NOTICE OF INTENT

ALLEN & MAJOR ASSOCIATES, INC.

Multi-Family at 97-101R Porter St.
East Boston, MA

Prepared: June 1, 2022

Site Locus

CLIENT:
MG2 Group / Alaris Construction LLC
Sandra Bonito
60 Border Street
Boston, MA 02110

PREPARED BY:
Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, Massachusetts 01801

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Multi-Family at 97 Porter Street
East Boston, MA

PROPONENT:

MG2 Group / Alaris Construction LLC
Sandra Bonito
60 Border Street
Boston, MA 02110

PREPARED BY:

Allen & Major Associates, Inc.
Michael Malynowski
100 Commerce Way, Suite 5
Woburn, Massachusetts 01801

ISSUED:

June 1, 2022

REVISED:

June 29, 2022
August 5, 2022
August 18, 2022
August 23, 2022

A&M PROJECT NO.:

2687-03

Table of Contents

SECTION 1.0

NOI APPLICATION & WPA FORM 3

PROJECT NARRATIVE

Executive Summary

On behalf of the applicant, MG2 Group/Alaris Construction, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 97-101R Porter Street property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00. The purpose of this NOI is to gain approval for work within land subject to coastal storm flowage.

Existing Conditions

The project site is located at 97-101R Porter Street, East Boston, MA and is identified on the City Assessor's Map as Map 3A/3B, Parcels 0105761000, 0105753000, 0105752000, & 0105751000. The project site currently has existing paved parking. The total acreage is 17,025 sf.

The lot is bordered by residential buildings. There is a restaurant located directly to the northeast of the site.

The site topography is flat with enough slope for positive drainage.

The entire site is existing impervious surface.

FEMA Flood Zone

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25025C0018J, effective March 16, 2016, was reviewed and indicate if that site is within Zone AE (100-Year Floodplain) which is associated with the Boston Inner Harbor. See Section 2.0 Exhibits.

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resources Area

The site is not located within the 100 foot of a MADEP Jurisdictional Area

NHESP Priority & Estimated Habitat

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.

Proposed Project

In this Notice of Intent (NOI), the proposed project seeks to build a multi-family building and associated parking.

On the property presently, stormwater flows are captured within a series of catch basins that discharge to the existing 18" drainage pipe located within Porter Street. The project proposes to add an improved catch basin network with a connection to a roof drain on the proposed building. In the event of a storm, the catch basins will route stormwater to two proposed infiltration basins which have the design capacity to completely store the 1" (24 hr.) storm event. Excess stormwater that cannot be stored and infiltrated during a major storm event will be discharge to the existing drainage pipe within Porter Street. Due to the proximity of the existing abutting structures to remain and the proposed building which will be set above the free board of the FEMA BFE, grading at the perimeter of the site required

the installation of vertical curbing so as to no impinge on the abutting properties. This vertical curbing ranges in height from 6" to 12" as indicated on the proposed plans.

This NOI is required because the project proposes to conduct work within FEMA Zone AE, Land Subject to Coastal Storm Flowage.

The proposed impervious area on-site is 10,782 square feet.

Utilities

Existing stormwater is collected via area drains which discharge to the municipal drainage system without treatment. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing condition.

The proposed impervious area on-site is approximately 10,782 sq. ft.

The Project incorporates on-site stormwater collection, treatment, and infiltration systems to the maximum extent practicable in compliance with BWSC stormwater management requirements, Boston Planning and Development Agency's (BPDA's) Smart Utilities Policy, and Massachusetts Department of Environmental Protection's (MassDEP's) Stormwater Management Regulations. The proposed stormwater management systems will improve water quality and reduce runoff from the site compared with current uncontrolled/unmitigated conditions.

Building Design and Infrastructure

Construction Sustainability: The building shall be constructed to adhere to the "Stretch" energy code. All walls shall receive spray foam insulation, appliances shall be energy star rated, and the domestic hot water shall be fed from a high efficiency, tankless water heater. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient.

Foundation: The foundation will be a traditional spread footing with a slab on grade and no basement.

Sprinklers: The building shall be equipped with full sprinkler protection which will be connected to the street.

Wetland Resource Area Impacts

The Project area is Land Subject to Coastal Storm Flowage is defined in 310 CMR Section 10.04 as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. Additional regulated resource areas include Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston City of Boston Code (Chapter VII-I.IV, adopted 12/11/2019, the Ordinance) and the implementing Boston Wetland Regulations (approved 02/08/2022 the Ordinance Regulations).

MASSACHUSETTS WETLAND REGULATIONS

Regulatory Compliance with Wetlands Protection Act Regulations

10.21: Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage is defined in 310 CMR Section 10.04 as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. The property is within land subject to coastal storm flowage, by the Boston Inner Harbor, because the current FEMA Flood Insurance Rate Map indicates a 100-year flood elevation of 10 feet (NAVD 88) or 16.46 feet (BCB) in this area.

The flood impact within the 100-year flood zone resulting from the proposed building covering an area of approximately 4,700 sf+/-. This is a net addition of approximately 4,700 square feet of flood displacement.

The project proposes the residential dwelling units be situated on the first floor with finished floor elevations of ±17.50 which is approximately 1.0' above the 100-year flood elevation 10 feet (NAVD 88) or 16.46 feet (BCB)

Although the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map was reviewed and determined that an anticipated Sea Level Rise (elev. 19.50) could be expected, the project could not feasibly accommodate this due to the unique characteristics of the parcel and the close proximity to existing buildings to remain. As the project was approved on November 10, 2020 before the adaptation of the Chapter 25a regulations, therefore these requirements would be considered guidance only and not a requisite for this project.

Proposed work includes the construction of a new multi-family residential building and utilities. Site work will not impede the flood area and once completed when comparing the existing to proposed site conditions as the majority of the existing site is composed of impervious area. The integration of the proposed infiltration systems will increase flood storage volume and mitigate the effect of flooding in a major storm event from pre to post development.

The proposed work in the land subject to coastal storm flowage is outside of any areas found to be significant to the protection of wildlife habitat, as shown in Section 2.0 Exhibits and is not an area of critical environmental concern.

Proposed Mitigation Measures

Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls, and providing stormwater inlet protection. The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

Post-Construction Stormwater Management

All roof runoff will discharge to a new Infiltration system located under parking along north side of the parcel within a landscaped area.

Pollution Prevention

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are staged on-site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight.

MASSDEP STORMWATER PERFORMANCE STANDARDS

The Project will comply with the MassDEP Stormwater Management Standards (the "Standards") to the maximum extent practicable. See Attachment C, Stormwater Report, for full description of the Project's compliance with the Standards.

Interests of the Wetlands Protection Act

Land Subject to Coastal Storm Flowage

The Wetland Regulations at 310 CMR 10.00 do not include performance standards for LSCSF, however the City of Boston has regulations and performance standards for LSCSF. This section addresses how the Project complies with the current regulations for LSCSF.

Project is depicted as mostly lying within the Zone AE on the FIRM. However, the parcel was historically previously filled above this level as indicated by the current survey information.

The building will be designed to meet the applicable building code standards regarding building design within the Land Subject to Coastal Storm Flowage. The mechanical and electrical rooms are all above the ground floor and therefore will be out of the Land Subject to Coastal Storm Flowage.

City of Boston Wetlands Protection and Climate Adaptation

Land Subject to Coastal Storm Flowage (LSCSF) is significant to the Ordinance's protected Resource Area Values of storm damage prevention, flood control, protection of wildlife and wildlife habitat, prevention of pollution, erosion and sedimentation control, and to mitigate the impacts of climate change.

In many areas, LSCSF has been previously altered or modified through human activity. While these areas may not function the same as natural or relatively undisturbed LSCSF, these areas are still significant to storm damage prevention and flood control.

LSCSF and integrate climate resilience and adaptation strategies to protect the resource area and properties adjacent to said area for the next 50 years. The Ordinance defines Impacts of Climate Change to include, without limitation: extreme heat; the timing, frequency, intensity, and amount of precipitation, storm surges, and rising water levels; increased intensity or frequency of storm events or extreme weather events; and frequency, intensity, and duration of droughts.

F. Redevelopment Within Previously Developed LSCSF

1. For purposes of this section, Redevelopment shall mean work or activity within previously developed or degraded areas prior to December 19, 2019.

i. At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect the interests described in Section XVII(A) and/or adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity;

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.

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.

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.

Section XVII(E)9viii; Projects that are designed and intended to reduce the risk of coastal flooding, inland flooding, extreme weather events, SLR…:

The project has been designed to reduce the risk of coastal flooding, inland flooding, and extreme weather events through a variety of design elements. A primary risk factor of coastal flooding is climate change. Rising temperatures contribute to an increase in sea level and the severity of storms, storm surges, and changes in precipitation patterns. One effective way to combat climate change is to convert paved or impervious areas to vegetated landscape areas, thereby reducing the heat island effect typical of densely populated urban areas. This project removes 6,200 square feet of impervious surface and converts that area to vegetated landscape. The landscape area includes 11 new shade trees, which further mitigate for heat island effect.

The project reduces the risk of inland flooding by reducing the volume and rate of stormwater leaving the site. The project includes a comprehensive stormwater management system that captures, treats, and infiltrates the stormwater. Stormwater that previously flowed directly to

the City's drainage system has been captured, detained, and infiltrated on-site. This reduces the burden of the City's drainage system during extreme weather events, and thereby reduces the risk of inland flooding.

Section XVII(E)10; In the interest of storm damage prevention, flood control, and prevention of pollution, should the Commission permit activity or work in LSCSF that is part of new construction or constitutes substantial improvement to an existing structure…:

The existing site is highly degraded from previous commercial and industrial use and is completed covered by impervious surface. The Proposed Project will significantly improve these conditions by increasing the capacity of the Site to adapt to extreme flooding and storm surge events. The project will result in a net decrease of impervious cover by over 6,200 square feet though the creation of landscaped areas and lawn. 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. These green infrastructure improvements will help to mitigate flood events that may impact the Site while reducing the urban heat island effect. In addition to the proposed green stormwater infrastructure, the Project will incorporate permeable pavers, deep sump catch basins, hooded outlet pipes, and subsurface infiltration systems. The Project will meet MassDEP Stormwater Management Standards.

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

The site is not located within an ACEC.

Section XVII(E)13; …impact on specified habitat sites of rare vertebrate or invertebrate species indicated on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife (if any) published by the Massachusetts NHESP…

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.

Methods of Demolition and Construction

Methods of Demolition and Construction

The contractor, once selected, will determine the means and methods of construction. Their approach to means and methods and bids is often influenced by permits and the Order of Conditions. The important construction phase information for the Commission is included in the Stormwater Management Plan in terms of site containment with erosion controls for protection of off-site resource areas. The contractor will follow SWPPP procedures, and any additional requirements detailed in the Order of Conditions.

Potential onsite construction equipment include:

- Pile drivers
- Excavators

- Backhoes
- Graders
- Concrete Pumps
- Mobile cranes and stationery 180-foot Lift Crane
- Lulls
- Bobcats

Construction set up is likely to include:

- Erosion control barriers will be installed/maintained on the entire site perimeter prior to commencement of construction activities.
- Entrances to the site will be stabilized with 2 1/2" + crushed stone. Each entrance will be equipped with means for wheel washing and a laborer to wash wheels as required.
- Inlet protection will be provided at all existing drainage grates within the site as well as outside of the immediate site perimeter.
- Use of both street sweepers and hand sweeping will be implemented daily around the site perimeter.
- A combination of both a water truck and hoses will be used for dust control during all phases of the project.
- The existing asphalt parking area will be maintained to the greatest extent possible to mitigate exposure time on subgrade below.
- After the demolition phase, construction of the new foundations and slab on grade will be completed in an expeditious manner to reduce exposure time for subgrade materials below.
- Sediment control measures (filtration system/frac tank) will be implemented for all required site dewatering activities.
- A spill containment kit will be stored at a central location on site during all heavy equipment activities.

Demolition of structure(s) may be accomplished through various methods, i.e., wrecking ball, heavy equipment, and handheld cutters and percussion instruments, depending upon what portion of the existing structures are being demolished. Demolition will remove and dispose:

Asphalt pavement
Bollard
Concrete
Trench Drain
Catch Basin
Concrete pads
Brick
Drainage Structure

Construction Materials will include fungibles such as fill, concrete, bituminous concrete, and raw steel and aluminum sheeting. Manufactured materials may include, PVC pipes and conduits, steel Quonset, granite curbing, catch basins, cast iron pipes, copper wire, and glazing.

Climate Change and Resiliency

Several low-impact green design strategies will reduce the urban heat island effect and mitigate stormwater runoff on a site that is currently void of green space and stormwater infrastructure. The Project will create approximately 6,200 sf of landscaped green space, plant 8 new shade trees and understory shrubbery, and install permeable paver strips along the building. All of the shade tree locations will integrate details to ensure the urban trees are able to grow and provide the intended shade and air filtration within the project site as well as capturing surface water run-off. These green infrastructure components will support the infiltration capacity of deep sump catch basins, hooded outlet pipes, and subsurface infiltration systems. The stormwater system is designed to capture and retain the first 1.0 inches of runoff over the site's post-development impervious site area before being discharged to the closed drainage system. This represents a significant improvement from the existing uncontrolled stormwater runoff from the Site and responds to expected future increases in the frequency and intensity of precipitation events

Adaptation, Resiliency and Sea Level Rise

Although the Site is located within the 100-year coastal flood plain, it does not have a history of flooding while other areas of the City have been susceptible to flooding during storms with larger intensities.

Notwithstanding the fact that the subject property does not have a history of flooding, according to the most recent Flood Insurance Rate Map (FIRM) no. 25025C0081J dated March 16, 2016, the subject property is located in a Zone AE with a Base Flood Elevation of 10 (NAVD88) or 16.46 Boston City Base (BCB). The subject property is located approximately 1/3 mile from the flooding source. It is likely that as flood waters enter the East Boston Neighborhood, flood waters will be deflected and re-directed before affecting the subject property. Notwithstanding that fact, the Base Flood Elevation of 16.46 reported on the FIRM map was utilized for design purposes.

The first-floor elevation of the proposed building will be located at elevation 17.5 from direct access from Porter Street. The building will include vent openings equal to one square inch (1 s.in.) of net open area for every one square foot (1 s.f.) of enclosed area in accordance with the NFIP.

Using the BPDA Sea Level Rise – Flood Hazard Area map, the Sea Level Rise Base Flood Elevation is 19.5 (BCB). The "Commercial Use" Sea Level Rise Design Flood Elevation DFE) based on this information is equal to 20.5 (SLRBFE + 12"). The "Residential Use" Sea Level Rise Design Flood Elevation DFE) based on this information is equal to 21.5 (SLRBFE + 24"). In order to maintain an active urban streetscape and pedestrian accessibility from Porter Street, the proposed first floor and structure slab elevation will be constructed at elevation 17.5. This elevation is above the FEMA 100-year flood plain, but below the Sea Level Rise Flood Elevation and Sea Level Rise Design Flood Elevation. The first floor of the building at elevation 17.5 will consist of a parking facility, building access and several residential units. All mechanical equipment will be constructed on the higher floors above the 100-year flood plain, Sea Level Rise Base Flood Elevation, and Sea Level Rise Design Flood Elevation.

Precipitation/Stormwater Flooding

Proposed Flood Mitigation Measures

The following measures will be incorporated to address sea level rise and coastal resiliency:

The first floor elevation will be constructed for direct access from Porter Street. This elevation is above the 100 year flood plain elevation. The mechanical equipment will be located above the first floor so as to be above the 100 year flood plain, Sea Level Rise Base Flood Elevation and Sea Level Rise Design Flood Elevation. The project does not involve constructing a basement or crawlspace. The bottom lowest horizontal structure member has a freeboard that substantially exceeds the Sea Level Rise Design Flood Elevation.

The use of the space Below Flood Elevation will be a mix of parking and residential units in order to maintain an active urban streetscape and pedestrian accessibility from Porter Street. Electrical, heating, ventilation, plumbing, and air- conditioning equipment and other service facilities are designed, located, and elevated as to prevent flood waters from enterin2687g and accumulating in components during flooding. The mechanical equipment will be set above the SLR-DFE (elev. 21.5). Critical building systems and primary electrical utility service conduits are water-tight. The building will include flow-thru openings in the walls and garage doors equal to one square inch (1 s.in.) of net open area for every one square foot (1 s.f.) of enclosed area in accordance with the NFIP.

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

Heat Island Effect

The project will have minimal impact to the heat island effect in the area. The neighborhood is currently developed with dwellings and commercial buildings. Land cover of the existing site consists solely of impervious asphalt pavement. The proposed project will result in a decrease of approximately 6,200+/- s.f. of impervious asphalt pavement with in introduction of pervious grass area, reducing the heat island effect.

As an addition offset measure, the building will be constructed using a thermal friendly wood frame construction and proposed paver walkways (both pervious & impervious) will utilize lighter colored materials.

Extreme Precipitation

The project also includes a stormwater management system designed to collect and infiltrate stormwater resulting from the 2-, 10-, and 100-year statistical storm events. Post construction runoff values decrease for the 2-, 10-, and 100-year statistical storm events. These numbers are based on precipitation data published by the Northeast Regional Climate Center at Cornell University and are more conservative that the TR-55 precipitation data traditionally used. Therefore, as storm intensity and frequency increase, the site will be significantly better equipped to reduce and manage stormwater runoff compared to existing conditions. This represents a significant improvement from the existing uncontrolled stormwater runoff from the Site and responds to expected future increases in the frequency and intensity of precipitation events.

Flood Vents Locations

According to NFIP specifications, at least two openings in at least two walls of each enclosed area is required and the bottom of each opening should be not more than 1 foot above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening. In addition, openings in doors and windows are permitted. Consequently, the area used for parking on the ground floor will have two openings in front garage door, two openings in rear garage fence, one opening in the door between the garage and entry hallway, and one opening in the door under the stairs. Furthermore, the gaps between the abutter buildings will remain open.

NARRATIVE CONCLUSION

The applicant respectfully submits the proposed project for the review of the City of Boston Environment Department. By developing the site, the proposed project will revitalize this currently vacant parcel into a practical and useful parcel, without negatively impacting the existing resource areas. This project will meet the Performance Standards of the MA Stormwater Performance Standards. On the property presently, stormwater from the site currently flows directly to the municipal drainage pipe within Porter Street. As compared to the current unmitigated stormwater, the proposed stormwater management system incorporates structural and non-structural Best Management Practices. The proposed stormwater management systems will provide stormwater treatment that is a benefit to the site as well as well as the surrounding area. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act and the City of Boston Wetlands regulations have been protected.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

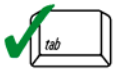
Provided by MassDEP:

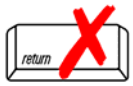
MassDEP File Number

Document Transaction Number

Boston
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):

97-101R Porter Street — a. Street Address
East Boston — b. City/Town
02128 — c. Zip Code

Latitude and Longitude:
42.37'32" — d. Latitude
-71.03'61" — e. Longitude

3A/3B — f. Assessors Map/Plat Number
0105761000, 0105753000, 0105752000, & 0105751000

2. Applicant:

Sandra — a. First Name
Bonito — b. Last Name
MG2 Group / Alaris Construction LLC — c. Organization
60 Border Street — d. Street Address
Boston — e. City/Town
MA — f. State
02110 — g. Zip Code
908-361-6202 — h. Phone Number
i. Fax Number
sbonito@alariscon.com — j. Email Address

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

a. First Name
b. Last Name
Ninety Seven Porter, LLC — c. Organization
50 Franklin Street, #400 — d. Street Address
Boston — e. City/Town
MA — f. State
02110 — g. Zip Code
h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

Michael — a. First Name
Malynowski, PE — b. Last Name
Allen & Major Associates, Inc. — c. Company
100 Commerce Way, Suite 5 — d. Street Address
Woburn — e.
MA — f. State
01801 — g. Zip Code
781-935-6889 — h. Phone Number
i. Fax Number
MMalynowski@allenmajor.com — j. Email address

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

$1050.00 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$0 — c. City/Town Fee Paid

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

The proposed project seeks to build a multi-family building and associated parking.

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:

a. County	b. Certificate # (if registered land)
Suffolk	
c. Book	d. Page Number
58218	202

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.

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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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. ☐ Bank	N/A 1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	N/A 1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	N/A 1. square feet N/A 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	N/A 1. square feet N/A 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	N/A 1. square feet N/A 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	N/A 1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	N/A (1. square feet); N/A (2. cubic yards dredged)	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	N/A (1. square feet)	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	N/A (1. square feet)	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	N/A (1. linear feet)	
g. ☐ Rocky Intertidal Shores	N/A (1. square feet)	
h. ☐ Salt Marshes	N/A (1. square feet)	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	N/A (1. square feet); N/A (2. cubic yards dredged)	
j. ☐ Land Containing Shellfish	N/A (1. square feet)	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	N/A (1. cubic yards dredged)	
l. ☒ Land Subject to Coastal Storm Flowage	17,030 (1. square feet)	

4. ☐ Restoration/Enhancement

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

N/A
a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

N/A
a. number of new stream crossings

b. number of replacement stream crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston
City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   a. ☐ Yes ☒ No

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

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

   2017
   b. Date of map

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

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

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

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

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

   (b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-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.

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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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:

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

North Shore - Hull to New Hampshire border:

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston
City/Town

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

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

Provided by MassDEP:

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D. Additional Information (cont'd)

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

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

Civil Site Plan (Sheet C1 & C2)
a. Plan Title

Columbia Design Group, LLC
b. Prepared By

Peter Gammie
c. Signed and Stamped by

07-26-22
d. Final Revision Date

1" = 10'
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:

3900
2. Municipal Check Number

09-03-2021
3. Check date

3901
4. State Check Number

09-03-2021
5. Check date

Alaris Construction, LLC
6. Payor name on check: First Name

7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston
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.

Sandra Bonito
1. Signature of Applicant

8/31/2021
2. Date

, Manager
3. Signature of Property Owner (if different)

08/31/2021
4. Date

Michael Malpass
5. Signature of Representative (if any)

08-31-2021
6. Date

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

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

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

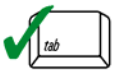
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

97-101R Porter Street	East Boston
a. Street Address	b. City/Town
	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Sandra	Bonito	
a. First Name	b. Last Name	
MG2 Group / Alaris Construction, LLC		
c. Organization		
60 Border Street		
d. Mailing Address		
Boston	MA	02110
e. City/Town	f. State	g. Zip Code
908-361-6020		SBonito@alariscon.com
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
Ninety Seven Porter, LLC		
c. Organization		
50 Franklin Street, #400		
d. Mailing Address		
Boston	MA	02110
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 3.b. Each Building	1	$1,050.00	$1,050.00

Step 5/Total Project Fee: $1,050.00

Step 6/Fee Payments:

Total Project Fee:	$1,050.00 (a. Total Fee from Step 5)
State share of filing Fee:	$512.50 (b. 1/2 Total Fee **less $**12.50)
City/Town share of filling Fee:	$0 (c. 1/2 Total Fee **plus** $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.)

INSTRUCTIONS FOR COMPLETING APPLICATION
NOTICE OF INTENT – BOSTON NOI FORM

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

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

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

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

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

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

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

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

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

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

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

City of Boston Environment

NOTICE OF INTENT APPLICATION FORM
Boston Wetlands Ordinance
City of Boston Code, Ordinances, Chapter 7-1.4

Boston File Number

MassDEP File Number

A. GENERAL INFORMATION

1. Project Location

97-101R Porter Street	East Boston	02128
a. Street Address	b. City/Town	c. Zip Code

3A/3B	0105761000, 0105753000, 0105752000, & 0105751000
f. Assessors Map/Plat Number	g. Parcel /Lot Number

2. Applicant

Sandra	Bonito	MG2 Group / Alaris Construction LLC
a. First Name	b. Last Name	c. Company

60 Border Street
d. Mailing Address

Boston	MA	02110
e. City/Town	f. State	g. Zip Code

908-361-6202		sbonito@alariscon.com
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

	Ninety Seven Porter LLC	
a. First Name	b. Last Name	c. Company

50 Franklin Street, #400
d. Mailing Address

Boston	MA	02110
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)

Michael	Malynowski	Allen & Major Associates, Inc.
a. First Name	b. Last Name	c. Company

100 Commerce Way, Suite 5
d. Mailing Address

Woburn	MA	01801
e. City/Town	f. State	g. Zip Code

781-935-6889		mmalynowski@allenmajor.com
h. Phone Number	i. Fax Number	j. Email address

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

☑ Yes ☐ No

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

6. General Information

The proposed project plans to redevelop the site with a new multi-family building and associated parking.

7. Project Type Checklist

a. ☐ Single Family Home
b. ☑ Residential Subdivision
c. ☐ Limited Project Driveway Crossing
d. ☐ Commercial/Industrial
e. ☐ Dock/Pier
f. ☐ Utilities
g. ☐ Coastal Engineering Structure
h. ☐ Agriculture – cranberries, forestry
i. ☐ Transportation
j. ☐ Other

8. Property recorded at the Registry of Deeds

Suffolk	202
a. County	b. Page Number
58218	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

$1,050.00	$512.50	$1,500
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

☐ Yes ☑ No

1. Coastal Resource Areas

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Coastal Flood Resilience Zone*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *100-foot Salt Marsh Area*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	n/a *Square feet*	*Square feet*	*Square feet*

2. Inland Resource Areas

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Inland Flood Resilience Zone*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *Isolated Wetlands*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool Habitat (vernal pool + 100 ft. upland area)*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	n/a *Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	n/a *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?

