installation of trench drains, water quality inlets, manholes and an infiltration system throughout the site to mitigate all stormwater runoff around the project limit of work. Drainage outfall is to remain the Chelsea Creek.</p> <p>Existing drainage infrastructure will be protected and maintained during construction with the exception of two catch basins in the parking area west of the building that will be removed for the installation of the infiltration system. 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 more detail.</p>																				
<p><b>NHESP Priority and Estimated Habitat:</b></p>	<p>Based on the MassMapper data viewer 2021 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><b>NRCS Soils:</b></p>	<p>The Soil Classification Summary outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The soils are classified as Urban Land, map unit 603 with a wet substratum. See Figure 4 for the NRSC Soils Map.</p>																				
<p><b>Total Maximum Daily Load (TMDL)</b></p>	<p>The Site discharges into the Chelsea Creek, which is subject to a Pathogen Total Maximum Daily Load (TMDL) for Enterococcus and Fecal Coliform. 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 Chelsea Creek.</p>																				
<p><b>Land Cover Table:</b></p>	<p>Below is a summary of the proposed land cover changes for the Project in square feet (S.F.).</p> <p><b>Land Cover Table:</b></p> <table border="1" data-bbox="394 1377 1427 1740"> <thead> <tr> <th></th> <th>Existing (S.F.)</th> <th>Proposed (S.F.)</th> <th>Delta (S.F.)</th> </tr> </thead> <tbody> <tr> <td><b>Pervious Landscaped Grass Area</b></td> <td>0</td> <td>3,014</td> <td>3,014</td> </tr> <tr> <td>Impervious Area (Building)</td> <td>20,931</td> <td>20,931</td> <td>-</td> </tr> <tr> <td><b>Total Impervious Area</b></td> <td>45,760</td> <td>42,746</td> <td>3,014</td> </tr> <tr> <td><b>Total Project Area</b></td> <td><b>45,760</b></td> <td><b>45,760</b></td> <td><b>-</b></td> </tr> </tbody> </table>		Existing (S.F.)	Proposed (S.F.)	Delta (S.F.)	<b>Pervious Landscaped Grass Area</b>	0	3,014	3,014	Impervious Area (Building)	20,931	20,931	-	<b>Total Impervious Area</b>	45,760	42,746	3,014	<b>Total Project Area</b>	<b>45,760</b>	<b>45,760</b>	<b>-</b>
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<p><b>Stormwater Management During Construction:</b></p>	<p>The majority of the Project area is comprised of existing impervious area that will be removed and replaced during construction with some additional impervious area added for parking and pedestrian access to the building. The total land disturbance area, where excavation will be required, and landscaped areas and soils will be disturbed is less than 33,000 square feet. Although the Project area is greater than 1 acre (61,401 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><b>MassDEP Stormwater Management Standards</b></p>																		
<p>The Project is considered to be a redevelopment under the MassDEP Stormwater Management Standards. 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><b>Standard 1</b></p>	<p><b>No New Untreated Discharges:</b> This Project will not discharge any new untreated stormwater to any outfalls or directly to or cause erosion in wetlands or waters of the Commonwealth.</p>																	
<p><b>Standard 2</b></p>	<p><b>Peak Rate Attenuation:</b> The proposed work is designed so that the post development peak discharge rate does not exceed pre-development peak discharge rates.</p> <table border="1" data-bbox="396 1108 1468 1381"> <thead> <tr> <th>Design Storm</th> <th>Existing</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>2-Year</td> <td>4.78</td> <td>3.76</td> </tr> <tr> <td>10-year</td> <td>7.62</td> <td>6.87</td> </tr> <tr> <td>25-year</td> <td>9.39</td> <td>8.54</td> </tr> <tr> <td>100-year</td> <td>12.11</td> <td>11.57</td> </tr> </tbody> </table>			Design Storm	Existing	Proposed	2-Year	4.78	3.76	10-year	7.62	6.87	25-year	9.39	8.54	100-year	12.11	11.57
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<p><b>Standard 3</b></p>	<p><b>Groundwater Recharge:</b> The proposed work includes an infiltration basin that is designed to infiltrate runoff collected from the parking area, access drive, and roof. The project will comply with this standard to the maximum extent practicable.</p>																	
<p><b>Standard 4</b></p>	<p><b>Water Quality Treatment:</b> The proposed design will comply with this standard. Within the project's limit of work, there will be mostly paved and roof areas. Any paved areas that would contribute unwanted sediments or pollutants to the existing storm drain system will be treated by water quality units before discharging into the storm drainage system.</p>																	
<p><b>Standard 5</b></p>	<p><b>Water Quality Treatment - Land Uses with Higher Potential Pollutant Loads (LUHPPLs):</b> The project site is not considered a Land Use with Higher Potential Pollutant Loads.</p>																	

<b>Standard 8</b>	<b>Construction Period Pollution Prevention and Sedimentation Control:</b> 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.
<b>Standard 9</b>	<b>Operation and Maintenance Plan:</b> A Long-Term Pollution Prevention and Operations and Maintenance Plan is provided with this submission.
<b>Standard 10</b>	<b>Prohibition of Illicit Discharges:</b> 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.
<b>Standard 6</b>	<b>Critical Areas:</b> The proposed work is not located within any critical areas, therefore, this standard is not applicable.
<b>Standard 7</b>	<b>Redevelopments:</b> The Project is a redevelopment and will meet this standard to the maximum extent practicable.



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

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

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

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

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

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





# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

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

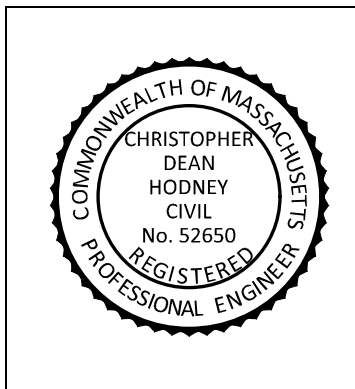
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that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

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

### Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



7/22/22

Signature and Date

## Checklist

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

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

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

### Standard 1: No New Untreated Discharges

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





# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

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

### Standard 3: Recharge

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

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

### Standard 4: Water Quality

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

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





# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

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

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

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

### Standard 6: Critical Areas

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



# Checklist for Stormwater Report

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## Checklist (continued)

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

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

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

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

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





# Checklist for Stormwater Report

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## Checklist (continued)

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

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

### Standard 9: Operation and Maintenance Plan

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

### Standard 10: Prohibition of Illicit Discharges

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

**STANDARD 10: Illicit Discharge Compliance Statement**

Project Name: 605 Chelsea Street	Nitsch Project #: 13899
Location: Boston, MA	
Prepared by: Christopher Hodney, PE	Sheet No. 1 of 1
Date: July 22, 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.



Christopher Hodney, PE

7/22/22  
Date



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

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605 Chelsea Street  
Boston, MA

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## **1.0 INTRODUCTION**

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The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the 605 Chelsea Street project in East 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:

Cargo Ventures; 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**

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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**

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#### **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**