BWSC Site Plan #21488 - Approved 01-25-22

City of Boston Board of Appeals - Approved 11-10-2020

City of Boston Building Permit - Pending

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/nhesp/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.

Sandra Bonito — 08/31/2021

Signature of Applicant — Date

, Manager — 08/31/2021

Signature of Property Owner (if different) — Date

Michael Malyszewski — 08-31-2021

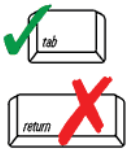
Signature of Representative (if any) — Date

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

Checklist for Stormwater Report

A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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.

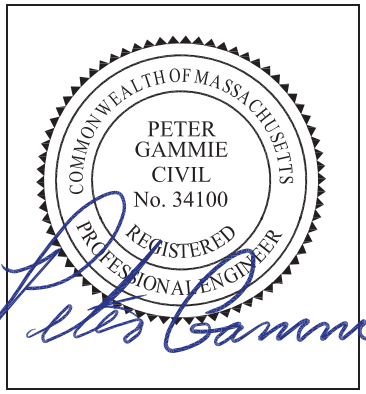
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



Peter Gammie, P.E. #34100, 9-10-2021

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

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:

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

Standard 1: No New Untreated Discharges

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

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☑ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☑ Soil Analysis provided.

☑ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☑ Simple Dynamic ☐ Dynamic Field[1]

☑ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☑ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☑ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☑ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

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

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☐ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

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

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☑ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☑ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☑ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

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

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

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☑ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☑ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☑ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☑ Name of the stormwater management system owners;
- ☑ Party responsible for operation and maintenance;
- ☑ Schedule for implementation of routine and non-routine maintenance tasks;
- ☑ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☑ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

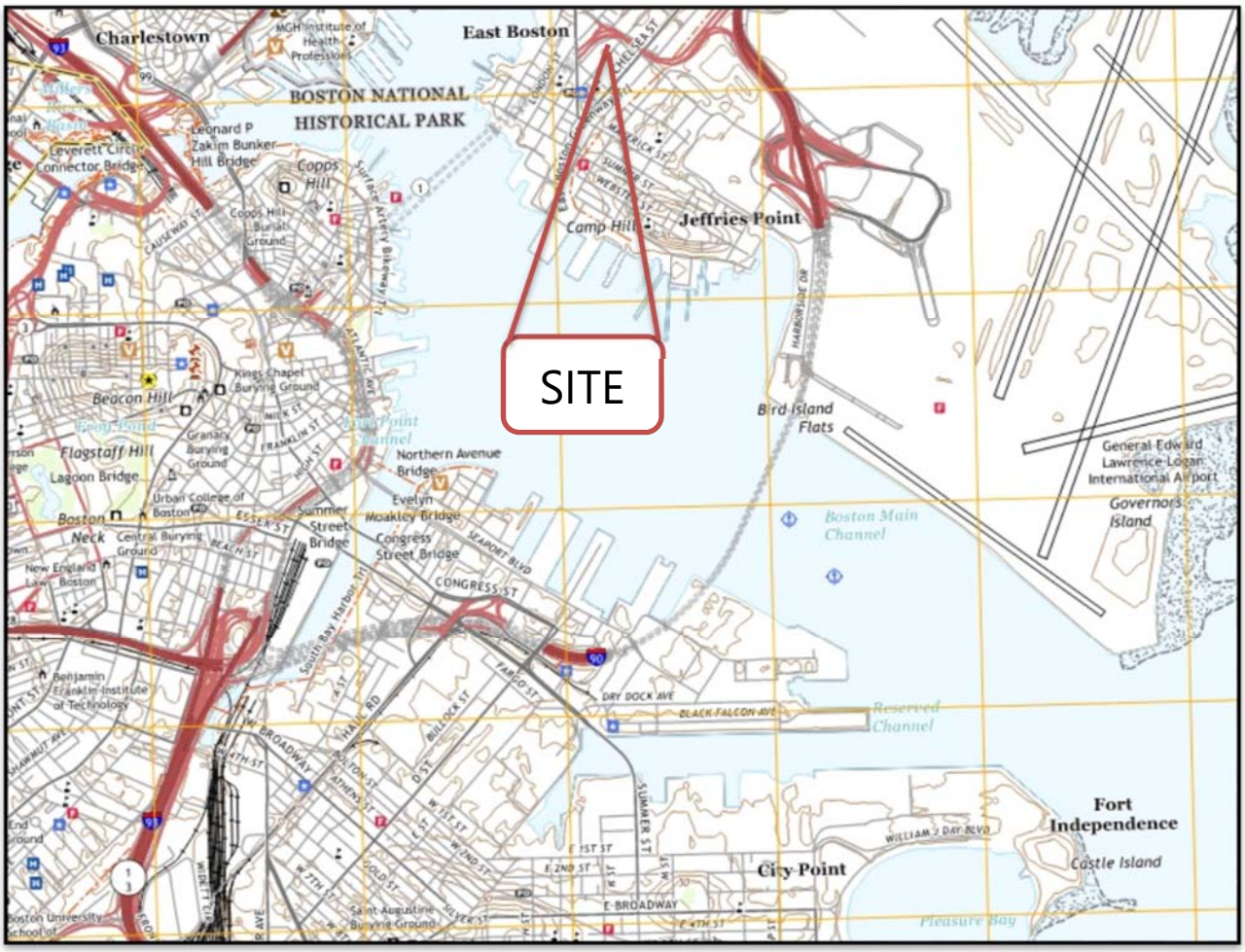
☑ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

SECTION 2.0

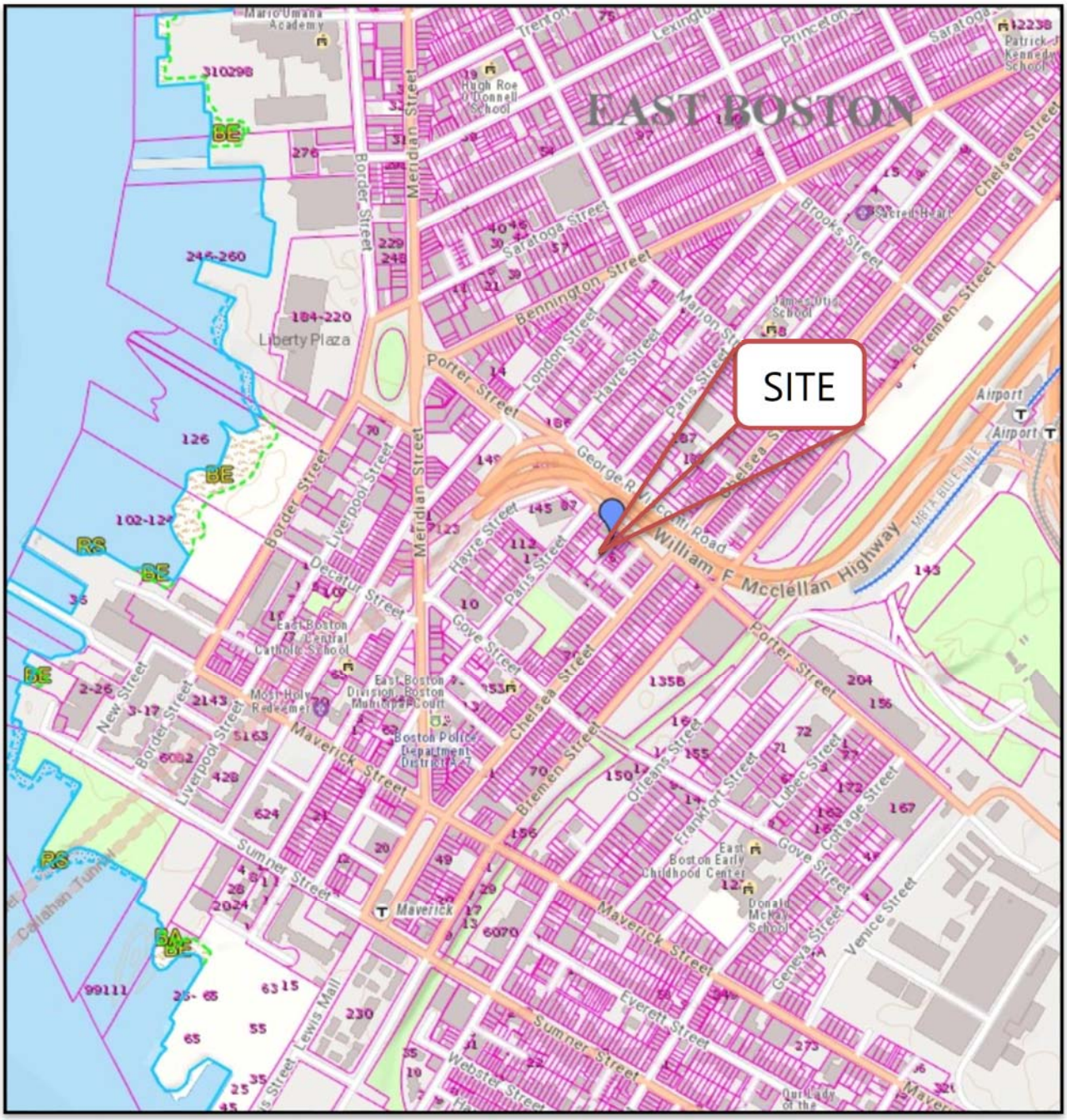
EXHIBITS

USGS SITE LOCUS MAP

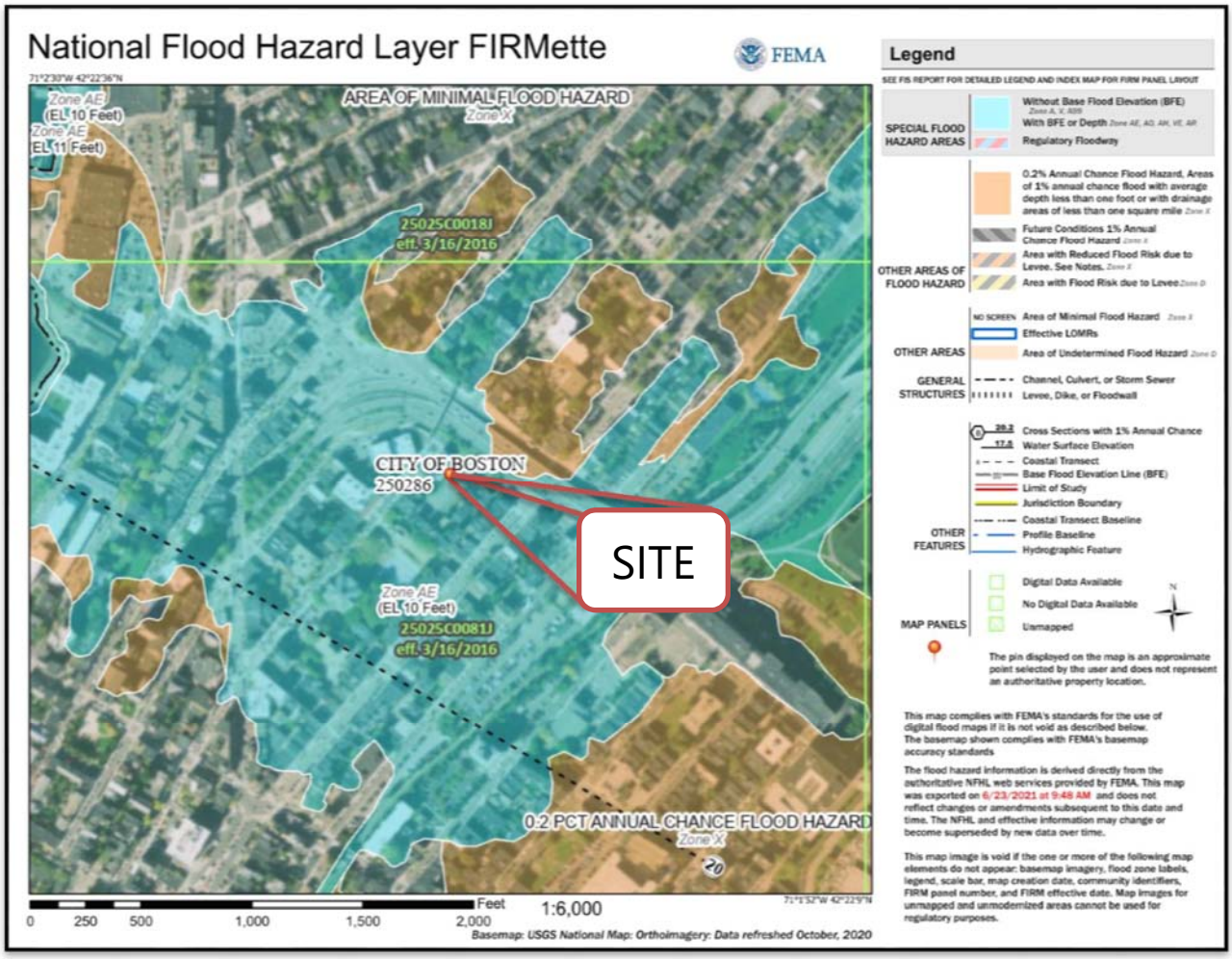


AERIAL PHOTO

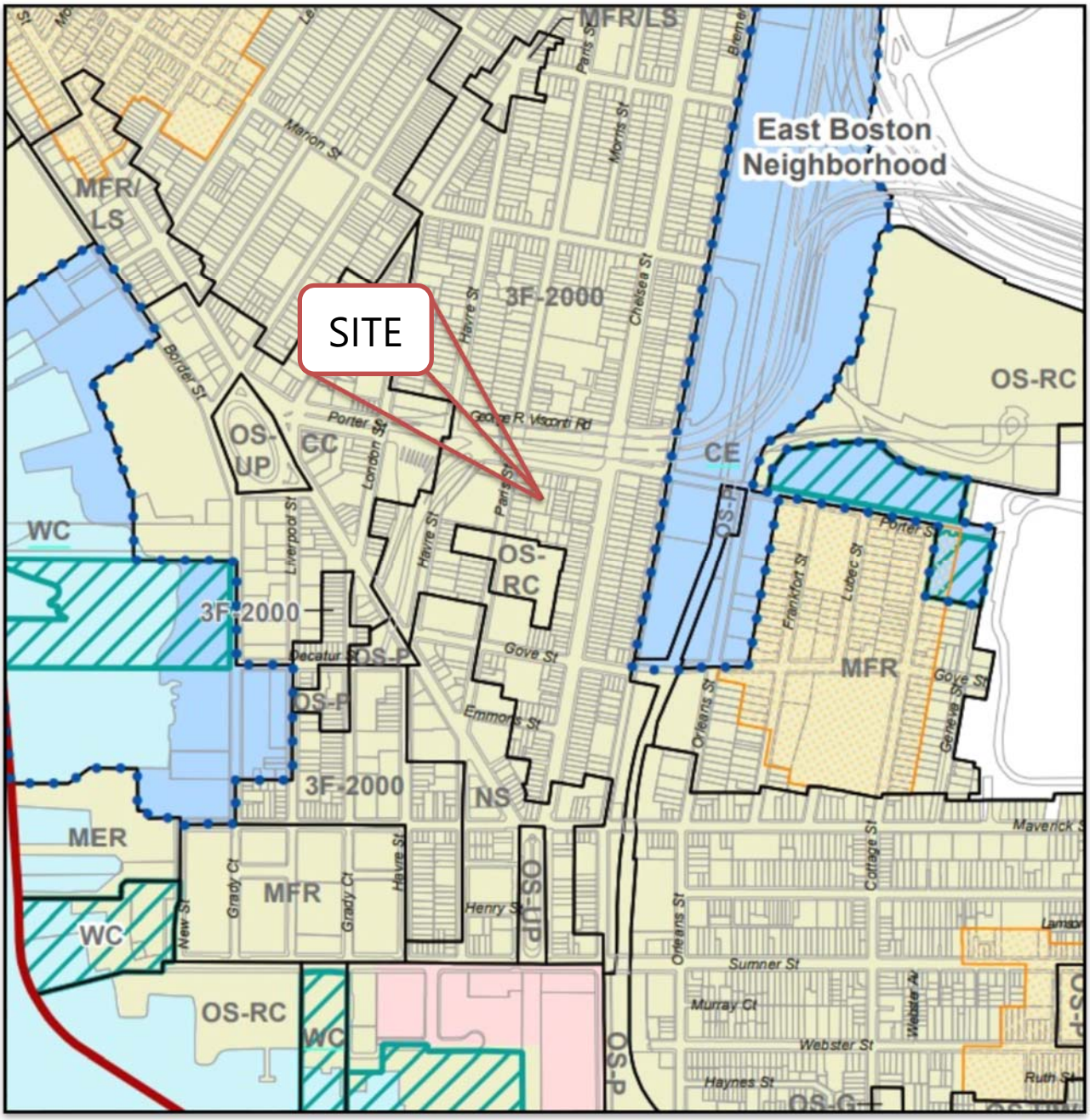
MASSDEP WETLANDS MAP



FEMA FLOOD INSURANCE RATE MAP



SITE TAX MAP


SITE
East Boston Neighborhood
MFR/LS
MFR/ LS
3F-2000
OS-RC
CE
OS-UP
CC
WC
OS-P
NS
MER
MFR
Marion St
Paris St
Morris St
Chelsea St
Havre St
Border St
Porter St
London St
Liverpool St
Decatur St
Gove St
Emmons St
Orleans St
Frankfort St
Lubec St
Geneva St
Cottage St
Maverick
Henry St
Grady Ct
New St
Sumner St
Murray Ct
Webster St
Haynes St
Ruth St
OS-G

SECTION 3.0

ABUTTER NOTIFICATION

AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION

Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance

I, Michael Malynowski, 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 Notice of Intent was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Allen & Major Associates, Inc. for MG 2 Group / Alaris Contruction LLC located at 97-101R Porter Street, East Boston, MA 02128.

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

Michael Malynowski
Name

09-15-2021
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. **MG2 Group / Alaris Construction LLC** 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 **97-101R Porter Street, East Boston, MA 02128.**

C. **The proposed project plans to redevelop the site by constructing a new building for multi-family dwellings and associated parking.**

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

E. Copies of the Notice of Intent may be obtained from **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** between the hours of 8:30 AM – 5:00 PM, **Monday through Friday.**

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

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing **CC@boston.gov** 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, tine, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.

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

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

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

De conformidad con la Ley de protección de los humedales de Massachusetts, el 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. **MG2 Group / Alaris Construction LLC** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **97-101R Porter Street, East Boston, MA 02128.**

C. El proyecto propuesto planea remodelar el sitio arrasando las estructuras existentes y construyendo un nuevo edificio para viviendas multifamiliares y estacionamiento asociado.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** entre las 8:30 AM – 5:00 PM, Monday through Friday**.**

F. De acuerdo con el Decreto Ejecutivo de le Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en https://zoom.us/j/6864582044. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a **CC@boston.gov** o llamando al **(617) 635-4416** 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 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 o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall 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 antes de las 12 PM del día anterior a la audiencia.

BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

CITY of BOSTON

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpurtanti** sobri bu direitus, rasponsabilidadis i/ó benefísius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

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

Russian:

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

Portuguese:

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

French:

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

CITY of BOSTON

Mailing Nu	PID	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
1	105774000	104 CHELSEA STREET LLC		104 CHELSEA STREET	EAST BOSTON	MA	02128
2	105854000	104 PARIS STREET CONDOMINIUM TRUST	C/O PARIS ONE ZERO FOUR LLC	1495 HANCOCK ST 4TH FL	QUINCY	MA	02169
3	105771000	110 CHELSEA STREET		110 CHELSEA ST	EAST BOSTON	MA	02128
4	105767000	115 PORTER STREET LLC MASS LLC	C/O JAMES A LACK, Unit 1104	16047 COLLINS AVE	SUNNY ISLES BEACH	FL	33160
5	106287000	134 CHELSEA RE LLC		320 WASHINGTON ST #3FF	BROOKLINE	MA	02445
6	105824000	135 HAVRE STREET CONDOMINIUM TRUST		135 HAVRE ST	EAST BOSTON	MA	02128
7	105749000	137 PARIS STREET LLC		137 PARIS ST	EAST BOSTON	MA	02128
8	103792000	146-148 BREMEN STREET LLC		146-148 BREMEN ST	EAST BOSTON	MA	02128
9	106215000	170 PARIS STREET CONDOMINIUM TRUST	CLAUDIO M. ARAUJO, MANAGER	553 BROADWAY	EVERETT	MA	02149
10	106307000	171-177 PARIS STREET LLC	C/O JAMIE MABARDY	355 MAIN ST SUITE 25	WOBURN	MA	01801
11	105790000	7-8 ANTHONY J GRIECO CONDOMINIUM TRUST		7 ANTHONY J GRIECO TE	EAST BOSTON	MA	02128
12	103836000	91 CHELSEA STREET		20C DELCARMINE ST #101	WAKEFIELD	MA	01880
13	105823000	ABBASI FARHAN A		133 HAVRE ST	EAST BOSTON	MA	02128
14	103828000	AGUIRRE ASDRUBAL		75 CHELSEA ST	EAST BOSTON	MA	02128
15	105856000	AYALA MARTA		100 PARIS ST	EAST BOSTON	MA	02128
16	105748000	BAKARE ANTHONIA A		135 PARIS ST	E BOSTON	MA	02128
17	106308000	BONILLA JOSE A		179 PARIS ST	EAST BOSTON	MA	02128
18	105803000	CAPPUCCIO MARYANN		70 CHELSEA ST #4	EAST BOSTON	MA	02128
19	105783000	CARGILL MARIE E		1 DRAKE PL	EAST BOSTON	MA	02128
20	105853000	CASTANEDA JOSE		106 PARIS ST	EAST BOSTON	MA	02128
21	105746001	CASTELLANOS FLOR M		127R PARIS ST #2	E BOSTON	MA	02128
22	105825000	CATINO JOSEPH A TS	C/O SERAFINO P BOCCHINO	20 LEDGEWOOD RD	SAUGUS	MA	01906
23	103837000	CHELSEA STREET HOLDINGS LLC	CHELSEA STREET HOLDINGS LLC	88 PUTNAM ST	EAST BOSTON	MA	02128
24	103843000	CHELSEA STREET REALTY LLC		207 ENDICOTT ST	BOSTON	MA	02113
25	106213000	CINTOLO JOSPEH P		174 PARIS ST	EAST BOSTON	MA	02128
26	103833000	CIRUOLO GENEROSO		65 CHELSEA ST	E BOSTON	MA	02128
27	103712000	CITY OF BOSTON		BREMEN	EAST BOSTON	MA	02128
28	103793000	COHEN STEVE		144 BREMEN ST #1	EAST BOSTON	MA	02128
29	105828001	COMM OF MASS D P W		PORTER	EAST BOSTON	MA	02128
30	106291000	COMMWLTH OF MASS		CHELSEA	EAST BOSTON	MA	02128
31	105821000	CONDOR-HAVRE LLC		72 MARGINAL ST	E BOSTON	MA	02128
32	103840000	CONTRADA ANTONIO J		124 HOWARD ST	SAUGUS	MA	01906
33	105781010	COPPOLA DOMINIC		3 DRAKE PL	E BOSTON	MA	02128
34	105797000	CRESPO HOLDINGS LLC		82 CHELSEA ST	BOSTON	MA	02128
35	103831000	CRISTALLO GINA TS	C/O GINA CRISTALLO TS	66 CHELSEA ST	EAST BOSTON	MA	02128
36	103830000	CRISTALLO GUERINO		66 CHELSEA ST	EAST BOSTON	MA	02128
37	105801000	CYNHIA ANNE ALBA ESQUIRE TRUST		600 GOVERNERS DR APT 22	WINTHROP	MA	02152
38	105786000	FIORINO ANTHONY P		94 CHELSEA ST	EAST BOSTON	MA	02128
39	106214000	FLORES JOSE A		172 PARIS ST	EAST BOSTON	MA	02128
40	106304000	FRONDUTO MICHAEL A	C/O MICHEAL A FRONDUTO	173 PARIS ST	E BOSTON	MA	02128

Mailing Nu	PID	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
41	105855000	GALDAMEZ MIRNA ANGELICA	C/O MIRNA A GALDAMEZ	102 PARIS ST	EAST BOSTON	MA	02128
42	105757000	GALVIS LIDA Y		141 PARIS ST	EAST BOSTON	MA	02128
43	103795000	GAUDINO STEPHEN J ETAL	C/O SUSANNE GAUDINO	370 CHESTNUT ST	LYNNFIELD	MA	01940
44	103838000	GAUDINO SUSANNE		370 CHESTNUT ST	LYNNFIELD	MA	01940
45	105788000	GOMEZ SAMUEL A		5 ANTHONY GRIECO TE	E BOSTON	MA	02128
46	103783000	GRANITE CASTLE INC		113 CHELSEA ST	EAST BOSTON	MA	02128
47	103845000	GRASSO VINCENZO		109 CHELSEA ST	EAST BOSTON	MA	02128
48	105800000	GRICCI DARIO ETAL		76 CHELSEA ST	EAST BOSTON	MA	02128
49	105826000	GUEVARA MARIA		139 HAVRE ST	E BOSTON	MA	02128
50	103797000	GUZMAN SILVIA Y		77 CONGRESS AVE	CHELSEA	MA	02150
51	105746000	IACOMINO PHYLLIS M TS	C/O PHYLLIS M IACOMINO TS	127 PARIS ST	EAST BOSTON	MA	02128
52	103841000	IMSTAR LLC		70 DORCAR RD	NEWTON	MA	02459
53	106305000	JAIMES FRANCISCO D		175 PARIS ST	EAST BOSTON	MA	02128
54	105787000	KMF TRUST	C/O KMF TRUST	40 EVERETT ST	EAST BOSTON	MA	02128
55	105777000	LAMATTINA JOHN P		7 DRAKE PL	EAST BOSTON	MA	02128
56	106306000	LEOCHA ANTHONY		177 PARIS ST	EAST BOSTON	MA	02128
57	105852000	LEONARDI IDA A		108 PARIS	EAST BOSTON	MA	02128
58	105744000	LYMAN SCHOOL LIMITED	C/O LYMAN SCHOOL LIMITED PARTN	72 MARGINAL ST	EAST BOSTON	MA	02128
59	103844000	MARTINEZ BROTHERS LLC		132 BENNINGTON ST	EAST BOSTON	MA	02128
60	103834000	MARTINEZ MARIO		64 BROOKS ST #1	EAST BOSTON	MA	02128
61	105827000	MASS TURNPIKE AUTHORITY		HAVRE	EAST BOSTON	MA	02128
62	105820000	MATTERA SALVATORE C		121 HAVRE ST	EAST BOSTON	MA	02128
63	103794000	MCCLENEY MICHAAEL A	C/O MICHAEL A MCCLENEY	142 BREMEN ST	EAST BOSTON	MA	02128
64	105773000	MELENDEZ BRANDON A		104 CHELSEA ST, UNIT 1-F	EAST BOSTON	MA	02128
65	103835000	NANO CALOGERO TS	C/O CALOGERO NANO	182 BENNINGTON ST	E BOSTON	MA	02128
66	105751000	NINETY SEVEN PORTER LLC		1495 HANCOCK ST	QUINCY	MA	02169
67	105755000	NONNI ROZ LLC		46 BELLEVUE AV	WINTHROP	MA	02152
68	106288000	NORTHERN LIGHTS MANAGEMENT LLC	C/O NORTHERN LIGHTS MGMT LLC	20 MILTON STREET SUITE 109	DEDHAM	MA	02026
69	105775000	ONE 02 CHELSEA ST LLC MASS LLC		101 TREMONT ST STE 800J	BOSTON	MA	02108
70	105851000	ONE 10 PARIS STREET LLC	BROOK PROPERTY MANAGEMENT	193 HARVARD ST	BROOKLINE	MA	02446
71	105747000	ONE THIRTY THREE PARIS LLC		50 FRANKLIN ST STE 400	BOSTON	MA	02110
72	105762000	ONE ZERO THREE PORTER LLC		103 PORTER ST	EAST BOSTON	MA	02128
73	105770000	PANNULO COSTANTINO TS		8 COREY ST	EVERETT	MA	02149
74	106216000	PARIS STREET LLC		129 BORDER ST	EAST BOSTON	MA	02128
75	105772000	PATHOS PROPERTIES LLC		40 EVERETT ST	EAST BOSTON	MA	02128
76	105765000	PORTER PARIS LLC		50 FRANKLIN ST #400	BOSTON	MA	02110
77	105792000	RALLO LENI S	C/O LENI RALLO	10 ANTHONY J GRIECO TE	EAST BOSTON	MA	02128
78	105779000	RICCI MARIE		5 DRAKE PL	EAST BOSTON	MA	02128
79	105758000	RODRIGUEZ PEDRO A		143 PARIS ST	EAST BOSTON	MA	02128
80	105766000	SABLONI ALBERT F ETAL	C/O CARLA SANTARPIO	107 PORTER STREET	E BOSTON	MA	02128

Mailing Nu	PID	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
81	105756000	SAMPSON DAVID		139 PARIS ST	EAST BOSTON	MA	02128
82	105822000	SANTOS REYNALDO		131 HAVRE ST	EAST BOSTON	MA	02128
83	105776000	SARATOGA STREET PROPERTIES LLC		ONE CURTIS STREET	EAST BOSTON	MA	02128
84	106286000	SICURANZA ANGELO T		136 CHELSEA ST	E BOSTON	MA	02128
85	105780000	SOKOL JULIUS		101 TREMONT ST SUITE #800-J	BOSTON	MA	02108
86	106229000	SOZIO LOUIS A TS		61 SQUIRE RD	REVERE	MA	02151
87	105759000	STAR PROPERTY HOLDINGS LLC		319 MASSACHUSETTS AVE	ARLINGTON	MA	02474
88	105798000	STEPANUK MARINA	C/O STEPANUK & KHAYNOVSKY	25 CHASE ST	NEWTON	MA	02464
89	105799000	SULLIVAN CONCETTA H TS	C/O CONCETTA SULLIVAN	78 CHELSEA ST	EAST BOSTON	MA	02128
90	105795000	TOMMY KUAN WEI CHIU 2016	C/O TOMMY KUAN WEI CHIU	86 CHELSEA ST	EAST BOSTON	MA	02128
91	103842000	TRITTO FRANK J TS	C/O FRANK TRITTO	33 GRAND VIEW AV	LYNN	MA	01904
92	105760000	VB PROPERTIES LLC	C/O VB PROPERTIES	12 ORIENT AVE	EAST BOSTON	MA	02128
93	106309000	VIALE RAYMOND	RAYMOND/SUE VIALE	181 PARIS ST APT#2	EAST BOSTON	MA	02128
94	105784000	VICTORIA CAPITAL LLC MASS LLC		101 TREMONT ST STE 800J	BOSTON	MA	02108
95	105796000	WONG JUNE		84 CHELSEA ST	EAST BOSTON	MA	02128
96	103832000	XIA LEON	LEON XIA	83 CHELSEA ST	EAST BOSTON	MA	02128
97	103798000	YE COLBERT	C/O COLBERT YE	6 BENNETT ST	CAMBRIDGE	MA	02138
98	103839000	YEE SUSAN T		199 GLADSTONE ST #2	EAST BOSTON	MA	02128
99	105794000	ZIRPOLO ANGELO		88 CHELSEA ST	EAST BOSTON	MA	02128

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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501			U.S. POSTAGE PAID WOBURN, MA 01801 SEP 14, 21 AMOUNT $2.82 R2304N118454-03
	Postmaster, per *(name of receiving employee)*		0000

WOBURN POST OFFICE WOBURN MA 01801 SEP 14 2021

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	104 CHELSEA STREET LLC 104 CHELSEA STREET EAST BOSTON, MA 02128				
2	104 PARIS STREET CONDOMINIUM TRUST C/O PARIS ONE ZERO FOUR LLC 1495 HANCOCK ST 4TH FL QUINCY, MA 02169				
3	110 CHELSEA STREET 110 CHELSEA ST EAST BOSTON, MA 02128				
4	115 PORTER STREET LLC MASS LLC C/O JAMES A LACK, Unit 1104 16047 COLLINS AVE SUNNY ISLES BEACH, FL 33160				
5	134 CHELSEA RE LLC 320 WASHINGTON ST #3FF BROOKLINE, MA 02445				
6	135 HAVRE STREET CONDOMINIUM TRUST 135 HAVRE ST EAST BOSTON, MA 02128				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
7	137 PARIS STREET LLC 137 PARIS ST EAST BOSTON, MA 02128				
8	146-148 BREMEN STREET LLC 146-148 BREMEN ST EAST BOSTON, MA 02128				
9	170 PARIS STREET CONDOMINIUM TRUST CLAUDIO M. ARAUJO, MANAGER 553 BROADWAY EVERETT, MA 02149				
10	171-177 PARIS STREET LLC C/O JAMIE MABARDY 355 MAIN ST SUITE 25 WOBURN, MA 01801				
11	7-8 ANTHONY J GRIECO CONDOMINIUM TRUST 7 ANTHONY J GRIECO TE EAST BOSTON, MA 02128				
12	91 CHELSEA STREET 20C DELCARMINE ST #101 WAKEFIELD, MA 01880				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
13	ABBASI FARHAN A 133 HAVRE ST EAST BOSTON, MA 02128				
14	AGUIRRE ASDRUBAL 75 CHELSEA ST EAST BOSTON, MA 02128				
15	AYALA MARTA 100 PARIS ST EAST BOSTON, MA 02128				
16	BAKARE ANTHONIA A 135 PARIS ST E BOSTON, MA 02128				
17	BONILLA JOSE A 179 PARIS ST EAST BOSTON, MA 02128				
18	CAPPUCCIO MARYANN 70 CHELSEA ST #4 EAST BOSTON, MA 02128				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
19	CARGILL MARIE E 1 DRAKE PL EAST BOSTON, MA 02128				
20	CASTANEDA JOSE 106 PARIS ST EAST BOSTON, MA 02128				
21	CASTELLANOS FLOR M 127R PARIS ST #2 E BOSTON, MA 02128				
22	CATINO JOSEPH A TS C/O SERAFINO P BOCCHINO 20 LEDGEWOOD RD SAUGUS, MA 01906				
23	CHELSEA STREET HOLDINGS LLC CHELSEA STREET HOLDINGS LLC 88 PUTNAM ST EAST BOSTON, MA 02128				
24	CHELSEA STREET REALTY LLC 207 ENDICOTT ST BOSTON, MA 02113				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
25	CINTOLO JOSPEH P 174 PARIS ST EAST BOSTON, MA 02128				
26	CIRUOLO GENEROSO 65 CHELSEA ST E BOSTON, MA 02128				
27	CITY OF BOSTON BREMEN EAST BOSTON, MA 02128				
28	COHEN STEVE 144 BREMEN ST #1 EAST BOSTON, MA 02128				
29	COMM OF MASS D P W PORTER EAST BOSTON, MA 02128				
30	COMMWLTH OF MASS CHELSEA EAST BOSTON, MA 02128				

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
31	CONDOR-HAVRE LLC 72 MARGINAL ST E BOSTON, MA 02128				
32	CONTRADA ANTONIO J 124 HOWARD ST SAUGUS, MA 01906				
33	COPPOLA DOMINIC 3 DRAKE PL E BOSTON, MA 02128				
34	CRESPO HOLDINGS LLC 82 CHELSEA ST BOSTON, MA 02128				
35	CRISTALLO GINA TS C/O GINA CRISTALLO TS 66 CHELSEA ST EAST BOSTON, MA 02128				
36	CRISTALLO GUERINO 66 CHELSEA ST EAST BOSTON, MA 02128				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
37	CYNHIA ANNE ALBA ESQUIRE TRUST 600 GOVERNERS DR APT 22 WINTHROP, MA 02152				
38	FIORINO ANTHONY P 94 CHELSEA ST EAST BOSTON, MA 02128				
39	FLORES JOSE A 172 PARIS ST EAST BOSTON, MA 02128				
40	FRONDUTO MICHAEL A C/O MICHEAL A FRONDUTO 173 PARIS ST E BOSTON, MA 02128				
41	GALDAMEZ MIRNA ANGELICA C/O MIRNA A GALDAMEZ 102 PARIS ST EAST BOSTON, MA 02128				
42	GALVIS LIDA Y 141 PARIS ST EAST BOSTON, MA 02128				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
43	GAUDINO STEPHEN J ETAL C/O SUSANNE GAUDINO 370 CHESTNUT ST LYNNFIELD, MA 01940				
44	GAUDINO SUSANNE 370 CHESTNUT ST LYNNFIELD, MA 01940				
45	GOMEZ SAMUEL A 5 ANTHONY GRIECO TE E BOSTON, MA 02128				
46	GRANITE CASTLE INC 113 CHELSEA ST EAST BOSTON, MA 02128				
47	GRASSO VINCENZO 109 CHELSEA ST EAST BOSTON, MA 02128				
48	GRICCI DARIO ETAL 76 CHELSEA ST EAST BOSTON, MA 02128				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
49	GUEVARA MARIA 139 HAVRE ST E BOSTON, MA 02128				
50	GUZMAN SILVIA Y 77 CONGRESS AVE CHELSEA, MA 02150				
51	IACOMINO PHYLLIS M TS C/O PHYLLIS M IACOMINO TS 127 PARIS ST EAST BOSTON, MA 02128				
52	IMSTAR LLC 70 DORCAR RD NEWTON, MA 02459				
53	JAIMES FRANCISCO D 175 PARIS ST EAST BOSTON, MA 02128				
54	KMF TRUST C/O KMF TRUST 40 EVERETT ST EAST BOSTON, MA 02128				

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
55	LAMATTINA JOHN P 7 DRAKE PL EAST BOSTON, MA 02128				
56	LEOCHA ANTHONY 177 PARIS ST EAST BOSTON, MA 02128				
57	LEONARDI IDA A 108 PARIS EAST BOSTON, MA 02128				
58	LYMAN SCHOOL LIMITED C/O LYMAN SCHOOL LIMITED PARTN 72 MARGINAL ST EAST BOSTON, MA 02128				
59	MARTINEZ BROTHERS LLC 132 BENNINGTON ST EAST BOSTON, MA 02128				
60	MARTINEZ MARIO 64 BROOKS ST #1 EAST BOSTON, MA 02128				

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Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501	Postmaster, per *(name of receiving employee)*		UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID WOBURN, MA 01801 SEP 14, 21 AMOUNT $2.82 R2304N118454-03

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
61	MASS TURNPIKE AUTHORITY HAVRE EAST BOSTON, MA 02128				
62	MATTERA SALVATORE C 121 HAVRE ST EAST BOSTON, MA 02128				
63	MCCLENEY MICHAAEL A C/O MICHAEL A MCCLENEY 142 BREMEN ST EAST BOSTON, MA 02128				
64	MELENDEZ BRANDON A 104 CHELSEA ST, UNIT 1-F EAST BOSTON, MA 02128				
65	NANO CALOGERO TS C/O CALOGERO NANO 182 BENNINGTON ST E BOSTON, MA 02128				
66	NINETY SEVEN PORTER LLC 1495 HANCOCK ST QUINCY, MA 02169				

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67	NONNI ROZ LLC 46 BELLEVUE AV WINTHROP, MA 02152				
68	NORTHERN LIGHTS MANAGEMENT LLC C/O NORTHERN LIGHTS MGMT LLC 20 MILTON STREET SUITE 109 DEDHAM, MA 02026				
69	ONE 02 CHELSEA ST LLC MASS LLC 101 TREMONT ST STE 800J BOSTON, MA 02108				
70	ONE 10 PARIS STREET LLC BROOK PROPERTY MANAGEMENT 193 HARVARD ST BROOKLINE, MA 02446				
71	ONE THIRTY THREE PARIS LLC 50 FRANKLIN ST STE 400 BOSTON, MA 02110				
72	ONE ZERO THREE PORTER LLC 103 PORTER ST EAST BOSTON, MA 02128				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
73	PANNULO COSTANTINO TS 8 COREY ST EVERETT, MA 02149				
74	PARIS STREET LLC 129 BORDER ST EAST BOSTON, MA 02128				
75	PATHOS PROPERTIES LLC 40 EVERETT ST EAST BOSTON, MA 02128				
76	PORTER PARIS LLC 50 FRANKLIN ST #400 BOSTON, MA 02110				
77	RALLO LENI S C/O LENI RALLO 10 ANTHONY J GRIECO TE EAST BOSTON, MA 02128				
78	RICCI MARIE 5 DRAKE PL EAST BOSTON, MA 02128				

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
79	RODRIGUEZ PEDRO A 143 PARIS ST EAST BOSTON, MA 02128				
80	SABLONI ALBERT F ETAL C/O CARLA SANTARPIO 107 PORTER STREET E BOSTON, MA 02128				
81	SAMPSON DAVID 139 PARIS ST EAST BOSTON, MA 02128				
82	SANTOS REYNALDO 131 HAVRE ST EAST BOSTON, MA 02128				
83	SARATOGA STREET PROPERTIES LLC ONE CURTIS STREET EAST BOSTON, MA 02128				
84	SICURANZA ANGELO T 136 CHELSEA ST E BOSTON, MA 02128				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
85	SOKOL JULIUS 101 TREMONT ST SUITE #800-J BOSTON, MA 02108				
86	SOZIO LOUIS A TS 61 SQUIRE RD REVERE, MA 02151				
87	STAR PROPERTY HOLDINGS LLC 319 MASSACHUSETTS AVE ARLINGTON, MA 02474				
88	STEPANUK MARINA C/O STEPANUK & KHAYNOVSKY 25 CHASE ST NEWTON, MA 02464				
89	SULLIVAN CONCETTA H TS C/O CONCETTA SULLIVAN 78 CHELSEA ST EAST BOSTON, MA 02128				
90	TOMMY KUAN WEI CHIU 2016 C/O TOMMY KUAN WEI CHIU 86 CHELSEA ST EAST BOSTON, MA 02128				

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Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501		Postmaster, per *(name of receiving employee)*	U.S. POSTAGE PAID WOBURN, MA 01801 SEP 14, 21 AMOUNT $2.82 R2304N118454-03 UNITED STATES POSTAL SERVICE® 0000

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
91	TRITTO FRANK J TS C/O FRANK TRITTO 33 GRAND VIEW AV LYNN, MA 01904				
92	VB PROPERTIES LLC C/O VB PROPERTIES 12 ORIENT AVE EAST BOSTON, MA 02128				
93	VIALE RAYMOND RAYMOND/SUE VIALE 181 PARIS ST APT#2 EAST BOSTON, MA 02128				
94	VICTORIA CAPITAL LLC MASS LLC 101 TREMONT ST STE 800J BOSTON, MA 02108				
95	WONG JUNE 84 CHELSEA ST EAST BOSTON, MA 02128				
96	XIA LEON LEON XIA 83 CHELSEA ST EAST BOSTON, MA 02128				

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Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501	Postmaster, per *(name of receiving employee)*		0000

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	***ge**	Fee	Special Handling	Parcel Airlift
97	YE COLBERT C/O COLBERT YE 6 BENNETT ST CAMBRIDGE, MA 02138				
98	YEE SUSAN T 199 GLADSTONE ST #2 EAST BOSTON, MA 02128				
99	ZIRPOLO ANGELO 88 CHELSEA ST EAST BOSTON, MA 02128				

Michael Malynowski

From: UMass Translation Center <translate@umass.edu>
Sent: Tuesday, May 3, 2022 4:39 PM
To: Michael Malynowski
Subject: Re: Translation Verification - 121 Havre St - Abutter Notice
Attachments: 3.3 2977-01 Spanish Abutter Notification Form 2020 r.docx; 3.4 - 3101-01 Spanish Abutter Notification Form 2020 r.docx; 3.3 2687-03 Spanish Abutter Notification Form 2020 r.docx

Hello, attached please find the revised Spanish.

Some comments about what was changed:

1) In all three files, the phrase "Monday to Friday" was still in English. I've noticed this is a miss in the original Spanish version provided by the state (since the phrase it's neither marked for translation nor translated), so it's no surprise people miss it when modifying the file for Spanish. We translated it and highlighted it. in all three sheets.
2) In 2687 and 2977, the Spanish version you sent us for review has a longer description than the English in section C. Whereas the English has "The proposed project plans to develop the site by constructing...", the Spanish for both has something like "The proposed project plans to develop the site by **tearing down the existing structures and** constructing..." We removed that extra phrase in Spanish so it matches the English, but it seems to be more of a version difference rather than a mistake as such.

Best regards,
Rio

On Tue, May 3, 2022 at 2:40 PM Michael Malynowski <mmalynowski@allenmajor.com> wrote:

> Thank you Rio,

Any chance we may have that today? If not that is ok, but thought I would ask.

Thanks & Stay safe,

Mike

Michael A. Malynowski, PE | Senior Project Manager

Allen & Major Associates, Inc.

Cell: 781-640-7650 | **Direct**: 781-305-9411 | mmalynowski@allenmajor.com

Manchester, NH | Woburn, MA | Lakeville, MA

www.allenmajor.com

Follow us on LinkedIn | Instagram | Twitter

From: UMass Translation Center [mailto:translate@umass.edu]
Sent: Tuesday, May 3, 2022 2:31 PM
To: Michael Malynowski <mmalynowski@allenmajor.com>
Subject: Re: Translation Verification - 121 Havre St - Abutter Notice

Great, yes, we can do all of these for the minimum. I'll send you a pdf invoice once we've proofed the work. At that point you can mail us a check or pay online with invoice in hand. Our payment page is here: https://www.umass.edu/translation/pay-invoice

Best regards

Rio

On Tue, May 3, 2022 at 9:36 AM Michael Malynowski <mmalynowski@allenmajor.com> wrote:

> Good morning Rio,
>
> Here are some additional forms that would need verification. Hopefully this would make the minimum fee more palatable. Please let me know how we may process the payment for these verifications.
>
> Thanks & Stay safe,
>
> Mike
>
> **Michael A. Malynowski, PE | Senior Project Manager**
>
> Allen & Major Associates, Inc.
>
> **Cell**: 781-640-7650 | **Direct**: 781-305-9411 | mmalynowski@allenmajor.com
>
> Manchester, NH | Woburn, MA | Lakeville, MA
>
> **www.allenmajor.com**
>
> Follow us on LinkedIn | Instagram | Twitter

From: UMass Translation Center [mailto:translate@umass.edu]
Sent: Tuesday, April 19, 2022 11:55 AM
To: Michael Malynowski <mmalynowski@allenmajor.com>
Subject: Re: Translation Verification - 121 Havre St - Abutter Notice

> You don't often get email from translate@umass.edu. Learn why this is important

Good morning,

Do you have any other Spanish text that you could submit for translation? Our minimum fee is currently $90.

Best regards,

Rio

On Fri, Apr 15, 2022 at 2:48 PM Michael Malynowski <mmalynowski@allenmajor.com> wrote:

> Good afternoon Rio,

We are trying to obtain a verification that the highlighted Spanish text within the attached document is the same as the highlighted English text. This is a requirement of the Boston Conservation Commission. Please let me know if this is feasible and an approximate cost for this service.

Thanks & Stay safe,

Mike

***** For planning purposes I will be out of the office beginning April 18 through April 22 *****

Michael A. Malynowski, PE | Senior Project Manager

Allen & Major Associates, Inc.

Cell: 781-640-7650 | **Direct**: 781-305-9411 | mmalynowski@allenmajor.com

Manchester, NH | Woburn, MA | Lakeville, MA

www.allenmajor.com

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Translation Center

College of Humanities and Fine Arts

University of Massachusetts Amherst

129 Herter Hall

Amherst, MA 01003

T: 413-545-2203

We're renovating one of our office spaces until the end of April. We're still working and happy to serve you via email. To set up an in-person visit during regular university business hours, email us first.

--

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SECTION 4.0

APPENDIX

Enter your transmittal number → X288029 (Transmittal Number)

Your unique Transmittal Number can be accessed online:
https://www.mass.gov/service-details/transmittal-form-number-for-massdep-permit-application-payment

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA 02211

*** Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

1. Permit Code: 4-to-7-character code from permit instructions	2. Name of Permit Category
WPA Form 3	Wetlands

3. Type of Project or Activity: Notice of Intent

B. Applicant Information – Firm or Individual

1. Name of Firm - Or, if party needing this approval is an individual enter name below: MG2 Group / Alaris Construction LLC

2. **Last Name** of Individual	3. **First Name** of Individual	4. MI
Bonito	Sandra	

5. Street Address: 60 Border Street

6. City/Town	7. State	8. Zip Code	9. Telephone #	10. Ext. #
Boston	MA	02110	908-361-6202	

11. Contact Person	12. e-mail address
Sandra Bonito	sbonito@alariscon.com

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site or Individual: Ninety Seven Porter LLC

2. Street Address: 97-101R Porter Street

3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #
Boston	MA	02128		

8. DEP Facility Number (if Known)	9. Federal I.D. Number (if Known)	10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

1. Name of Firm or Individual: Allen & Major Associates, Inc.

2. Address: 100 Commerce Way, Suite 5

3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #
Woburn	MA	01801	781-935-6889	

8. Contact Person	9. LSP Number (BWSC Permits only)
Michael Malynowski	

E. Permit - Project Coordination

1. Is this project subject to MEPA review? ☐ yes ☒ no
If yes, enter the project's EOEA file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Special Provisions:

1. ☐ **Fee** Exempt: city, town, county, or district of the Commonwealth; federally recognized Indian tribe housing authority; municipal housing authority; the MBTA; or state agency if fee is $100 or less. *There are no fee exemptions for BWSC permits, regardless of applicant status.*
2. ☐ Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
3. ☐ Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
4. ☐ Homeowner (according to 310 CMR 4.02).