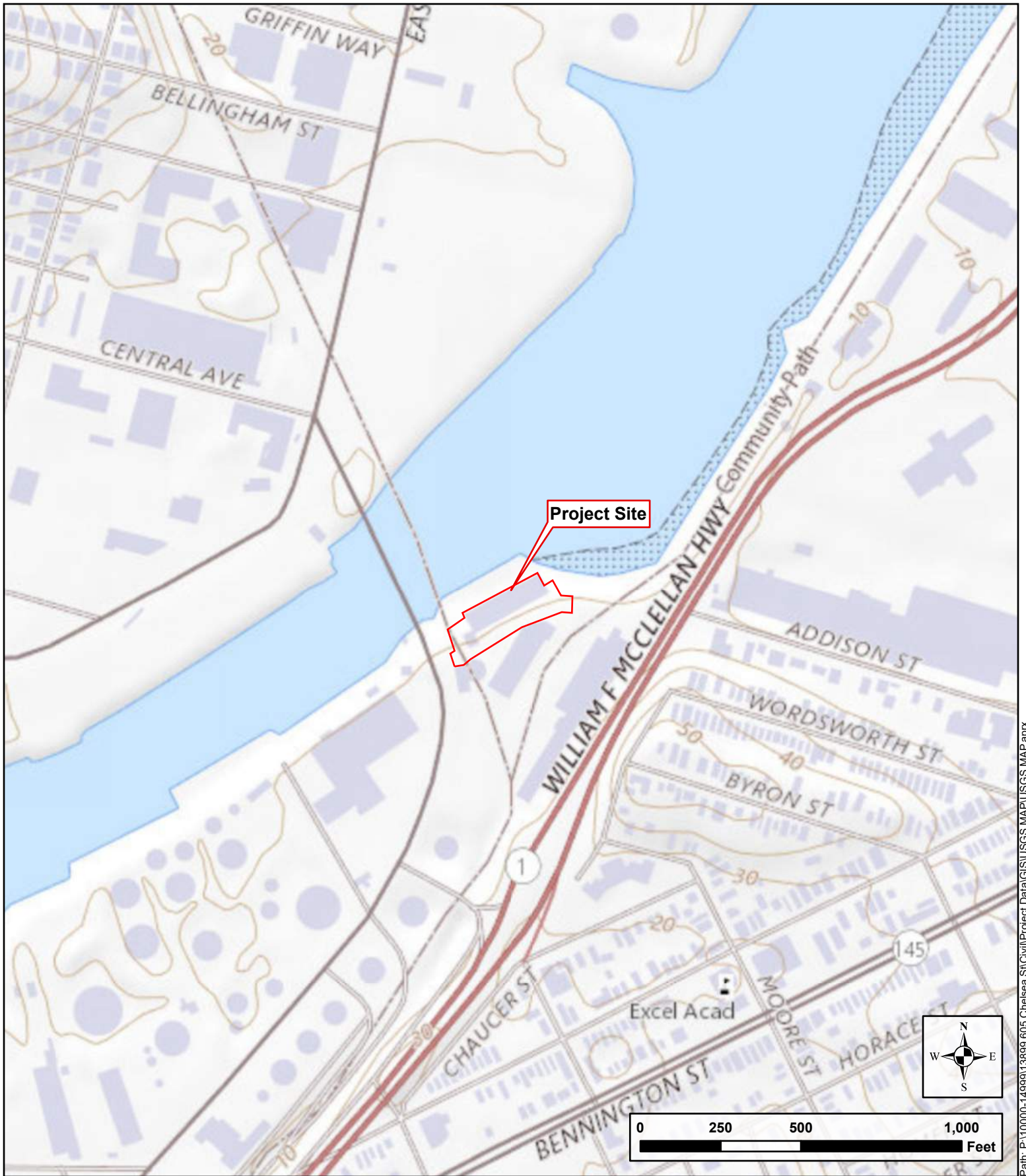
Perform street sweeping according to the City's street sweeping schedule, and whenever there is significant debris present on roads.

### **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.



Path: P:\10000-1495913899 605 Chelsea St\Civil\Project Data\GIS\USGS MAP\USGS MAP.aprx