Reviewer:

Check Number	Dollar Amount	Date
3901	$512.50	09-03-2021

d) All existing natural and man-made features including tree lines, rock outcrops, fence lines, foot paths, overhead and underground utilities, and drainage structures.

e) Elevations of all natural and man-made drainage structures, waterways, and wetlands (as defined by the Wetlands Protection Act).

f) All wetland resource areas including the 100-foot Buffer Zone, and flag numbers of all field delineated wetland resource areas.

g) Base flood elevations of all natural and man-made waterways and water bodies as determined from the FEMA Flood Insurance Rate Maps and Flood Boundary and Floodway Maps. Where the floodplain of wetlands and water bodies have not been mapped by FEMA, hydrologic and calculations may be required, prepared by a registered professional engineer to determine the boundary of the 10 and 100-year floodplain. FEMA Flood Maps: http://msc.fema.gov/portal. Applicants should consider effective and pending FIRMs for planning purposes.

h) Hydrologic calculations showing the full-flow capacity and velocity of all water courses, open and only sometimes closed channels, and storm drains flowing into, on and out of the property.

i) Site plans shall be drawn at a scale of 1"=10', 1"=20', or 1" = 40'. **HOWEVER, *plans may be reduced in size to allow for submission of 11" X 17" paper plans.*** Additional plans with greater or lesser detail may also be required if such plans would provide valuable information to the Commission in its review. The Commission may request a plan at a different scale for large properties or unique circumstances.

4. Stormwater Management Report

The applicant must consult the Stormwater Management Standards found at 310 CMR 10.05(6)(k)-(q) of the Wetlands Regulations, which may be obtained from the Department's web site: http://www.mass.gov/eea/docs/dep/service/regulations/310cmr10a.pdf, to determine if a Stormwater Management Report for the project is required. The Stormwater Management Standards may be referenced at http://www.mass.gov/eea/agencies/massdep/water/regulations/massachusetts-stormwater-handbook.html. For projects that require a Stormwater Management Report, the applicant must also complete the Checklist for the Stormwater Report, and submit the list with the Notice of Intent. Stormwater management systems must also be reviewed and approved by the Boston Water and Sewer Commission.

*Applicants should note that there are Total Maximum Daily Load (TMDL) limitations for the Neponset River and Charles River watersheds for certain pollutants. Based upon the TMDL, specific stormwater Best Management Practices may need to be implemented for projects in those watersheds. For more information on TMDLs visit: http://www.mass.gov/dep/water/resources/tmdls.htm

5. Filing fees

The City of Boston Conservation Commission and the Massachusetts Department of Environmental Protection both require a fee for Notice of Intent processing (there is currently no fee for RDAs). Please **note the Commission does *not* accept the municipal portion of the State Fee**, and has its own fee structure requirements as follows:

Pursuant to the City of Boston Title 14 Section 450 requires the following fees payable to the City of Boston for Notice of Intent processing:

- $25.00 for projects with the fair cost of $1,000.00 or less.
- $50.00 for projects with the fair cost of more than 1,000.00 but not more than $50,000.00.
- $75.00 for projects with a fair cost of more than 50,000.00 but not more than $100,000.00.
- For projects with a fair cost of more than 100,000.00 the fee shall be .075% of the fair cost provided, however, in no case shall the fee be more than $1,500.00.

MA Department of Environmental Protection - The state fee is based on the category of the proposed activity (described in 310 CMR 10.03(7)) and the resource area to be impacted by the activity. To calculate the filing fee, follow the instructions to the NOI Wetland Fee Transmittal Form (refer to http://www.mass.gov/eea/agencies/massdep/water/approvals/wetlands-and-waterways-forms.html#6 for the DEP's specific instructions).

Note: The municipal portion of the state fee is not accepted by the City of Boston.

COMMISSION PUBLIC HEARINGS

Public meetings are typically held on the first and third Wednesday of each month at City Hall. During the public meeting, a public hearing is opened to review each Notice of Intent filing. After all public hearings have been closed, the Commission resumes the public meeting, during which Requests for Determination of Applicability, Requests for Certificates of Compliance, and other general business is reviewed.

Filings must be submitted a minimum of two weeks prior to each public meeting. The meeting and hearings provide an opportunity for abutters and the public to comment on proposed projects. The project proponent, their consultant and the property owner must be present. The current meeting schedule and agenda may be viewed at: Public notices for NOIs and RDA are published in the Boston Herald. Applicants (or their representatives when applicable) are billed for the publication fee.

Note: Make sure to check our website (boston.gov/conservation) for the most recent list of hearing dates and filing deadlines

CONTACT INFORMATION

If you have any questions or need assistance, please contact staff at:

Amelia Croteau
Executive Secretary
Boston City Hall Room 709
Boston, MA 02201
617-635-3850
cc@boston.gov

Nicholas Moreno
Assistant Conservation Agent
Boston City Hall Room 709
Boston, MA 02201
617-635-3850
cc@boston.gov

boston planning & development agency

Climate Resiliency Checklist

NOT FOR FILING

NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

A.1 - Project Information

Project Name:	97 Porter			
Project Address:	97 Porter St, East Boston, MA			
Project Address Additional:				
Filing Type (*select*)	*Initial (PNF, EPNF, NPC or other substantial filing)* *Design / **Building Permit (prior to final design approval), or Construction** / Certificate of Occupancy (post construction completion)*			
Filing Contact	*Eric Zachrison*	*Context, LLC*	*eric@thecontextworkshop.com*	*Phone 3127809456*
Is MEPA approval required	*Yes/no*		*Date*	

A.2 - Project Team

Owner / Developer:	MG2
Architect:	Context, LLC
Engineer:	Peter Gammie, P.E. #34100 - Columbia Design Group
Sustainability / LEED:	N/A
Permitting:	N/A
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Multi Family Residential
List the First Floor Uses:	Six (6) dwelling units on the first floor
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area:	*17025 SF*	Building Area:	*16125 SF*
Building Height:	*41Ft*	Building Height:	*4 Stories*
Existing Site Elevation – Low:	*14.95 Ft BCB*	Existing Site Elevation – High:	*15.6 Ft BCB*
Proposed Site Elevation – Low:	*15.80 Ft BCB*	Proposed Site Elevation – High:	*17.50 Ft BCB*
Proposed First Floor Elevation:	*17.50 Ft BCB*	Below grade levels:	*0 Stories*

Article 37 Green Building:

LEED Version - Rating System :	N/A	LEED Certification:	*Yes / **No***

Proposed LEED rating:	*Certified/Silver/ Gold/Platinum*	Proposed LEED point score:	*Pts.*

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	*30 CI(R)*	Exposed Floor:	*30(R)*
Foundation Wall:	N/A	Slab Edge (at or below grade):	*10(R)*

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	*0(%)*	Wall & Spandrel Assembly Value:	*0.064(U)*
Area of Framed & Insulated / Standard Wall:	*78.5(%)*	Wall Value	*20 + 3.8 CI(R)*
Area of Vision Window:	*9.2%*	Window Glazing Assembly Value:	*0.30(U)*
		Window Glazing SHGC:	*0.38 0.51 (SHGC)*
Area of Doors:	*12.3%*	Door Assembly Value:	*0.37(U)*

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	*Heating and cooling loads were calculated with Elite Calculation heating and cooling software.*		
Annual Electric:	*12606 (kWh)*	Peak Electric:	*105.05 (kW)*
Annual Heating:	*(MMbtu/hr)*	Peak Heating:	*322.5(MMbtu)*
Annual Cooling:	*(Tons/hr)*	Peak Cooling:	*27(Tons)*
Energy Use - Below ASHRAE 90.1 - 2013:	*%*	Have the local utilities reviewed the building energy performance?:	*Yes / **No***
Energy Use - Below Mass. Code:	*%*	Energy Use Intensity:	*(kBtu/SF)*

Back-up / Emergency Power System

Electrical Generation Output:	*(kW)*	Number of Power Units:	0 (N/A)
System Type:	*(kW)*	Fuel Source:	

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

Electric:	*N/A (kW)*	Heating:	*(MMbtu/hr)*
		Cooling:	*(Tons/hr)*

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

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

B.1 – GHG Emissions - Design Conditions

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

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

The building has been designed to comply with energy codes.

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

The building's orientation and massing was set based on negotiations with the neighbors. The envelop and systems have been designed per energy codes.

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

The building has been designed to comply with energy codes.

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

The building's size makes on-site energy storage and generation impractical

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

The project's scale makes on-site energy storage and generation impractical

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

Not applicable

B.2 - GHG Reduction - Adaptation Strategies

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

Not applicable

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:	7 Deg.	Temperature Range - High:	88 Deg.
Annual Heating Degree Days:	5621	Annual Cooling Degree Days	750

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

Days - Above 90°:	11#	Days – Above 100°:	6#
Number of Heatwaves / Year:	2#	Average Duration of Heatwave (Days):	3#

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

A light colored roof is specified to reduce heat-island effect

C.2 - Extreme Heat – Adaptation Strategies

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

No strategies have been developed at this time.

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

No strategies have been developed at this time.

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:	4.7 In.

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

Currently there is no onsite stormwater mitigation and all stormwater runoff is directed off site. The site design proposes to install a subsurface infiltration system consisting of twelve Stormtech SC740 chambers in a crushed stone bed below the on-grade parking. All roof runoff is collected and directed to this infiltration system, reducing runoff in excess of 982.6 cf. the site is designed with permeable pavers and landscaped pervious areas.

D.2 - Extreme Precipitation - Adaptation Strategies

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

The proposed system is sized to accommodate requirements by Boston Water and Sewer Commission (BWSC). Additional crushed stone is provided under the parking area, which will aid in accommodating future more significant rain events.

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?	*Yes*	What Zone:	AE
Current FEMA SFHA Zone Base Flood Elevation:	*10 FT NAVD 1988 16.46 Ft BCB*		

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.	*Yes*

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

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

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

Sea Level Rise - Base Flood Elevation:	*19.5 Ft BCB*		
Sea Level Rise - Design Flood Elevation:	*21.5 Ft BCB*	First Floor Elevation:	*17.50 Ft BCB*
Site Elevations at Building:	*17.5 Ft BCB*	Accessible Route Elevation:	*17.5 Ft BCB*

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

Residential area from 1st to 4th floors above the FIRM DFE and the 100-year flood plain. Electrical transformer will be pad mounted. Electrical equipment will be located above DFE

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

Drawings call for adjustable flood barriers at the ground floor to protect those area from flood surges.

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

Drawings call for adjustable flood barriers at the ground floor to protect those area from flood surges.

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

The municipal roadway network would be utilized to provide rapid recovery after a weather event.

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

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

Future site design shall include raising elevation for living spaces and building infrastructure (such as transformer and other electrical distribution/equipment) to be as high as possible above SLR – DFL.

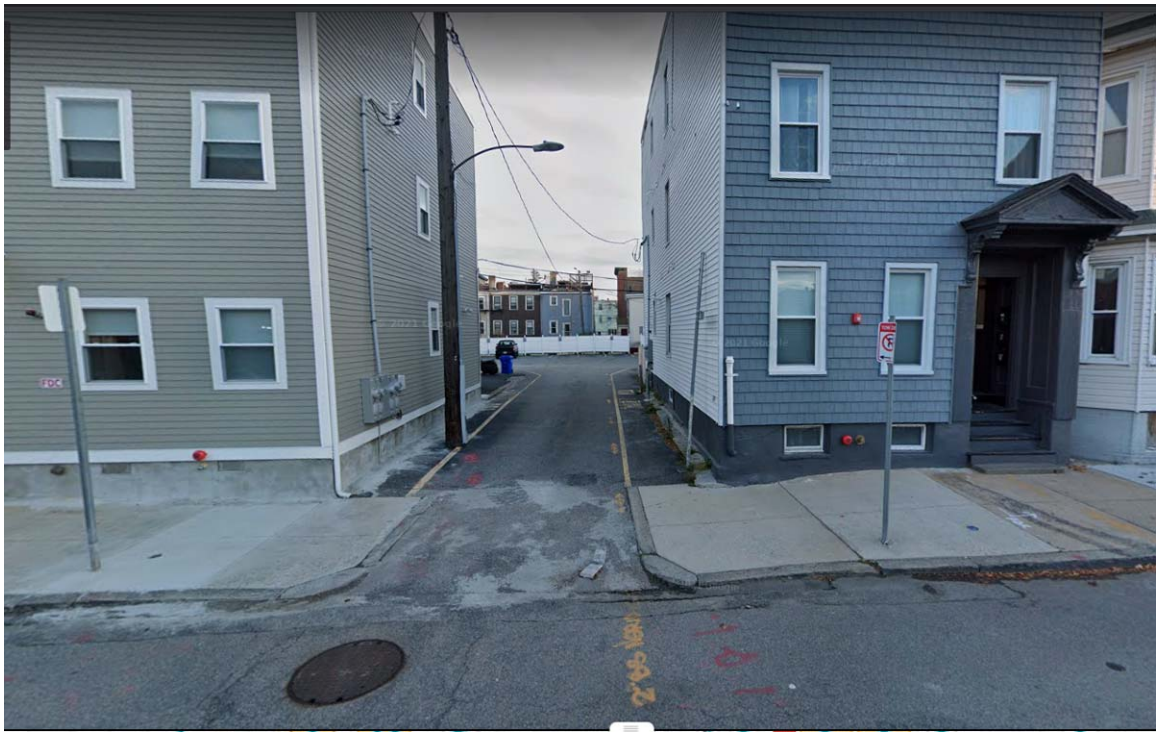
Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

Future building adaptation strategies may be to ensure use of floodproof material below SLR – DFL.

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

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

View from Porter Street Facing north



View from Paris Street facing east

OMB No. 1660-0008
Expiration Date: November 30, 2022

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at https://www.fema.gov/media-library/assets/documents/3539?id=1727.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
NINETY SEVEN PORTER, LLC.

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
97-101R PORTER STREET

Company NAIC Number:

City	State	ZIP Code
EAST BOSTON	Massachusetts	02128

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PARCEL ID 0105761000+105753000. DEED BOOK 58218 PAGE 202. DEED BOOK 654 PAGE 56

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 42°22'20" N Long. 71°02'14" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) _____ sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
BOSTON, CITY OF 250286	SUFFOLK COUNTY	Massachusetts

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
25025C0081	J		03-16-2016	AE	10

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 97-101R PORTER STREET			Policy Number:
City EAST BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS OBSERVATIONS Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

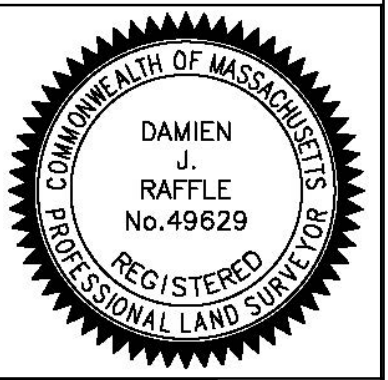
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	11.0	☒ feet	☐ meters
b) Top of the next higher floor	21.5	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)		☐ feet	☐ meters
d) Attached garage (top of slab)		☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	11.0	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	10.5	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	10.5	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☒ Check here if attachments.

Certifier's Name	License Number		
Damie J. Raffle	PLS# 49629		
Title Professional Land Surveyor			
Company Name Feldman Geospatial			
Address 152 Hampden Street			
City Boston	State Massachusetts	ZIP Code 02119	
Signature	Date 09-22-2021	Telephone (617) 708-8615	Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C1. ELEVATION CONVERSION FACTOR FROM BOSTON CITY BASED TO NAVD88 IS -6.48'.
C2. HVAC AND WATER HEATER PROPOSED AT GROUND LEVEL FOR ALL UNITS
C3. DESIGN ELEVATIONS SHOWN WERE TAKEN FROM "CIVIL SITE PLAN 97 PORTER STREET EAST BOSTON MA" BY COLUMBIA DESIGN GROUP, LLC. WITH AN ISSUE DATE OF AUGUST 30, 2021 (SEE ATTACHED).

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 97-101R PORTER STREET			Policy Number:
City EAST BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 97-101R PORTER STREET			Policy Number:
City EAST BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	**Telephone**
Signature	**Date**

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 97-101R PORTER STREET			Policy Number:
City EAST BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 97-101R PORTER STREET			Policy Number:
City EAST BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four

context
a collaborative design workshop

context, llc
1 Ludlow St.
Boston, MA, 02129
312.780.9456

Chicago|Boston

October 14, 2021

eric zachrison
312.780.9456
eric@thecontextworkshop.com

Boston Conservation Commission Chairperson
1 City Hall Square, Room 709
Boston, MA 02201

Re: Flood Design Affadavit, 97 Porter Street, East Boston

To Whom it May Concern,

This letter certifies that the proposed building at 97 Porter Street shall be designed in accordance with the flood-resistant construction sections of the Massachusetts State Building Code 780 CMR, 9th Edition. The dwelling units on the first floor are at elevation 17.0 Ft BCB and the Sea Level Rise- Design Flood Elevation is 16.47 BCB. There are not basement or crawlspaces below the first floor. There is no elevator or machine room.

Very truly yours,

eric zachrison

manager

context, llc

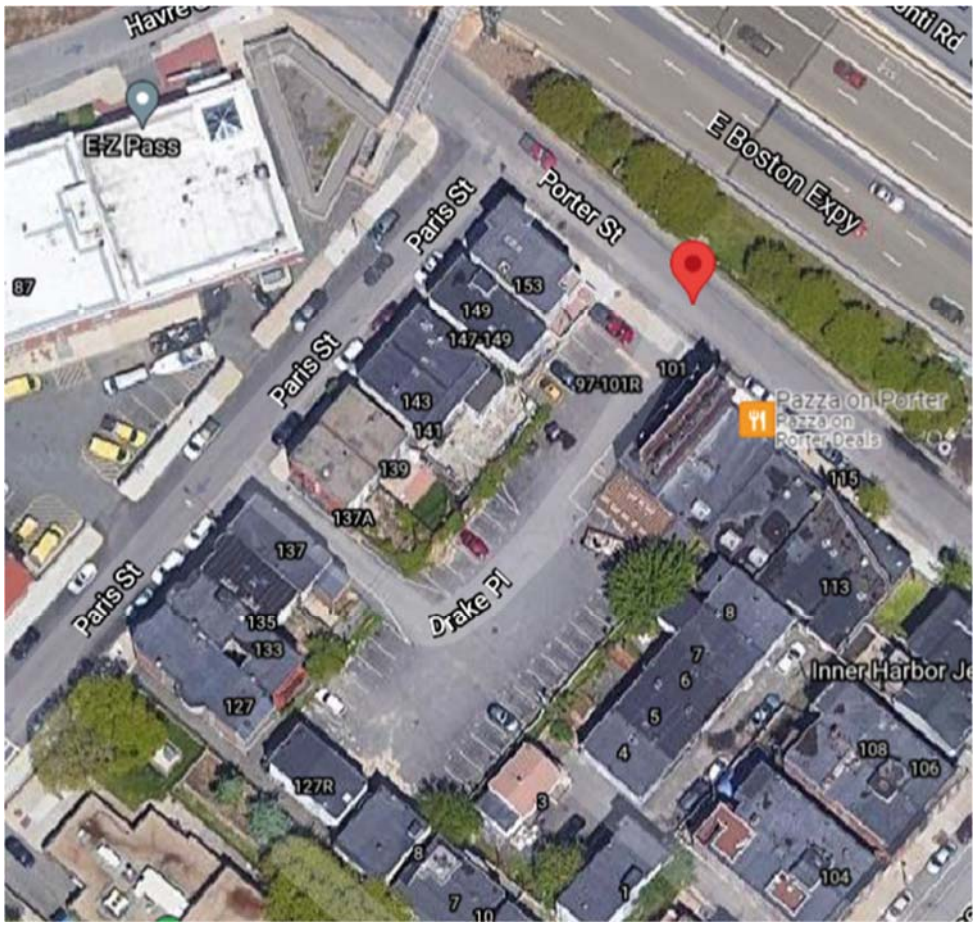
SECTION 5.0

STORMWATER REPORT

Stormwater Report

For

97 Porter St., East Boston, MA



Applicant: Alaris Construction LLC
60 Border Street
East Boston, MA 02128

Date: September 10, 2021
By: Peter Gammie, P.E.
Columbia Design Group, LLC

COMMONWEALTH OF MASSACHUSETTS
PETER GAMMIE
CIVIL
No. 34100
REGISTERED PROFESSIONAL ENGINEER

14 Upham Avenue
Boston, MA 02125

W(617)506.1474
F(617)507.7740

Introduction

This report discusses the stormwater management system and analysis for the proposed redevelopment at 97 Porter St., East Boston, MA. It also contains documentation of compliance with the MassDEP Stormwater Standards, the Erosion and Sediment Control Report, and the Operations and Maintenance Plan.

The proposed redevelopment includes the construction of a new multiunit residential facility with parking at grade. The existing parking and driveway area covers almost the lot with a small planting strip along the northwest side. Lot size approximately 17,030 sf. Total disturbance is less than one acre, therefore the NPDES General Permit is not required.

Stormwater Management Plan Report

The Site is approximate 0.39 acres and identified as Assessor's Ward 01 Parcel 01-05761000. The only disturbance outside the project site is the public sidewalk running across the driveway curb cut will be reconstructed and several street utility trenches for the new services. There are no known environmental resources other than the site being located within the 100 Year flood plain.

The topography is flat with paved driveways and parking areas covering the entire lot. There are no significant pervious areas on the site today. The post construction site will increase pervious areas as a result of the elimination of several paved surface areas, installation of pervious pavers and new planting/landscape areas. The proposed stormwater management for this site includes Best Management Practices that address the pre- verses post- development runoff volumes and peak flow, TSS removal and recharge to groundwater. The proposed stormwater management plan consists of a large infiltration system located under the parking area at grade. The HydroCAD model demonstrates a net decrease in both peak flow and volume for all storm events.

The tables below summarize volume discharge and peak flow rates for the 2, 10 and 100yr events. See HydroCad reports for full.

Table 2 Volume of Discharge (cf)

	Design Point 1	
Design Storm	**Pre-**	**Post-**
2 year, 3.2"	4209	1392
10 year, 4.7"	6332	2658
100 year, 8.5"	11717	7291

Table 3 Peak Rate of Discharge (cfs)

	Design Point 1	
Design Storm	**Pre-**	**Post-**
2 year, 3.2"	1.22	0.76
10 year, 4.7"	1.81	1.23
100 year, 8.5"	3.28	2.65

Soil Analysis

Soils Information obtained from the Natural Resource Conservation Service (NRCS) which describes the soils as 603-Urban land, with parent material of excavated and filled land over organic material. Average ground water depths based on the nearest well point is approx. 6.37'.

Erosion and Sediment Control Report

Elements of erosion control consist of wattles placed along the entire construction site at the back of existing sidewalk. The proposed infiltration system will be protected from construction runoff during construction. Truck wash-off area and street sweeping are all proposed elements and to be implemented by the contractor. In addition, the proposed development has taken into consideration:

- Minimize total area of disturbance and minimize unnecessary clearing and grading
- The total area expected to be disturbed by excavation, grading, less than 40,000 SF
- All erosion control will be inspected and maintained on a daily basis
- All stockpiling of materials on site will be surrounded with erosion control barrier

Multiple erosion and sedimentation control devices will be implemented to prevent erosion during and after construction. The following erosion and sediment controls will be installed as necessary for this project:

- Initially, an erosion control barrier consisting of wattles will be installed at the limit of work along the down gradient site borders, which will be the back of existing sidewalk.
- Construction entrance apron pads will be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets.
- The site will be temporarily covered with a minimum of 4" of crushed stone, after demolition and before construction activities start. This will aid in reducing potential erosion and retain stormwater on site.

Operation and Maintenance Plan

The Operations and Maintenance Plan is attached, see Appendix A

Documenting Compliance

The proposed stormwater management system complies with the ten standards of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Policy. This report was prepared under the direction of Peter Gammie, a Registered Professional Engineer (RPE) licensed to do business in the Commonwealth pursuant to MGL Chapter 112 Section 81R.

This section of the Stormwater Report includes the computations required to document compliance with the following standards:

- Standard 1 – No new untreated discharges.
- Standard 2 - Peak Rate Attenuation.
- Standard 3 - Recharge
- Standard 4 - Required Water Quality Volume.
- Standard 5 – 6: Computations used to demonstrate compliance with Standard 4.
- Standard 7: Computations demonstrating that peak rate attenuation, recharge, and water quality treatment is provided to maximum extent practicable
- Standard 8: Computations related to sizing of erosion and sediment controls
- Standard 9: Operation And Maintenance Plan
- Standard 10: Illicit Discharges to Drainage System

STANDARD 1. NO UNTREATED DISCHARGES

There are no new untreated discharges. Roof runoff is directed to infiltration system located below the at grade parking garage.

STANDARD 2. PEAK RATE ATTENUATION

As per DEP regulations, the stormwater analysis was developed for the 2-, 10-, and 100-year, 24-hour storm events. As noted above, there is no increase in the rate of runoff for any event. See HydroCad reports.

STANDARD 3. RECHARGE

The proposed on-site subsurface infiltration systems will increase recharge to groundwater.

Existing Soils Evaluation

Soil conditions indicate a sandy loam soil.

NRCS HYDROLOGIC SOIL TYPE	APPROX. SOIL TEXTURE	TARGET DEPTH FACTOR (F)
A	sand	**0.6-inch**
B	loam	**0.35-inch**

Recharge Target Depth by Hydrologic Soil Group

Rawls Rates

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

Required Recharge Volume

Using the recharge requirements established by the DEP, the following calculations are provided:

$$Rv = F \times \text{impervious area}$$

Rv = Required Recharge Volume, expressed in Ft^3, cubic yards, or acre-feet
F = Target Depth Factor associated with each Hydrologic Soil Group
Impervious Area = pavement area on site

This site: *Rv = 0.35 *10,782* **sf***/12 =314.5 CF Required Recharge*

The DEP stormwater requirements include an analysis as to any negative impacts on where the recharge volume is directed. The recharge on this site, as an infiltration BMP measure, will not alter or cause changes to the hydrologic regime.

Proposed Recharge Volume

To comply with MassDEP, without taking into account the existing impervious area, the site requires a total recharge volume of 314.5 cubic feet. The proposed on-site infiltration system exceeds this volume as it provides approximately 982.6 cubic feet (see HydroCad calculations). The site complies with the regulations relative to recharge to groundwater.

Drawdown within 72 hours

DEP Stormwater Handbook requires an analysis to show that the *Required Recharge Volume* will drain down in less than 72 hours in order to provide infiltration volume for subsequent rainfall events. To determine the ability to drawdown within 72 hours, we are using an infiltration rate of 1.02 in/hr (Rawls Rates), the storage volume, the bottom area and the "Static" method formula:

$$Time_{drawdown} = \frac{Rv}{(K)(Bottom\ Area)}$$

$$= 314.5/(1.02in/hr)(1ft/12in)(6.25'x45'x2)=6.7\ hrs$$

Where:
Rv = Storage Volume
K = Saturated Hydraulic Conductivity For "Static" and "Simple Dynamic" Methods, use Rawls Rate (see Table 2.3.3).
Bottom Area = Bottom Area of Recharge Structure

The system will drain down in less than the required 72 hour maximum.

STANDARD 4. WATER QUALITY

The stormwater management design for this site complies with the required 80 percent total suspended solids (TSS) removal as the first inch of runoff is treated and infiltrated. All runoff from this site is roof runoff and considered clean.

STANDARD 5. LAND USES WITH HIGHER POTENTIAL POLLUTANT LOADS

This site is not a LUHPPL. The site usage is proposed to change from an automotive service to commercial/residential use. Additionally, any impacted soil will be removed. These two changes will result in a lower potential pollution load.

STANDARD 6. CRITICAL AREAS

The project site is not located within a Zone II or Interim Wellhead Protection area of a public water supply or any other critical area.

STANDARD 7. REDEVELOPMENT

This project is considered a redevelopment.

STANDARD 8. CONSTRUCTION PERIOD CONTROLS

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan will be implemented generally as follows.

Narrative: Multiple erosion and sedimentation control devices will be implemented to prevent erosion during and after construction. The following erosion and sediment controls will be installed for this project:

- Initially, erosion control will be installed at the limit of work area along the down gradient side along the back of sidewalk. Silt sacks shall be installed at existing catch basins within 200' of the construction site.

- Construction entrance apron pads may be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets if this becomes an issue or problem.

- There are no, cut and fill slopes on site, so erosion is unlikely, however a 4" minimum layer of crushed stone shall be installed over the entire site to stabilize the soils and provide on site storage and infiltration prior to the start of construction.

Construction Period Operation and Maintenance Plan: The O&M Plan provided (Appendix A) will be modified accordingly and used during construction period.

Names of Persons or Entity Responsible for Plan Compliance: As part of the Submittal Process, the General Contractor shall submit the names of responsible parties.

Construction Period Pollution Prevention Measures: Erosion control measures as shown on the plan and/or as are standard practice shall be installed accordingly. Best Management Practices shall be implemented. No vehicle maintenance and/or refueling will be allowed onsite.

Drawings and specifications for erosion control BMPs: Contractor shall submit his plan for proposed sequencing of the work. It is unlikely that diversion swales, erosion control dikes and berms, and/or temporary sedimentation basins will be necessary, however if needed, the contractor shall provide plans showing locations and sequencing of said work.

Operation and Maintenance of Erosion and Sedimentation Controls: Contractor shall submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and temporary sedimentation basins.

STANDARD 9. OPERATION AND MAINTENANCE PLAN

A stormwater operation and maintenance plan is included, see Appendix A.

STANDARD 10. PROHIBITION OF ILLICIT DISCHARGES

There are no illicit discharges proposed. An Illicit Discharge Compliance Statement will be submitted prior to the discharge of any stormwater to post-construction BMP's.

Norfolk and Suffolk Counties, Massachusetts

603—Urban land, wet substratum, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: vkyl
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land over herbaceous organic material and/or alluvium and/or marine deposits

Minor Components

Udorthents

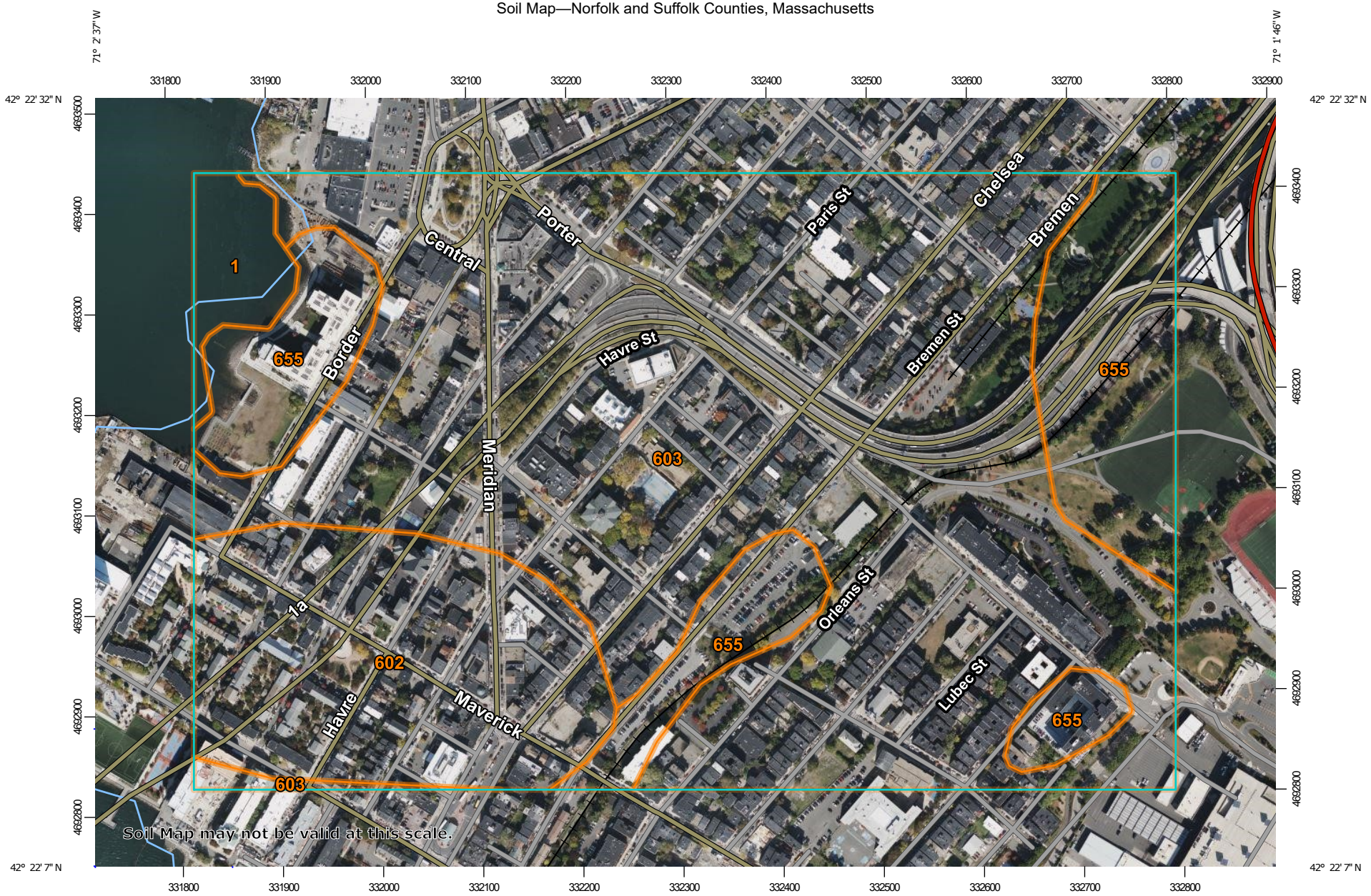
Percent of map unit: 13 percent
Hydric soil rating: Unranked

Beaches

Percent of map unit: 2 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 16, Jun 11, 2020



Map Scale: 1:5,390 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

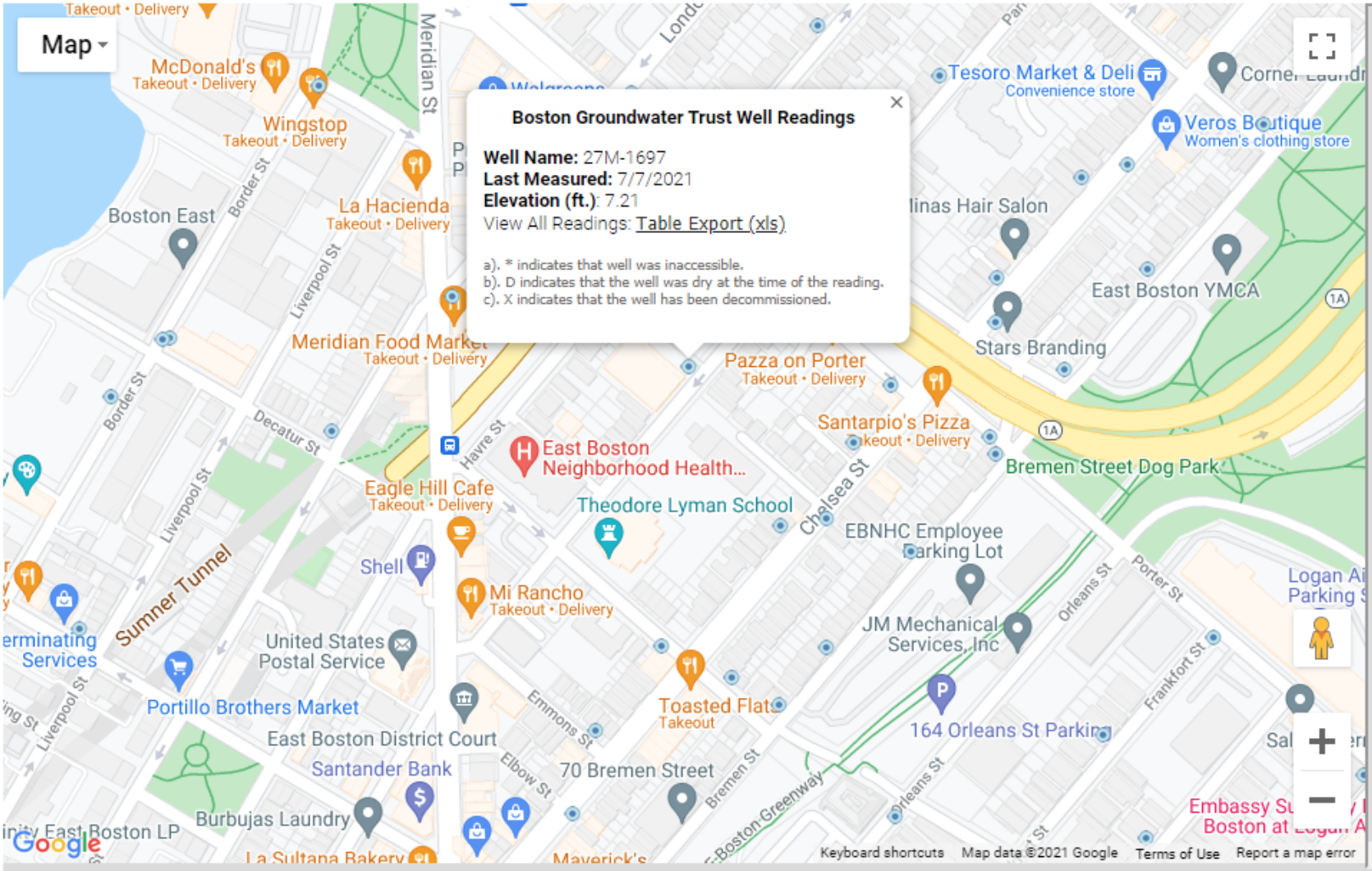
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Boston Groundwater Trust Well Locations Map

Contact Information: Christian Simonelli, csimonelli@bgwt.org, 617.859.8439

Click a well on the map below to view more information.

Search for an Address: 229 Berkeley St., 02116 GO



Water Levels: Well 27M-1697

On Paris St., adjacent to 83 Porter St.

Table Export (xls)

Date	Elevation
7/7/2021	7.21
5/3/2021	6.84
3/9/2021	6.66
1/20/2021	6.81
11/19/2020	6.27
10/14/2020	5.40
9/14/2020	5.42
8/17/2020	5.62
7/8/2020	6.16
6/1/2020	6.42
2/1/2020	6.36
1/2/2020	7.18
10/1/2019	5.88
9/5/2019	6.56
6/26/2019	6.76
6/4/2019	6.70
5/1/2019	7.16
4/2/2019	7.68
2/2/2019	6.82
9/21/2018	6.56
7/3/2018	5.98
5/14/2018	6.57
3/31/2018	6.63
1/24/2018	7.12
11/27/2017	6.18
10/12/2017	*

Location Information for: 27M-1697
Address: On Paris St., adjacent to 83 Porter St.
Approx. Rim Elev.(ft.): 16, **Installation Date:** 9/6/2006

Appendix 'A'

OPERATION AND MAINTENANCE PLAN/Long Term Pollution Prevention Plan

for

97 Porter St., East Boston, MA

The proponent/owner is responsible for the operation and maintenance of the proposed stormwater management system as follows:

Stormwater Management System Owners: _____

Party Responsible for the O & M: owner

Schedule for Implementation: see O & M Schedule

Plan Showing the location of all Stormwater BMPs: See Site Plan Titled – Civil Site Plan,

Estimated Budget: To be determined.

Log Form: See below.

Description of proposed O & M:

After construction and site is stabilized, the site will be inspected to assure that all exposed surfaces are clean of debris and that the surrounding walkways, alleys and streets adjacent to the project are clean.

The proposed underground infiltration system along with drain manholes shall be inspected to determine if any excessive buildup of sediments is present. Inspections to be performed as noted in the following schedule. Removal of sediment, if required, to be performed by a maintenance company familiar with the system design.

Other site areas, including the overflow outlet, to be inspected to ensure proper function and any repairs implemented as needed and with the frequency shown in the schedule.

_____

Accepted By: Date:

Stormwater Management Operation and Maintenance Schedule
Property: _____
Date: _____

BMP	Frequency	Date Performed	Comments	Cleaning/ Repair Needed? Yes/No	Date of Cleaning/ Repair	Performed By
Subsurface Infiltration System Inspect for proper functioning	Once at the end of construction and then inspected every year.					
Drain MH's and CB's –	Once at the end of construction and then inspected every year. Any debris or sediments removed					
Roof Drains Inspect for proper functioning	Once at the end of construction and then every spring and fall. Roof area drains must be kept clear of ice and snow.					

14 Upham Avenue
Boston, MA 02125
W(617)506.1474
F(617)507.7740

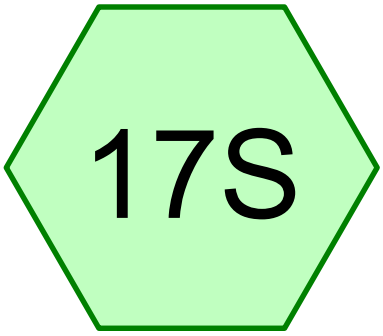
Appendix 'B'

HydroCad Calculations

14 Upham Avenue
Boston, MA 02125

W(617)506.1474
F(617)507.7740

Existing



Exist Lot

Subcat Reach Pond Link

Routing Diagram for 197 Porter St system
Prepared by Columbia Design Group, Printed 9/10/2021

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
17,030	98	Roof+Paved (17S)
17,030	**98**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 17S: Exist Lot Runoff Area=17,030 sf 100.00% Impervious Runoff Depth>2.97"
Tc=5.0 min CN=98 Runoff=1.22 cfs 4,209 cf

Total Runoff Area = 17,030 sf Runoff Volume = 4,209 cf Average Runoff Depth = 2.97"
0.00% Pervious = 0 sf 100.00% Impervious = 17,030 sf

Summary for Subcatchment 17S: Exist Lot

Runoff = 1.22 cfs @ 12.07 hrs, Volume= 4,209 cf, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.20"

	Area (sf)	CN	Description
*	17,030	98	Roof+Paved
	17,030		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 17S: Exist Lot Runoff Area=17,030 sf 100.00% Impervious Runoff Depth>4.46"
Tc=5.0 min CN=98 Runoff=1.81 cfs 6,332 cf

Total Runoff Area = 17,030 sf Runoff Volume = 6,332 cf Average Runoff Depth = 4.46"
0.00% Pervious = 0 sf 100.00% Impervious = 17,030 sf

Summary for Subcatchment 17S: Exist Lot

Runoff = 1.81 cfs @ 12.07 hrs, Volume= 6,332 cf, Depth> 4.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

	Area (sf)	CN	Description
*	17,030	98	Roof+Paved
	17,030		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 17S: Exist Lot Runoff Area=17,030 sf 100.00% Impervious Runoff Depth>8.26"
Tc=5.0 min CN=98 Runoff=3.28 cfs 11,717 cf

Total Runoff Area = 17,030 sf Runoff Volume = 11,717 cf Average Runoff Depth = 8.26"
0.00% Pervious = 0 sf 100.00% Impervious = 17,030 sf

Summary for Subcatchment 17S: Exist Lot

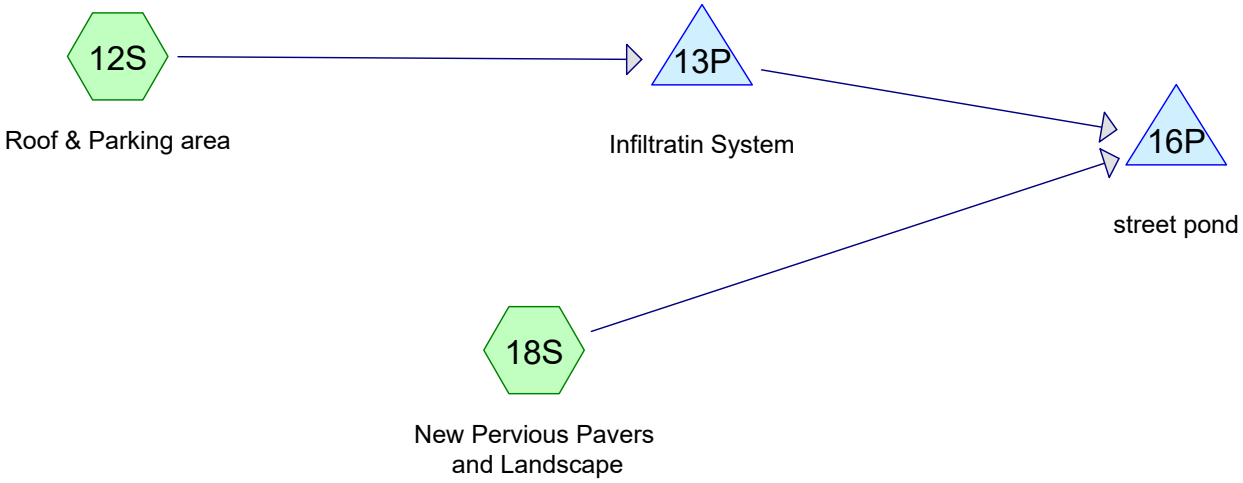
Runoff = 3.28 cfs @ 12.07 hrs, Volume= 11,717 cf, Depth> 8.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.50"

	Area (sf)	CN	Description
*	17,030	98	Roof+Paved
	17,030		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Proposed



Subcat Reach Pond Link

Routing Diagram for 197 Porter St system
Prepared by Columbia Design Group, Printed 9/10/2021

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
6,248	61	>75% Grass cover, Good, HSG B (18S)
10,782	98	Roof (12S)
17,030	**84**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 12S: Roof & Parking area Runoff Area=10,782 sf 100.00% Impervious Runoff Depth>2.97"
Tc=5.0 min CN=98 Runoff=0.77 cfs 2,665 cf

Subcatchment 18S: New Pervious Pavers Runoff Area=6,248 sf 0.00% Impervious Runoff Depth>0.44"
Tc=5.0 min CN=61 Runoff=0.05 cfs 231 cf

Pond 13P: Infiltratin System Peak Elev=13.62' Storage=478 cf Inflow=0.77 cfs 2,665 cf
Discarded=0.02 cfs 1,368 cf Primary=0.72 cfs 1,161 cf Outflow=0.74 cfs 2,529 cf

Pond 16P: street pond Peak Elev=10.01' Storage=1,392 cf Inflow=0.76 cfs 1,392 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 17,030 sf Runoff Volume = 2,896 cf Average Runoff Depth = 2.04"
36.69% Pervious = 6,248 sf 63.31% Impervious = 10,782 sf

Summary for Subcatchment 12S: Roof & Parking area

Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,665 cf, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.20"

	Area (sf)	CN	Description
*	10,782	98	Roof
	10,782		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment 18S: New Pervious Pavers and Landscape

Runoff = 0.05 cfs @ 12.11 hrs, Volume= 231 cf, Depth> 0.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.20"

Area (sf)	CN	Description
6,248	61	>75% Grass cover, Good, HSG B
6,248		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Pond 13P: Infiltratin System

Inflow Area = 10,782 sf,100.00% Impervious, Inflow Depth > 2.97" for 2-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume= 2,665 cf
Outflow = 0.74 cfs @ 12.09 hrs, Volume= 2,529 cf, Atten= 4%, Lag= 1.1 min
Discarded = 0.02 cfs @ 12.09 hrs, Volume= 1,368 cf
Primary = 0.72 cfs @ 12.09 hrs, Volume= 1,161 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 13.62' @ 12.09 hrs Surf.Area= 282 sf Storage= 478 cf

Plug-Flow detention time= 99.2 min calculated for 2,529 cf (95% of inflow)
Center-of-Mass det. time= 69.8 min (825.0 - 755.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	10.50'	213 cf	**6.25'W x 45.16'L x 3.50'H Field A** 988 cf Overall - 278 cf Embedded = 709 cf x 30.0% Voids
#2A	11.00'	278 cf	**ADS_StormTech SC-740** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 1 rows
#3	11.00'	35 cf	**3.00'D x 5.00'H MH overflow**-Impervious
		527 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	10.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 5.00'
#2	Primary	13.00'	**8.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 11.00' / 13.00' S= -0.0667 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.02 cfs @ 12.09 hrs HW=13.61' (Free Discharge)
1=Exfiltration (Controls 0.02 cfs)

Primary OutFlow Max=0.70 cfs @ 12.09 hrs HW=13.61' (Free Discharge)
2=Culvert (Inlet Controls 0.70 cfs @ 2.10 fps)

Summary for Pond 16P: street pond

Inflow Area = 17,030 sf, 63.31% Impervious, Inflow Depth > 0.98" for 2-Year event
Inflow = 0.76 cfs @ 12.09 hrs, Volume= 1,392 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 10.01' @ 24.00 hrs Surf.Area= 250,000 sf Storage= 1,392 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	10.00'	1,000,000 cf	**500.00'W x 500.00'L x 4.00'H Prismatoid**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 12S: Roof & Parking area Runoff Area=10,782 sf 100.00% Impervious Runoff Depth>4.46"
Tc=5.0 min CN=98 Runoff=1.14 cfs 4,009 cf

Subcatchment 18S: New Pervious Pavers Runoff Area=6,248 sf 0.00% Impervious Runoff Depth>1.19"
Tc=5.0 min CN=61 Runoff=0.18 cfs 620 cf

Pond 13P: Infiltratin System Peak Elev=13.96' Storage=509 cf Inflow=1.14 cfs 4,009 cf
Discarded=0.03 cfs 1,527 cf Primary=1.05 cfs 2,238 cf Outflow=1.07 cfs 3,765 cf

Pond 16P: street pond Peak Elev=10.01' Storage=2,858 cf Inflow=1.23 cfs 2,858 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 17,030 sf Runoff Volume = 4,629 cf Average Runoff Depth = 3.26"
36.69% Pervious = 6,248 sf 63.31% Impervious = 10,782 sf

Summary for Subcatchment 12S: Roof & Parking area

Runoff = 1.14 cfs @ 12.07 hrs, Volume= 4,009 cf, Depth> 4.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

	Area (sf)	CN	Description
*	10,782	98	Roof
	10,782		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment 18S: New Pervious Pavers and Landscape

Runoff = 0.18 cfs @ 12.09 hrs, Volume= 620 cf, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (sf)	CN	Description
6,248	61	>75% Grass cover, Good, HSG B
6,248		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Pond 13P: Infiltratin System