**Figure 1: USGS Locus**  
 605 Chelsea St  
 605 Chelsea St. Boston, MA 02128

7/21/2022





**Figure 2: FEMA Flood Hazard**  
 605 Chelsea St.  
 605 Chelsea St. Boston, MA 02128

7/22/2022

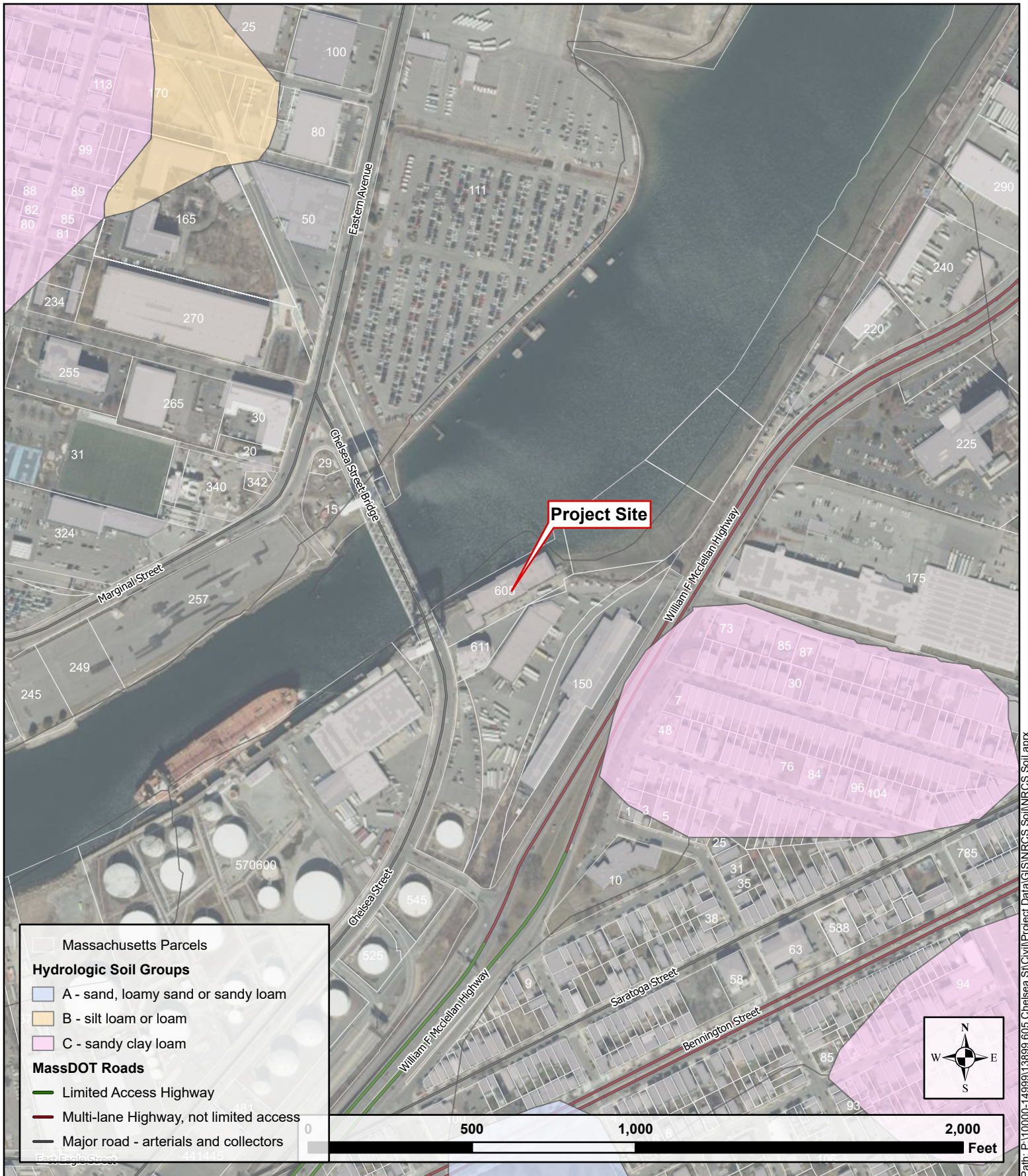




**Figure 3: Natural Heritage and Endangered Species Program** 7/7/2022  
 605 Chelsea St.  
 605 Chelsea St. Boston, MA 02128

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**Figure 4: NRCS Soils**  
 605 Chelsea Street  
 605 Chelsea Street Boston, MA 02128

7/22/2022



## STORMWATER REPORT – SUPPLEMENT

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

<b>Project Name:</b>	605 Chelsea Street
<b>Project Location:</b>	605 Chelsea Street Boston, MA
<b>Prepared for:</b>	City of Boston
<b>Nitsch Project #:</b>	#13899
<b>Date Prepared:</b>	August 2, 2022

This document has been prepared to supplement the Stormwater Report dated July 27, 2022.

### **Statement on Climate Change Resilience**

The proposed project improvements consider climate change in multiple ways including sea level rise, heat island effect and plantings, and stormwater runoff impacts.

#### **Sea Level Rise**

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. The 605 Chelsea Street parcel is mostly above the FEMA flood elevation of 16.46 BCB, with a narrow strip of the site on the west side of the building within the FEMA flood elevation. There are minimal surface elevation changes with the proposed improvements. The proposed design includes slightly raising the grades from the existing condition on the east and west side of the building, reducing the area within the 16.46 BCB flood elevation. The extent to which grades can be raised is constrained by the existing finished floor elevation of 17.05. The proposed work will not deter or negatively impact any future sea level rise or stormwater flooding improvements.

#### **Increased Heat Waves and Heat Island Effect**

Land cover of the existing site consists of the building roof and impervious asphalt pavement. The proposed condition increases pervious area, adding roughly 3,000 square feet of landscaped grass area which will reduce the heat island effect. Following the USGBC criteria for non-roof, urban heat island reduction, this project is proposing the following measure to adapt to increased heat waves and reduce heat island impacts: use of paving materials with a three-year aged solar reflectance (SR) value of at least 0.28. Gray concrete has a typical SR value of 0.35.

#### **Extreme Precipitation Events, Stormwater Runoff, Changing Precipitation Patterns, Changes in Coastal and Stormwater Flooding**

As climate change progresses, storm events will intensify, and the possibility of flooding will increase. The proposed improvements will not deter and negatively impact any future potential adaptations for precipitation, flooding and/or stormwater changes. An in-line tideflex valve will prevent backflow in smaller storm events during high tide and in the case where the site floods, a series of inlets will drain the site and provide water quality treatment before discharging to Chelsea Creek.