Inflow Area = 10,782 sf,100.00% Impervious, Inflow Depth > 4.46" for 10-Year event
Inflow = 1.14 cfs @ 12.07 hrs, Volume= 4,009 cf
Outflow = 1.07 cfs @ 12.10 hrs, Volume= 3,765 cf, Atten= 6%, Lag= 1.5 min
Discarded = 0.03 cfs @ 12.10 hrs, Volume= 1,527 cf
Primary = 1.05 cfs @ 12.10 hrs, Volume= 2,238 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 13.96' @ 12.10 hrs Surf.Area= 282 sf Storage= 509 cf

Plug-Flow detention time= 77.0 min calculated for 3,757 cf (94% of inflow)
Center-of-Mass det. time= 43.2 min (791.0 - 747.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	10.50'	213 cf	**6.25'W x 45.16'L x 3.50'H Field A** 988 cf Overall - 278 cf Embedded = 709 cf x 30.0% Voids
#2A	11.00'	278 cf	**ADS_StormTech SC-740** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 1 rows
#3	11.00'	35 cf	**3.00'D x 5.00'H MH overflow**-Impervious
		527 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	10.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 5.00'
#2	Primary	13.00'	**8.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 11.00' / 13.00' S= -0.0667 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.03 cfs @ 12.10 hrs HW=13.95' (Free Discharge)
1=Exfiltration (Controls 0.03 cfs)

Primary OutFlow Max=1.04 cfs @ 12.10 hrs HW=13.95' (Free Discharge)
2=Culvert (Inlet Controls 1.04 cfs @ 2.98 fps)

Summary for Pond 16P: street pond

Inflow Area = 17,030 sf, 63.31% Impervious, Inflow Depth > 2.01" for 10-Year event
Inflow = 1.23 cfs @ 12.10 hrs, Volume= 2,858 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 10.01' @ 24.00 hrs Surf.Area= 250,000 sf Storage= 2,858 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	10.00'	1,000,000 cf	**500.00'W x 500.00'L x 4.00'H Prismatoid**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 12S: Roof & Parking area Runoff Area=10,782 sf 100.00% Impervious Runoff Depth>8.26"
Tc=5.0 min CN=98 Runoff=2.08 cfs 7,418 cf

Subcatchment 18S: New Pervious Pavers Runoff Area=6,248 sf 0.00% Impervious Runoff Depth>3.83"
Tc=5.0 min CN=61 Runoff=0.64 cfs 1,993 cf

Pond 13P: Infiltratin System Peak Elev=15.60' Storage=524 cf Inflow=2.08 cfs 7,418 cf
Discarded=0.03 cfs 1,749 cf Primary=2.00 cfs 5,299 cf Outflow=2.03 cfs 7,048 cf

Pond 16P: street pond Peak Elev=10.03' Storage=7,291 cf Inflow=2.65 cfs 7,291 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 17,030 sf Runoff Volume = 9,411 cf Average Runoff Depth = 6.63"
36.69% Pervious = 6,248 sf 63.31% Impervious = 10,782 sf

Summary for Subcatchment 12S: Roof & Parking area

Runoff = 2.08 cfs @ 12.07 hrs, Volume= 7,418 cf, Depth> 8.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.50"

	Area (sf)	CN	Description
*	10,782	98	Roof
	10,782		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment 18S: New Pervious Pavers and Landscape

Runoff = 0.64 cfs @ 12.08 hrs, Volume= 1,993 cf, Depth> 3.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.50"

Area (sf)	CN	Description
6,248	61	>75% Grass cover, Good, HSG B
6,248		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Pond 13P: Infiltratin System

Inflow Area = 10,782 sf,100.00% Impervious, Inflow Depth > 8.26" for 100-Year event
Inflow = 2.08 cfs @ 12.07 hrs, Volume= 7,418 cf
Outflow = 2.03 cfs @ 12.07 hrs, Volume= 7,048 cf, Atten= 2%, Lag= 0.3 min
Discarded = 0.03 cfs @ 12.07 hrs, Volume= 1,749 cf
Primary = 2.00 cfs @ 12.07 hrs, Volume= 5,299 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 15.60' @ 12.07 hrs Surf.Area= 282 sf Storage= 524 cf

Plug-Flow detention time= 51.4 min calculated for 7,048 cf (95% of inflow)
Center-of-Mass det. time= 22.0 min (761.2 - 739.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	10.50'	213 cf	**6.25'W x 45.16'L x 3.50'H Field A** 988 cf Overall - 278 cf Embedded = 709 cf x 30.0% Voids
#2A	11.00'	278 cf	**ADS_StormTech SC-740** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 1 rows
#3	11.00'	35 cf	**3.00'D x 5.00'H MH overflow**-Impervious
		527 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	10.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 5.00'
#2	Primary	13.00'	**8.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 11.00' / 13.00' S= -0.0667 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf

Discarded OutFlow Max=0.03 cfs @ 12.07 hrs HW=15.48' (Free Discharge)
1=Exfiltration (Controls 0.03 cfs)

Primary OutFlow Max=1.94 cfs @ 12.07 hrs HW=15.48' (Free Discharge)
2=Culvert (Inlet Controls 1.94 cfs @ 5.57 fps)

Summary for Pond 16P: street pond

Inflow Area = 17,030 sf, 63.31% Impervious, Inflow Depth > 5.14" for 100-Year event
Inflow = 2.65 cfs @ 12.08 hrs, Volume= 7,291 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 10.03' @ 24.00 hrs Surf.Area= 250,000 sf Storage= 7,291 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	10.00'	1,000,000 cf	**500.00'W x 500.00'L x 4.00'H Prismatoid**

Columbia Design Group, LLC
Consulting Engineers

Illicit Discharge Compliance Statement

Responsibility:

The Owner is responsible for ultimate compliance with all provisions of the Massachusetts Stormwater Management Policy, the USEPA NPDES Construction General Permit and responsible for identifying and eliminating illicit discharges (as defined by the USEPA).

OWNER NAME: MG2 Group
ADDRESS: 50 Franklin St., Suite 400, Boston, MA 02110
TEL. NUMBER: 908.362.6202 (Contact: Sandra Bonito)

Engineer's Compliance Statement:

To the best of my knowledge, the attached plans, computations and specifications meet the requirements of Standard 10 of the Massachusetts Stormwater Handbook regarding illicit discharges to the stormwater management system and that no detectable illicit discharges exist on the site. All documents and attachments were prepared under my direction and qualified personnel properly gathered and evaluated the information submitted, to the best of my knowledge.

Included with this statement are site plans, drawn to scale, that identify the location of systems for conveying stormwater on the site and show that these systems do not allow the entry of any illicit discharges into the stormwater management system. The plans also show any systems for conveying wastewater and/or groundwater on the site and show that there are no connections between the stormwater and wastewater systems.

For a redevelopment project, all actions taken to identify and remove illicit discharges, including without limitation, visual screening, dye or smoke testing, and the removal of any sources of illicit discharges to the stormwater management system are documented and included with this statement.

14 Upham Avenue
Boston, MA 02125

W(617)506.1474
F(617)507.7740

SECTION 6.0

SITE DEVELOPMENT PLANS
(See Attached Plans)

NOTES:

1. THE PROPOSED BUILDING AND PARKING AREAS ARE BASED ON THE CAD FILE "997PORTER_11 TRANSFER" RECEIVED ON JULY 5, 2022.
2. FIELD SURVEY WORK TO PREPARE THIS PLAN WAS PERFORMED BY FELDMAN GEOSPATIAL ON JUNE 12, 2020.
3. THE CITY OF BOSTON STREET BOOK SHOWS PARIS PLACE DESIGNATED AS A 'PRIVATE WAY OPEN TO PUBLIC TRAVEL,' WHICH HAS ACCESS TO PARIS STREET. IT IS THE INTENT OF THE INTERESTED PARTIES TO TERMINATE THE HATCHED PORTION OF THE PRIVATE WAY SHOWN HEREON.
4. BY GRAPHIC PLOTTING ONLY, THE ENTIRE PARCEL SHOWN HEREON LIES WITHIN A ZONE "AE" (EL=10/NGVD), SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0081J, CITY OF BOSTON COMMUNITY NUMBER 250286, PANEL NUMBER 0081J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.

REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
- PLAN BOOK 406 PAGE END
- PLAN BOOK 3452 PAGE 307
- PLAN BOOK 5213 PAGE 461
- PLAN BOOK 5590 PAGE 101
- PLAN BOOK 6368 PAGE 411
- PLAN NO. 39 OF 2011
- PLAN NO. 348 OF 2011

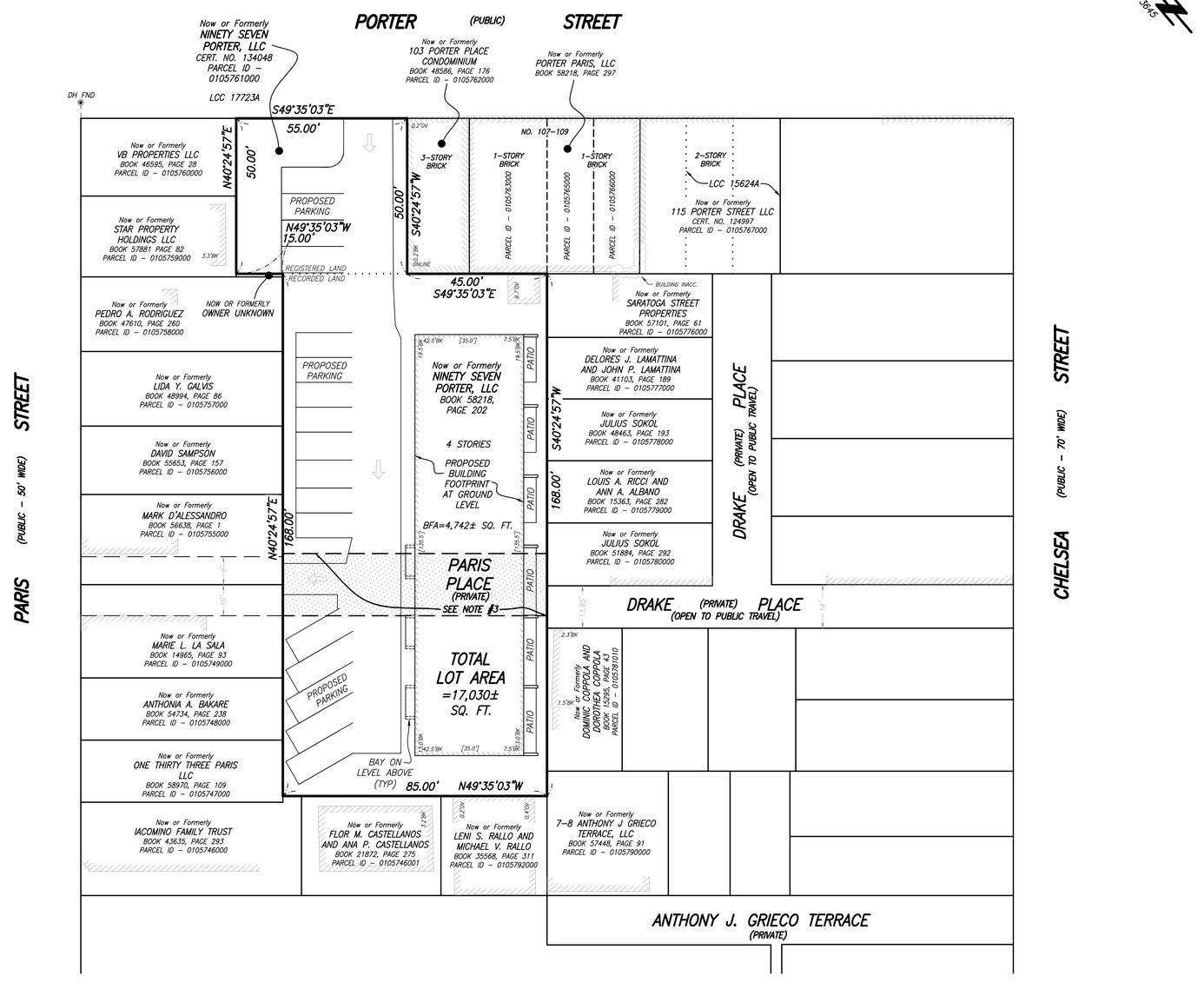
MASSACHUSETTS LAND COURT
- LCC 15624A
- LCC 17723A

CITY OF BOSTON ENGINEERING DEPARTMENT
- FIELD BOOK 637 PAGE 113
- FIELD BOOK 1229 PAGE 92–95
- PLAN NO. L–4426

MASSACHUSETTS HIGHWAY DEPARTMENT
- SHLO 3645

LEGEND

- [X.X'] ..... BUILDING DIMENSION
- BFA ..... BUILDING FOOTPRINT AREA
- BK ..... BACK
- DH ..... DRILL HOLE
- FND ..... FOUND
- INACC. ..... INACCESSIBLE
- LCC ..... LAND COURT CASE
- OV ..... OVER
- SQ. FT. ..... SQUARE FEET
- VGC ..... VERTICAL GRANITE CURB



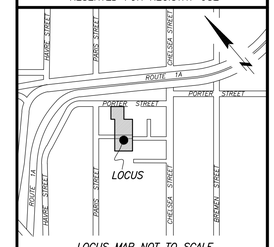
FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357–9740
www.feldmangeo.com

RESERVED FOR REGISTRY USE



LOCUS MAP NOT TO SCALE

ADDRESS:

97–101R PORTER STREET AND PARIS PLACE EAST BOSTON, MASS.

RESEARCH: DCH	FIELD CHIEF: AC
PROJ MGR: MJG	APPROVED:
CALC: DCH/DK	CADD: DK/MLM
FIELD CHK:	CRD FILE:

REVISIONS:

8/3/2022	BUILDING & PARKING; TITLE BOX

DRAWING NAME:

PLOT PLAN

DATE: JUNE 12, 2020

20 0 10 20 40

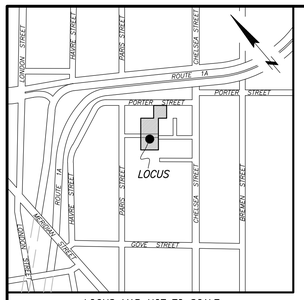
SCALE: 1"=20'

SHEET NO. 1 OF 1

COMMONWEALTH OF MASSACHUSETTS — DAMIEN J. RAFFLE No.49629 — REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

MARK J. GUERARD JR., PLS (MA # 51815) MGUERARD@FELDMANGEO.COM — 8/3/2022 DATE

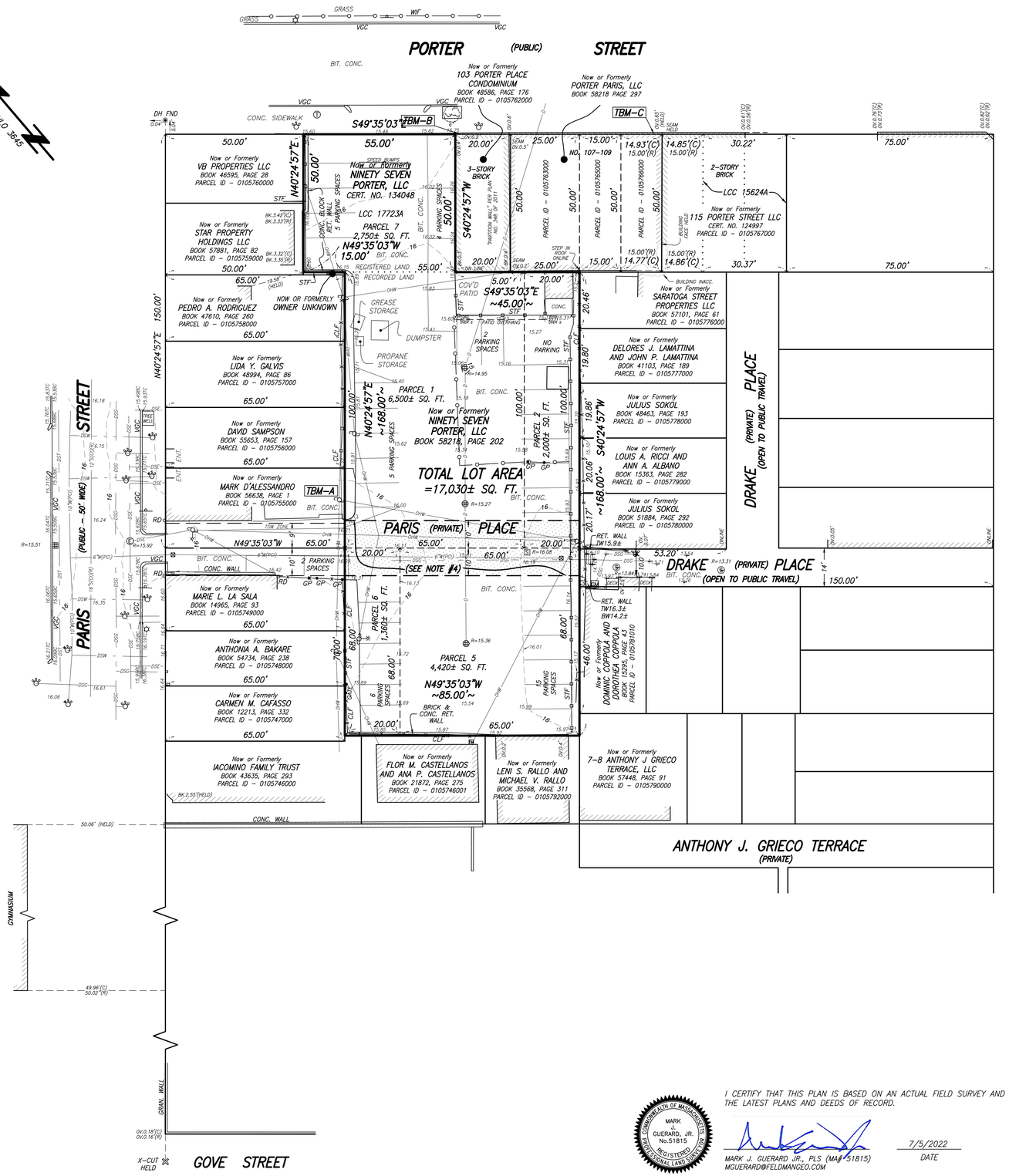


LOCUS MAP NOT TO SCALE

SHLO 36+5

LEGEND

BC	BOTTOM OF CURB
BD	BUILDING DIMENSION
BFA	BUILDING FOOTPRINT AREA
BH	BUILDING HEIGHT
BIT	BITUMINOUS
BK	BACK
BW	BOTTOM OF WALL
(C)	CALCULATED
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DH	DRILL HOLE
ENT	ENTRANCE
FND	FOUND
INACC.	INACCESSIBLE
I=	INVERT ELEVATION
LCC	LAND COURT CASE
OV	OVER
(R)	RECORD
R=	RIM ELEVATION
RET	RETAINING
SHLO	STATE HIGHWAY LAYOUT
SQ. FT.	SQUARE FEET
STF	STOCKADE FENCE
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
VGC	VERTICAL GRANITE CURB
	BOSTON WATER VALVE
	CURB RETURN
	DRAIN MANHOLE
	GAS SHUT OFF/GAS GATE
GP	GATE POST
	ROUND CATCH BASIN
RD	ROOF DRAIN
	SEWER MANHOLE
	SIGN
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	WATER SHUT OFF/WATER GATE
	INDICATES COMMON OWNERSHIP
CS	COMBINED SEWER
D	DRAIN
E	ELECTRIC
G	GAS
OHW	OVERHEAD WIRES
S	SEWER
T	TELEPHONE
W	WATER
12"D(CI)	PIPE SIZE AND MATERIAL
DSC	DIGSAFE CABLE
DSD	DIGSAFE DRAIN
DSE	DIGSAFE ELECTRIC
DSG	DIGSAFE GAS
DSS	DIGSAFE SEWER
DST	DIGSAFE TELEPHONE
DSW	DIGSAFE WATER
X	CHAIN LINK FENCE
	STOCKADE FENCE



REFERENCES

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- PLAN BOOK 6368 PAGE 411
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CITY OF BOSTON ENGINEERING DEPARTMENT
- FIELD BOOK 637 PAGE 113
- FIELD BOOK 1229 PAGE 92–95
- PLAN NO. L–4426

MASSACHUSETTS HIGHWAY DEPARTMENT
- SHLO 3645

NOTES:

1. BENCH MARK INFORMATION:

   TEMPORARY BENCH MARKS SET:

   TBM–A: SPIKE SET IN UTILITY POLE IN PARKING AREA AT NORTHEASTERLY SIDE OF PARIS STREET ENTRANCE TO PARKING AREA.
   ELEVATION=17.48

   TBM–B: LEFT CORNER OF STEP TO ENTRANCE OF 103–105 PORTER STREET.
   ELEVATION=16.35

   TBM–C: LEFT CORNER OF STEP TO DELIVERY DOOR OF CRAFT TABLE & BAR.
   ELEVATION=16.06

2. ELEVATIONS WERE ESTABLISHED BY GPS OBSERVATIONS TAKEN ON SEPTEMBER 30, 2017, AND CONVERTED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO BOSTON CITY BASE (BCB).

3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4. THE CITY OF BOSTON STREET BOOK SHOWS PARIS PLACE DESIGNATED AS A 'PRIVATE WAY OPEN TO PUBLIC TRAVEL," WHICH HAS ACCESS TO PARIS STREET. IT IS THE INTENT OF THE INTERESTED PARTIES TO TERMINATE THE HATCHED PORTION OF THE PRIVATE WAY SHOWN HEREON.

5. BY GRAPHIC PLOTTING ONLY, THE ENTIRE PARCEL SHOWN HEREON LIES WITHIN A ZONE "AE" (BASE FLOOD ELEV=10.0 NGVD/16.46 BCB), SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0081J, CITY OF BOSTON COMMUNITY NUMBER 250286, PANEL NUMBER 0081J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.

COMMONWEALTH OF MASSACHUSETTS
MARK J. GUERARD, JR.
No.51815
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

MARK J. GUERARD JR., PLS (MA# 51815)
MGUERARD@FELDMANGEO.COM

7/5/2022
DATE

1	7/5/2022	ADD DATUM AND FIRM NOTES

EXISTING CONDITIONS
97–101R PORTER STREET AND PARIS PLACE
BOSTON, (EAST BOSTON) MASS.

FELDMAN GEOSPATIAL
152 HAMPDEN STREET
BOSTON, MASS. 02119

JULY 30, 2021

PHONE: (617)357–9740
www.feldmangeo.com

FELDMAN GEOSPATIAL

20 0 10 20 40 80

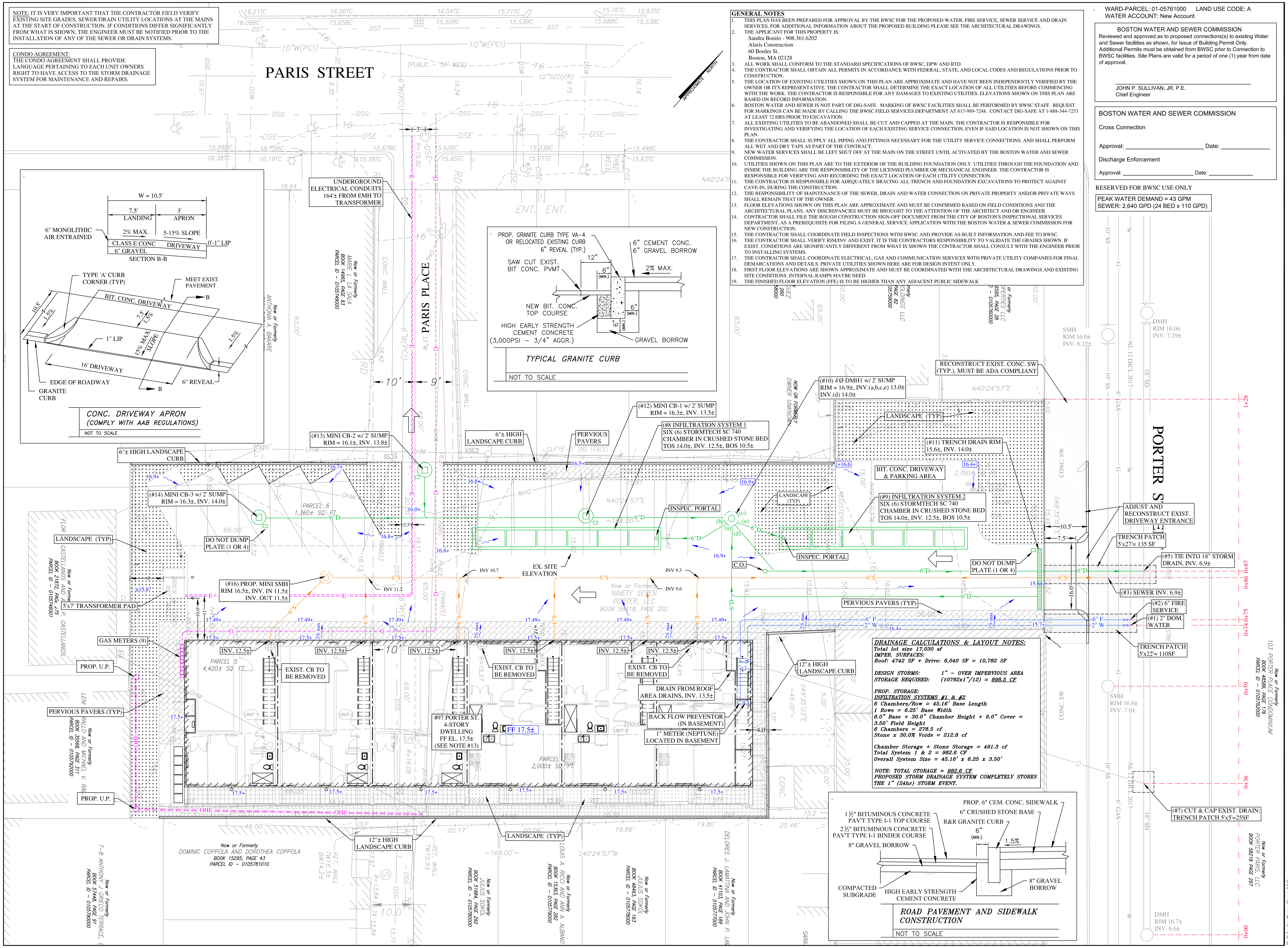
SCALE: 1"=20'

RESEARCH DCH	FIELD CHIEF AC	PROJ MGR MJG	APPROVED	SHEET NO. 1 OF 1
CALC DCH	CADD DCH	FIELD CHECKED	CRD FILE 15382	JOB NO. 15382

FILENAME: S:\PROJECTS\15300s\15382\DWG\15382A–EX.dwg

NOTE: IT IS VERY IMPORTANT THAT THE CONTRACTOR FIELD VERIFY EXISTING SITE GRADES, SEWER/DRAIN UTILITY LOCATIONS AT THE MAINS AT THE START OF CONSTRUCTION. IF CONDITIONS DIFFER SIGNIFICANTLY FROM WHAT IS SHOWN, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY OF THE SEWER OR DRAIN SYSTEMS.

CONDO AGREEMENT:
THE CONDO AGREEMENT SHALL PROVIDE LANGUAGE PERTAINING TO EACH UNIT OWNERS RIGHT TO HAVE ACCESS TO THE STORM DRAINAGE SYSTEM FOR MAINTENANCE AND REPAIRS.



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSC FOR THE PROPOSED WATER, FIRE SERVICE, SEWER SERVICE AND DRAIN SERVICES. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS.
2. THE APPLICANT FOR THIS PROPERTY IS:
   Sandra Bonito - 908.361.6202
   Alaris Construction
   60 Border St.
   Boston, MA 02128
3. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSC, DPW AND BTD
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
6. BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES SHALL BE PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSC FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
7. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
9. NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
10. UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
12. THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
13. FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE CONFIRMED BASED ON FIELD CONDITIONS AND THE ARCHITECTURAL PLANS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OR ENGINEER.
14. CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT, AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH BWSC AND PROVIDE AS-BUILT INFORMATION AND FEE TO BWSC.
16. THE CONTRACTOR SHALL VERIFY RIM/INV AND EXIST. IT IS THE CONTRACTORS RESPONSIBILITY TO VALIDATE THE GRADES SHOWN. IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
17. THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARCATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
18. FIRST FLOOR ELEVATIONS ARE SHOWN APPROXIMATE AND MUST BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS. INTERNAL RAMPS MAYBE NEED.
19. THE FINISHED FLOOR ELEVATION (FFE) IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK

DRAINAGE CALCULATIONS & LAYOUT NOTES:

Total lot size 17,030 sf
IMPER. SURFACES:
Roof: 4742 SF + Drive: 6,040 SF = 10,782 SF

DESIGN STORMS: 1" – OVER IMPERVIOUS AREA
STORAGE REQUIRED: (10782x1"/12) = 898.5 CF

PROP. STORAGE:
INFILTRATION SYSTEMS #1 & #2
6 Chambers/Row = 45.16' Base Length
1 Rows = 6.25' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height
6 Chambers = 278.5 cf
Stone x 30.0% Voids = 212.8 cf

Chamber Storage + Stone Storage = 491.3 cf
Total System 1 & 2 = 982.6 CF
Overall System Size = 45.16' x 6.25 x 3.50'

NOTE: TOTAL STORAGE = 982.6 CF
PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE 1" (24hr) STORM EVENT.

WARD-PARCEL: 01-05761000 LAND USE CODE: A
WATER ACCOUNT: New Account

BOSTON WATER AND SEWER COMMISSION
Reviewed and approved as to proposed connections(s) to existing Water and Sewer facilities as shown, for Issue of Building Permit Only. Additional Permits must be obtained from BWSC prior to Connection to BWSC facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
Chief Engineer

BOSTON WATER AND SEWER COMMISSION

Cross Connection

Approval: ____________________ Date: ____________

Discharge Enforcement

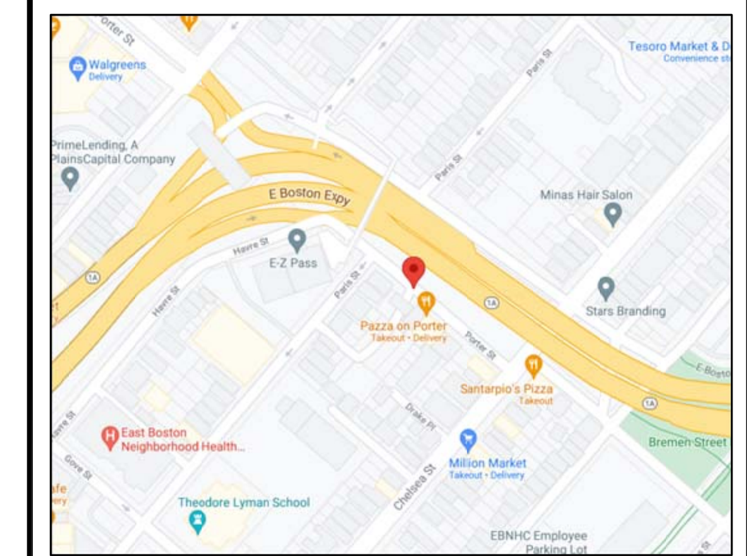
Approval: ____________________ Date: ____________

RESERVED FOR BWSC USE ONLY

PEAK WATER DEMAND = 43 GPM
SEWER: 2,640 GPD (24 BED x 110 GPD)

Civil Site Plan

97 Porter St.
East Boston MA



ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

MATERIALS:
DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
SEWER SERVICE: 6" (SDR 35) 2% SLOPE MIN.
WATER: 2" COPPER TYPE 'K' (MINIMUM OF 5 FEET BELOW GRADE)
FIRE: 6" DOMESTIC - DICL (CLASS 56) ZINC COATED (MINIMUM OF 5 FEET BELOW GRADE)

INSPECTION CHECK LIST

1. 2" DOMESTIC WATER
INSPECTOR: ____________DATE: ____________
2. 6" FIRE SERVICE
INSPECTOR: ____________DATE: ____________
3. 6" SEWER LATERAL
INSPECTOR: ____________DATE: ____________
4. SEWER DYE TEST
INSPECTOR: ____________DATE: ____________
5. 6" DRAIN LATERAL
INSPECTOR: ____________DATE: ____________
6. DRAIN DYE TEST
INSPECTOR: ____________DATE: ____________
7. CUT & CAP EXIST. DRAIN
INSPECTOR: ____________DATE: ____________
8. INFILTRATION SYSTEM #1
INSPECTOR: ____________DATE: ____________
9. INFILTRATION SYSTEM #2
INSPECTOR: ____________DATE: ____________
10. 4'Ø DMH
INSPECTOR: ____________DATE: ____________
11. TRENCH DRAIN
INSPECTOR: ____________DATE: ____________
12. MINI CB #1
INSPECTOR: ____________DATE: ____________
13. MINI CB #2
INSPECTOR: ____________DATE: ____________
14. MINI CB #3
INSPECTOR: ____________DATE: ____________
15. DO NOT DUMP PLAQUE (4)
INSPECTOR: ____________DATE: ____________
16. SEWER MH
INSPECTOR: ____________DATE: ____________

AS-BUILT PREPARATION FEE IS REQUIRED

REFERENCES:
SURVEY: Feldman Land Surveyors
ARCHITECT: Context
APPLICANT: Sandra Bonito - 908.361.6202
Alaris Construction
60 Border St.
Boston, MA 02128

No.	Date	Comment
#1	01-18-22	BWSC Comments
#2	04-25-22	Transformer Location
#3	07-26-22	Grading and adj. to drainage structures

Columbia Design Group, LLC
Consulting Engineers

14 Upham Avenue
Boston, MA 02125
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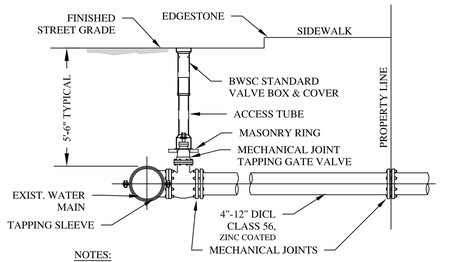
BWSC SITE PLAN
#21488

Date: August 30, 2021	Scale: 1" = 10'
Project No.: 2021-136	Drawing by: PG

COMMONWEALTH OF MASSACHUSETTS
PETER GAMMIE
CIVIL
No. 34100
REGISTERED PROFESSIONAL ENGINEER

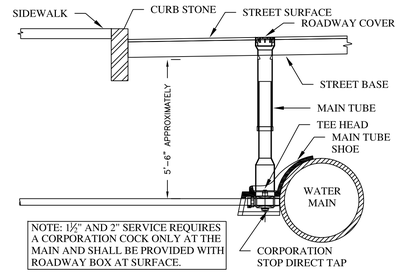
C-1
Sheet 1 of 2



NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

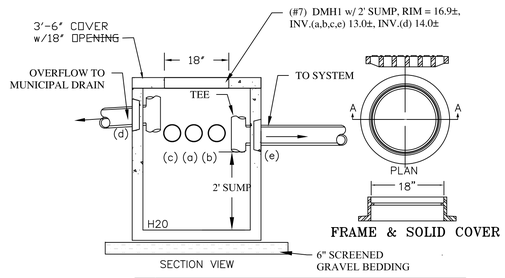
TYPICAL WATER PIPE CONNECTION w/ TAPPING SLEEVE & GATE VALVE

NOT TO SCALE



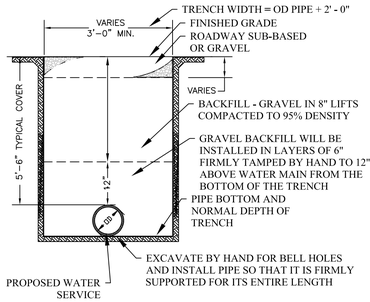
TYPICAL WATER CONNECTION 1-½" AND 2" SERVICE PIPE

NOT TO SCALE



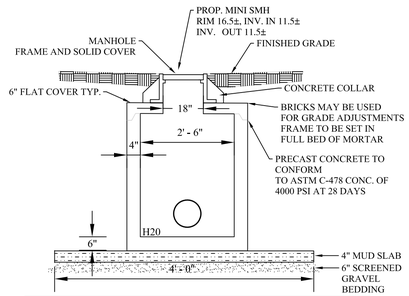
PRECAST CONCRETE 4'ø DMH

NOT TO SCALE



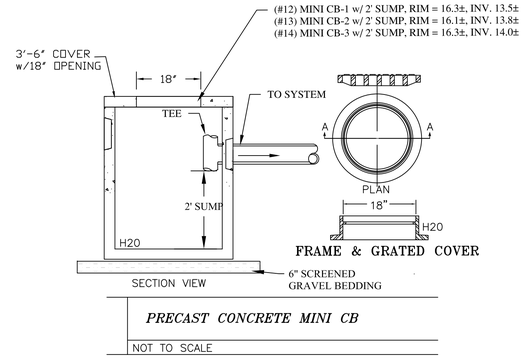
WATER PIPE EXCAVATION IN SOIL

NOT TO SCALE



PRECAST MINI CONC. SEWER MANHOLE

NOT TO SCALE



PRECAST CONCRETE MINI CB

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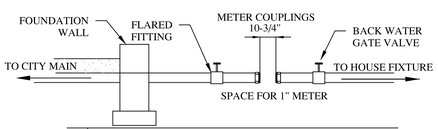
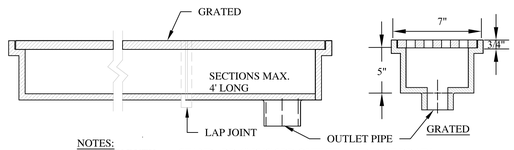


1" METER SPACING

NOT TO SCALE

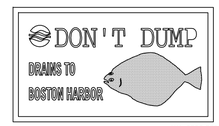


NOTES:
1. HEAVY DUTY
2. CLOSED ENDS

STANDARD 4" PVC SDR OUTLET AT END OF DRAIN NEENAH SERIES OR APPROVED EQUIVALENT

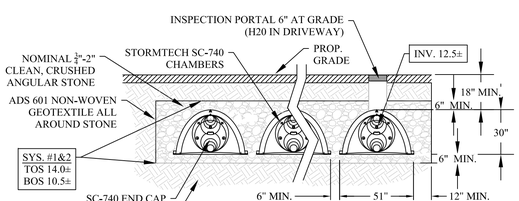
TRENCH DRAIN w/ GRATED FRAME

NOT TO SCALE



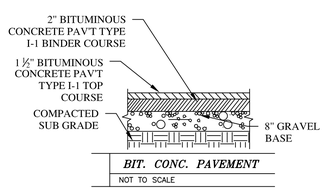
BWSC – FISH PLATES (DO NOT DUMP)

NOT TO SCALE



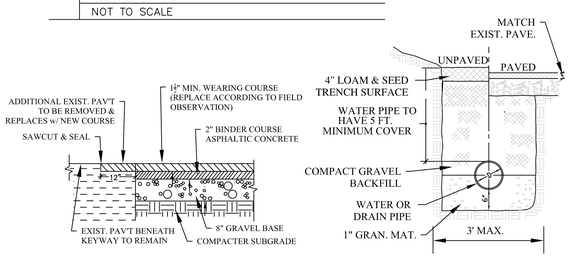
STORMTECH SC 740 SECTION (H-20 LOADING)

NOT TO SCALE



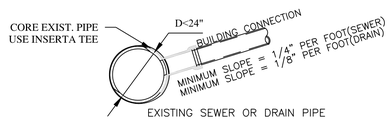
BIT. CONC. PAVEMENT

NOT TO SCALE



PIPE EXCAVATION & TRENCH PATCH

NOT TO SCALE



SEWER OR DRAIN SERVICE TO EXISTING MAIN – INSERTA TEE

NOT TO SCALE

Detail Sheet

97 Porter St.
East Boston MA

REFERENCES:
SURVEY: Feldman Land Surveyors
ARCHITECT: Embarc Studio
APPLICANT: Sandra Bonito - 908.361.6202
Alaris Construction
60 Border St.
Boston, MA 02128

No.	Date	Comment
#1	01-18-22	BWSC Comments
#3	07-26-22	Grading and adj. to drainage structures

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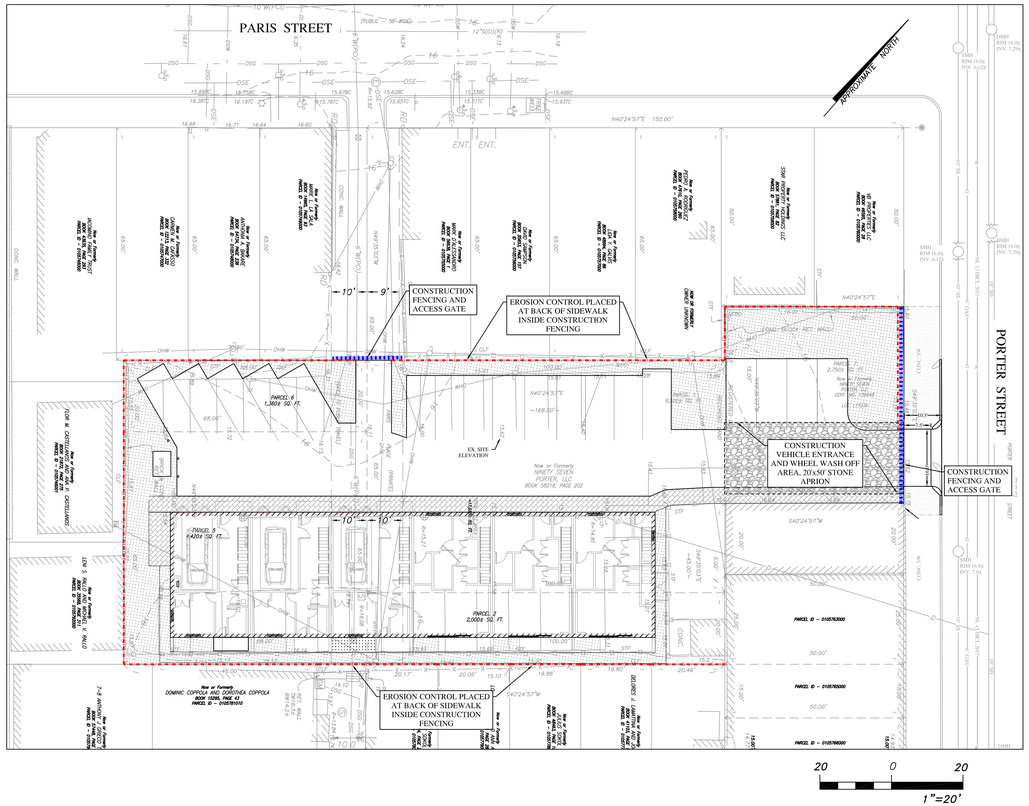
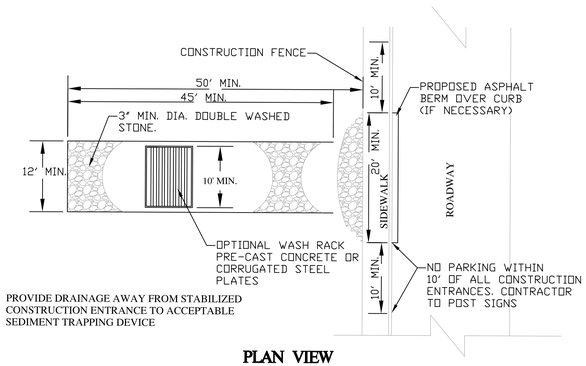
COMMONWEALTH OF MASSACHUSETTS PETER GAMMIE CIVIL No. 34100 REGISTERED PROFESSIONAL ENGINEER

C-2

Sheet 2 of 2

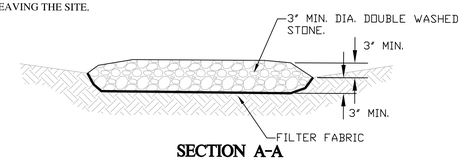




PROVIDE DRAINAGE AWAY FROM STABILIZED CONSTRUCTION ENTRANCE TO ACCEPTABLE SEDIMENT TRAPPING DEVICE

PLAN VIEW
NOT TO SCALE

CONTRACTOR TO PROVIDE A WATER SOURCE FOR A WASH STATION FOR ALL VEHICLES LEAVING THE SITE.

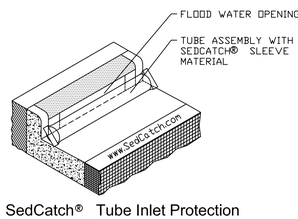


SECTION A-A

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA.
3. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
4. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
5. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION,
6. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
7. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
8. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
9. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES ¼ TO ½ THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN ¼ TO ½ THE HEIGHT.
11. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
12. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
13. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
14. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
15. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
16. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
17. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
18. PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
19. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
20. DUST SHALL BE CONTROLLED AT THE SITE.
21. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.



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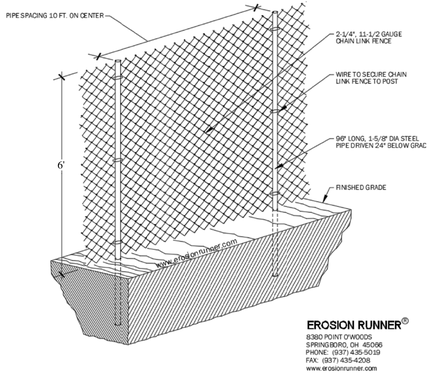
D.I. PROTECTION
NOT TO SCALE



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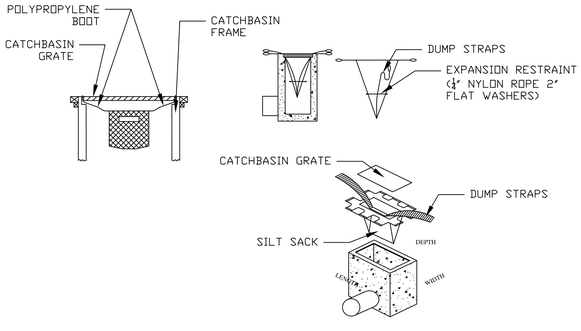
TEMP. CONST. FENCING
NOT TO SCALE
*OR APPROVED EQUIVALENT

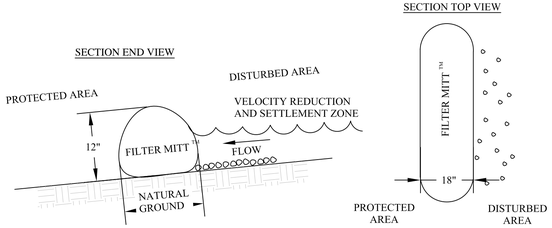


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

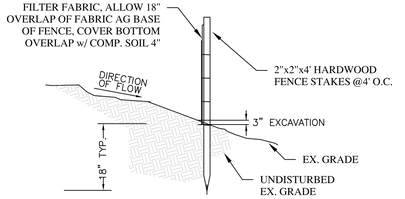
INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT

MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

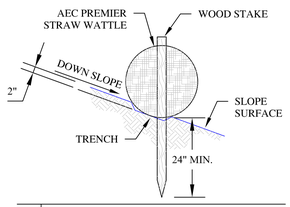
CATCH BASIN W/ SILT SACK INLET PROTECTION



FILTER MITT
(OR APPROVED EQUIVILENT)
NOT TO SCALE



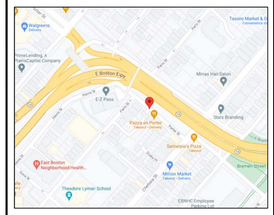
SILT FENCE
NOT TO SCALE



STRAW WATTLE w/ WOOD STAKE
NOT TO SCALE

Erosion Control Plan

97 Porter St.
East Boston MA



REFERENCES:
SURVEY: Feldman Land Surveyors
ARCHITECT: Context
APPLICANT: Sandra Bonito - 908.361.6202
Alaris Construction
60 Border St.
Boston, MA 02128

No.	Date	Comment

Columbia Design Group, LLC
Consulting Engineers
14 Upham Avenue
Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

BWSC SITE PLAN
#21488

Date:	Scale:
June 29, 2022	1" = 20'
Project No.:	Drawing by:
2021-136	PG

COMMONWEALTH OF MASSACHUSETTS
PETER GAMMIE
CIVIL
No. 34100
REGISTERED PROFESSIONAL ENGINEER

EC

Sheet 1 of 1

ISSUED FOR PRICING 10/14/21

97 PORTER STREET, EAST BOSTON, MASSACHUSETTS

LIST OF DRAWINGS

ARCHITECTURAL

A-0.0 COVER
A-0.1 CODE & ENERGY COMPLIANCE, ACCESSIBILITY, FIRE SEPARATIONS
A-0.2 INTERIOR PARTITION TYPES & EXTERIOR WALL ASSEMBLIES
A-0.3 FLOOR-CEILING & ROOF-CEILING ASSEMBLIES
A-0.4 TYPICAL INTERIOR DETAILS
A-0.5 TYPICAL MOUNTING HEIGHTS
A-1.0 ARCHITECTURAL SITE PLAN
A-1.1 LEVEL 1 & 2 - FLOOR PLANS
A-1.2 LEVEL 3 & 4 - FLOOR PLANS
A-1.3 UNIT 1,2,3 TYPICAL ENLARGED FLOOR PLANS
A-1.4 UNIT 4,6,8 TYPICAL ENLARGED FLOOR PLANS
A-1.5 UNIT 4,6,8 TYPICAL ENLARGED FLOOR PLANS
A-1.6 UNIT 5,7,9 TYPICAL ENLARGED FLOOR PLANS
A-1.7 UNIT 5,7,9 TYPICAL ENLARGED FLOOR PLANS
A-2.1 STAIR DETAILS
A-2.2 ENLARGED ROOF PLAN & SECTIONS
A-3.1 LEVEL 1 & 2 - REFLECTIVE CEILING PLANS
A-3.2 LEVEL 3 & 4 - REFLECTIVE CEILING PLANS
A-4.1 ROOF PLAN
A-5.1 EXTERIOR ELEVATIONS
A-5.2 EXTERIOR ELEVATIONS
A-5.3 BUILDING SECTIONS
A-5.4 BUILDING SECTIONS
A-6.1 EXTERIOR WALL SECTIONS
A-7.1 SECTION DETAILS
A-7.2 WINDOW & SLIDING DOOR HEAD, JAMB & SILL DETAILS
A-8.1 DOOR TYPES,SCHEDULE AND DETAILS
A-8.2 GARAGE DOOR SCHEDULE AND DETAILS
A-8.3 WINDOW TYPES,SCHEDULE, AND REQUIREMENTS

CIVIL

C-1 CIVIL SITE PLAN

LANDSCAPING

L1 LANDSCAPE PLAN
L2 PLANTINGS

STRUCTURAL

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S-01 GENERAL NOTES I
S-02 GENERAL NOTES II
S-04 LOADING PLANS
S-10 FOUNDATION PLAN
S-10A PILE LAYOUT PLAN
S-11 LEVEL 2 FRAMING PLAN
S-12 LEVEL 3 FRAMING PLAN
S-13 LEVEL 4 FRAMING PLAN
S-13A LEVEL 4 DECK & OVERBUILD PLAN
S-14 PENTHOUSE ROOF FRAMING PLAN
S-20 CONCRETE DETAILS
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S-30 WOOD DETAILS I
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S-32 WOOD DETAILS III
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S-36 WOOD DETAILS VII
S-37 WOOD DETAILS VIII
S-38 WOOD DETAILS IX

MECHANICAL

H0.01 HVAC LEGEND AND SPECIFICATIONS
H0.02 HVAC SCHEDULES AND SEQUENCE OF CONTROLS
H0.03 HVAC DETAILS
H0.04 HVAC DETAILS
H0.05 HVAC PIPING AND WIRING SCHEMATICS
H1.0 HVAC FLOOR PLANS
H1.1 HVAC FLOOR PLANS
H1.2 HVAC FLOOR PLANS
H1.3 HVAC FLOOR PLANS
H2.0 HVAC PIPING PLANS
H2.1 HVAC PIPING PLANS
H2.2 HVAC PIPING PLANS
H2.3 HVAC PIPING PLANS

PLUMBING

P0.1 PLUMBING LEGEND, NOTES, AND SPECIFICATIONS
P0.2 PLUMBING DETAILS
P0.3 PLUMBING SCHEDULES
P1.0 PLUMBING DOMESTIC & GAS FLOOR PLANS
P1.1 PLUMBING DOMESTIC & GAS FLOOR PLANS
P1.2 PLUMBING DOMESTIC & GAS FLOOR PLANS
P1.3 PLUMBING DOMESTIC & GAS FLOOR PLANS
P2.0 PLUMBING SANITARY & VENT FLOOR PLANS
P2.1 PLUMBING SANITARY & VENT FLOOR PLANS
P2.2 PLUMBING SANITARY & VENT FLOOR PLANS
P2.3 PLUMBING SANITARY & VENT FLOOR PLANS

FIRE PROTECTION

FP0.1 FIRE PROTECTION LEGEND, NOTES, AND SPECIFICATIONS
FP0.2 FIRE PROTECTION DETAILS
FP1.0 FIRE PROTECTION FLOOR PLANS
FP1.1 FIRE PROTECTION SECOND LEVEL
FP1.2 FIRE PROTECTION THIRD LEVEL
FP1.3 FIRE PROTECTION FOURTH LEVEL

ELECTRICAL & FIRE ALARM

E-01 ELECTRICAL LEGEND, NOTES, ABBREVIATIONS, AND SCHEDULES
E-02 ELECTRICAL SPECIFICATIONS
E-03 ELECTRICAL POWER RISER DIAGRAM
E-04 ELECTRICAL COMMUNICATIONS AND DOOR ENTRY RISER DIAGRAMS
E-05 ELECTRICAL DETAILS
E-06 ELECTRICAL DETAILS
E-10 ELECTRICAL LIGHTING PLANS
E-11 ELECTRICAL LIGHTING PLANS
E-12 ELECTRICAL LIGHTING PLANS
E-13 ELECTRICAL LIGHTING PLANS
E-20 ELECTRICAL POWER PLANS
E-21 ELECTRICAL POWER PLANS
E-22 ELECTRICAL POWER PLANS
E-23 ELECTRICAL POWER PLANS
FA-01 FIRE ALARM LEGEND, MATRIX, AND RISER
FA-10 FIRE ALARM PLANS
FA-11 FIRE ALARM PLANS
FA-12 FIRE ALARM PLANS
FA-13 FIRE ALARM PLANS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
CFMF	COLD FORMED METAL FRAMING
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	
EL.	EXISTING
ELEC.	ELEVATION
EQ	ELECTRICAL
	EQUAL
FD.	
F.O.	FLOOR DRAIN
F.O.C.	FACE OF
F.O.F.	FACE OF CONCRETE
F.O.S.	FACE OF FINISH
	FACE OF STUD
GFIC	
GSM.	GROUND FAULT INTERCEPTOR CIRCUIT
GWB	GALVANIZED SHEET METAL
	GYPSUM WALL BOARD
H OR HVAC	
H.B.	HEATING, VENTILATING, AND AIR CONDITION
HM	HOSE BIB
	HOLLOW METAL
LGMF	LIGHT GAUGE METAL FRAMING
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
	ROOF DRAIN
R.D.	REQUIRED
REQ'D.	ROUGH OPENING
R.O.	
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

REFERENCE NUMBER 1 / A-40 — BUILDING SECTION — DRAWING SHEET
REFERENCE NUMBER 5 / A40 — DRAWING — DRAWING SHEET
N — NORTH ARROW
A — WINDOW TAG
30-1 — DOOR TAG
E — WALL TAG
CL — CENTER LINE

RENDERING

PROJECT INFORMATION

OWNER:
MG2
50 Franklin Street, Suite 400
Boston, MA 02110

SCOPE OF WORK

NEW CONSTRUCTION OF A FULLY SPRINKLERED MULTIFAMILY BUILDING: THREE 1-STORY UNITS ON LEVEL 1, THREE 4-STORY TOWNHOUSES WITH 1 GARAGE SPACE, AND THREE 3-STORY UNITS INCLUDING INDIVIDUAL LEVEL 1 PATIOS, LEVEL 2 AND 3 BALCONIES, AND ROOF DECKS. THE PROPERTY ALSO PROVIDES 16 OFF-STREET PARKING SPACES.

CODE ANALYSIS

OCCUPANCY TYPE: RESIDENTIAL - R-2
TYPE OF CONSTRUCTION: VA

PROJECT EL. ±0'-0" SHALL BE @ FF 17.5±, REFER TO CIVIL DWG C-1

ZONING ANALYSIS:	3F-2000	PROPOSED	COMMENTS
LOT AREA MIN.	1000 SF / UNIT	17,025 SF	
ADDL LOT AREA FOR EA. ADDL DWELLING UNIT	1000 SF	---	
MIN. LOT WIDTH	20'	39'-10"	
MIN. LOT FRONTAGE	20'	54'-9"	
MAX. FLOOR AREA RATIO	1.0	$\frac{16,079}{17,025}$= 0.94	
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	3 / 35'	4 / 41'	VARIANCE REQUIRED
MINIMUM OPEN SPACE PER DWELLING UNIT	300 SF	$\frac{3453}{9}$= 384 SF	
MIN. FRONT YARD SETBACK	5'	40'	
MIN. SIDE YARD SETBACK	2'-6"	3'-10 $\frac{1}{2}$"	
MIN. REAR YARD SETBACK	40'	7'-6"	VARIANCE REQUIRED
PARKING REQUIREMENT	1.75/UNIT	2.11/UNIT	

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
4. THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
5. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
5.1.THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
6.1.THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
6.2.BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
6.3.WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
7. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
7.1.DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
7.2.DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A
CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
7.3.ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
7.4.UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
8. CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
9. ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY
10. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
10.1. SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
10.2. SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
10.3. ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
10.4. ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
10.5. ALL WOOD COMPONENTS SHALL BE FIRE TREATED
10.6. CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
11.1. ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1' OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
12. WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
13. EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
13.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
13.2. MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
13.3. COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
14. PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
15. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
16. SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
17. EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
17.1. DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES
18. PROJECT 00 IS AT 17.5

MG2

97 Porter LLC

ARCHITECT:
context
a collaborative design workshop

CONSULTANTS:
H+O STRUCTURAL ENGINEERING
51 Melcher St, Flr 1, Boston, MA 02210

BLW
311 Great Road] P.O. Box 1551, Littleton, MA 01460

PROJECT KEY PLAN:

SEAL:

ISSUED FOR CONSTRUCTION

#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

ZONING ANALYSIS, LIST OF DRAWINGS, GENERAL NOTES

PROJECT NO. 0265
DATE: --/--/----
SCALE: AS INDICATED

SHEET NO. A-0.0

GROSS AREA	
FIRST FLOOR	4741 ±SF
SECOND FLOOR	4437 ±SF
THIRD FLOOR	4921 ±SF
FOURTH FLOOR:	2015 ±SF
TOTAL:	16,114 ±SF

UNIT 1		UNIT 2		UNIT 3	
FRIST FLOOR	780 ±SF	FRIST FLOOR	790 ±SF	FRIST FLOOR	790 ±SF
SECOND FLOOR	751 ±SF	SECOND FLOOR	763 ±SF	SECOND FLOOR	763 ±SF
THIRD FLOOR	809 ±SF	THIRD FLOOR	820 ±SF	THIRD FLOOR	820 ±SF
FOURTH FLOOR:	336 ±SF	FOURTH FLOOR:	336 ±SF	FOURTH FLOOR:	336 ±SF
TOTAL:	2676 ±SF	TOTAL:	2709 ±SF	TOTAL:	2709 ±SF

UNIT 4		UNIT 5		UNIT 6	
FIRST FLOOR:	698 ±SF	FIRST FLOOR:	698 ±SF	FIRST FLOOR:	638 ±SF
TOTAL:	698 ±SF	TOTAL:	698 ±SF	TOTAL:	638 ±SF

UNIT 7		UNIT 8		UNIT 9	
FRIST FLOOR	93 ±SF	FRIST FLOOR	93 ±SF	FRIST FLOOR	73 ±SF
SECOND FLOOR	716 ±SF	SECOND FLOOR	716 ±SF	SECOND FLOOR	727 ±SF
THIRD FLOOR	820 ±SF	THIRD FLOOR	820 ±SF	THIRD FLOOR	830 ±SF
FOURTH FLOOR:	336 ±SF	FOURTH FLOOR:	336 ±SF	FOURTH FLOOR:	336 ±SF
TOTAL:	1965 ±SF	TOTAL:	1965 ±SF	TOTAL:	1966 ±SF

SITE PLAN GENERAL NOTES

1. FOR PLOT OF LAND REFER TO FELDMAN LAND SURVEYORS, DATED NOVEMBER 16, 2016.
2. WINDOW LAYOUT DIMENSIONS TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE.
3. FOR GENERAL INTERIOR DETAILS, MOUNTING INTERIOR PARTITION TYPES & OTHER TYPICAL DETAILS SEE A-000- SERIES.
4. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION FOR DISCIPLINE DETAILS.

ACCESSIBLE- 8'- 0" x 18'- 0" 8'- 6" x 20'- 0"SHOWN
4
STANDARD- 8'- 6" x 20'- 0"
9
COMPACT- 7'-6" x 18'- 0"
3
SPACE TOTAL: 16

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH · PROJECT NORTH

MG2

97 Porter LLC

ARCHITECT:
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CONSULTANTS:

PROJECT KEY PLAN:

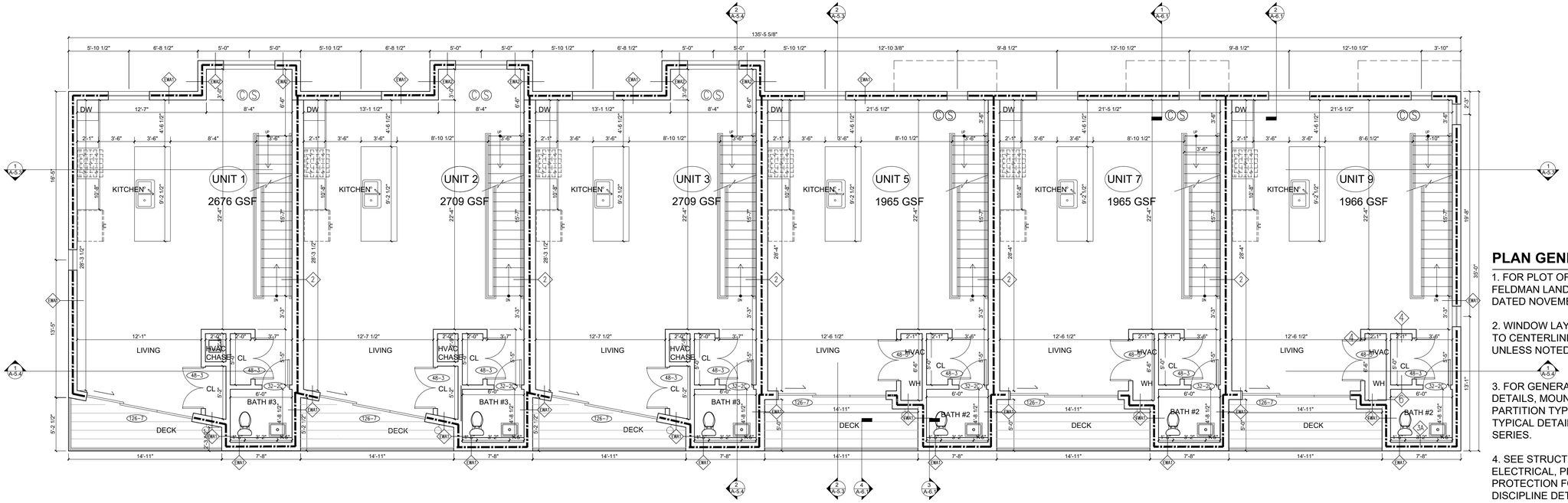
SEAL:

ISSUED FOR CONSTRUCTION

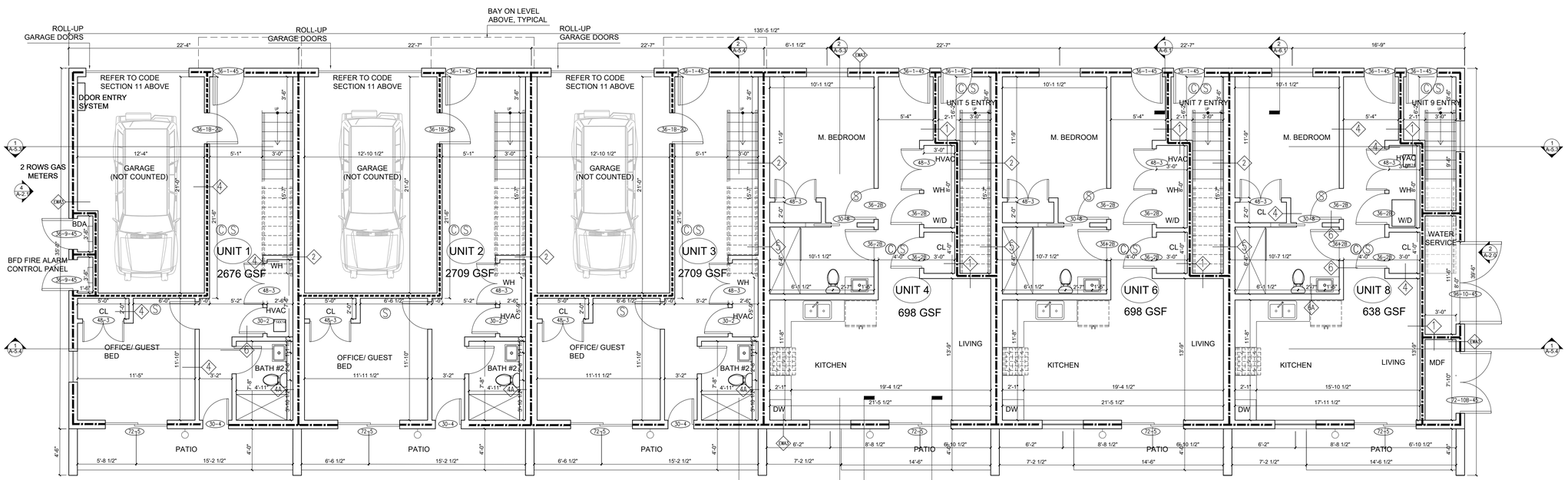
#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

ARCHITECTURAL SITE PLAN

PROJECT NO. 0265
DATE: --/--/----
SCALE: AS INDICATED
SHEET NO. A-1.0



2 LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

1. FOR PLOT OF LAND REFER TO FELDMAN LAND SURVEYORS, DATED NOVEMBER 16, 2016.

2. WINDOW LAYOUT DIMENSIONS TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE.

3. FOR GENERAL INTERIOR DETAILS, MOUNTING INTERIOR PARTITION TYPES & OTHER TYPICAL DETAILS SEE A-000-SERIES.

4. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION FOR DISCIPLINE DETAILS.

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ARCHITECT:

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CONSULTANTS:

PROJECT KEY PLAN:

SEAL:

ISSUED FOR CONSTRUCTION

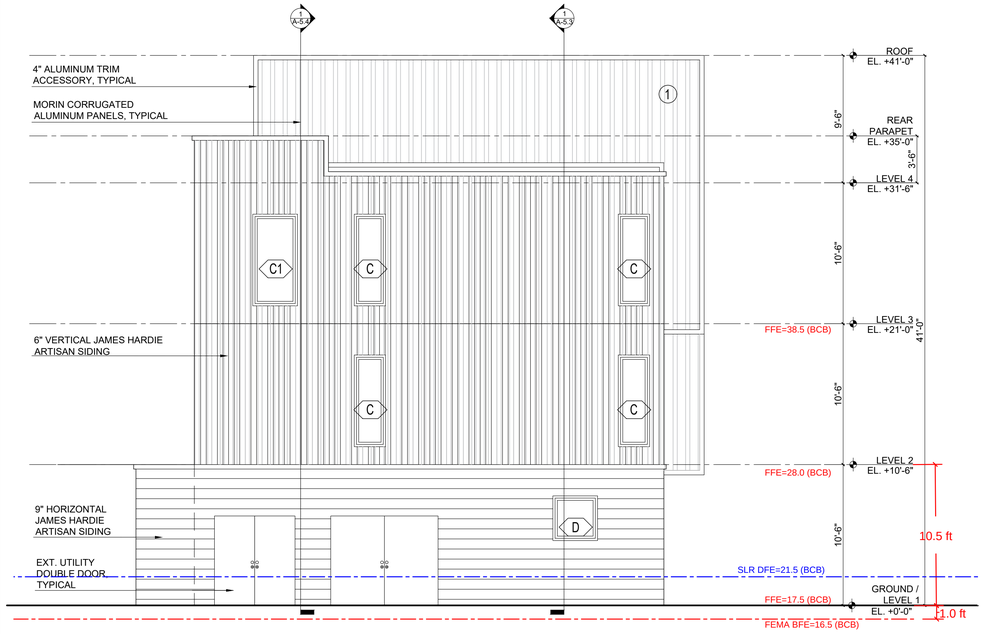
#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

LEVEL 1 & 2 FLOOR PLANS

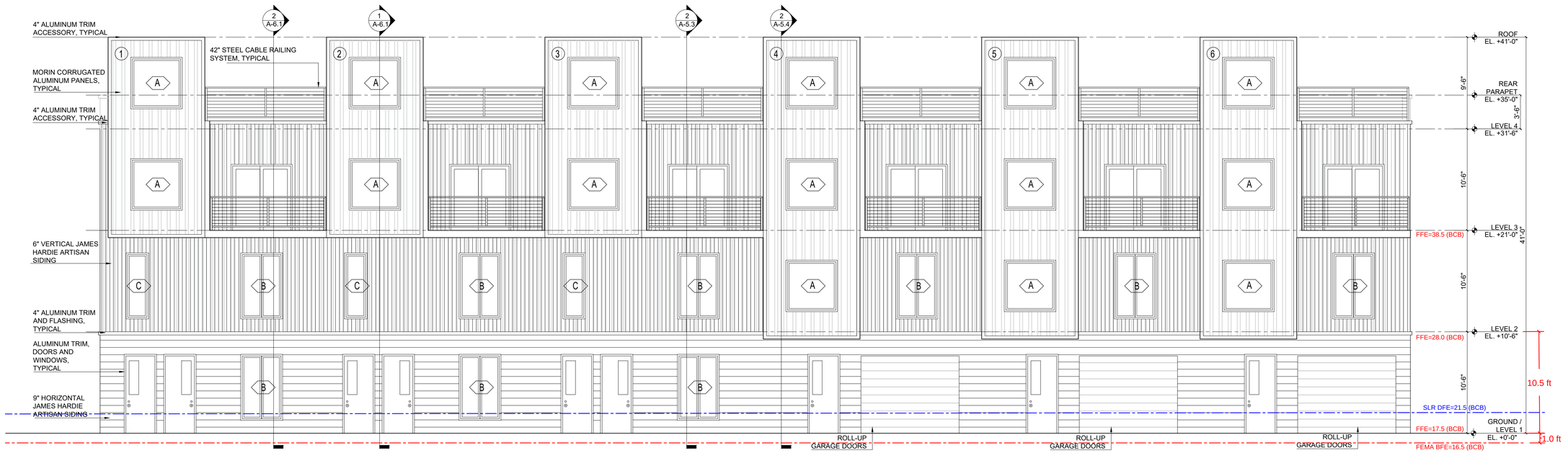
PROJECT NO. 0265
DATE: --/--/----
SCALE: AS INDICATED

SHEET NO. A-1.1

TRUE NORTH PROJECT NORTH



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND:

- MORIN COR PANEL
- 6" VERTICAL JAMES HARDIE ARTISAN SIDING LIGHT MIST
- 9" HORIZONTAL ARTISAN SIDING NIGHT GRAY

MORIN COR PANEL COLOR LEGEND:
1. PATINA GREEN
2. EVERGREEN
3. SLATE BLUE
4. REGAL BLUE
5. REDWOOD
6. COLONIAL RED

EXTERIOR ELEVATIONS GENERAL NOTES:
1. SEE WINDOW SCHEDULE FOR TYPES AND DIMENSIONS
2. SEE PLANS FOR WINDOW LAYOUT DIMENIONS.
3. SEE A-100 SERIES FOR DETAIL CALLOUTS.
4. ALL GRILLE, LOUVERS, VENTS ON THE FACADE PAINTED TO MATCH ADJACENT EXT. WALL COLOR.

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ARCHITECT:

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CONSULTANTS:

PROJECT KEY PLAN:

SEAL:

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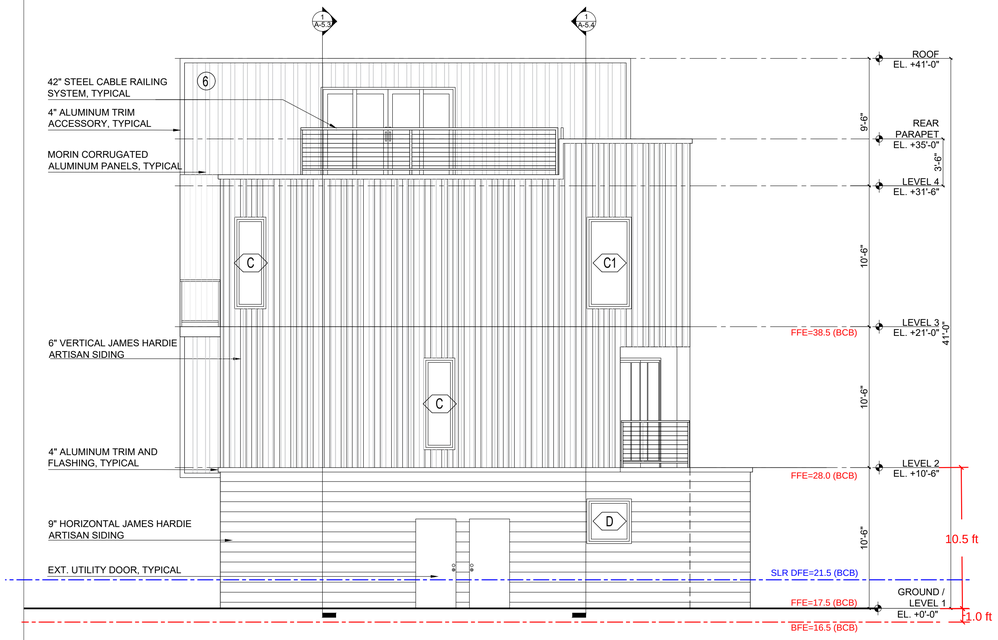
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

EXTERIOR ELEVATIONS

PROJECT NO. 0265	**SHEET NO.** A-5.1
DATE: --/--/----	
SCALE: AS INDICATED	



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND:

- MORIN COR PANEL
- 6" VERTICAL JAMES HARDIE ARTISAN SIDING LIGHT MIST
- 9" HORIZONTAL ARTISAN SIDING NIGHT GRAY

MORIN COR PANEL COLOR LEGEND:
1. PATINA GREEN
2. EVERGREEN
3. SLATE BLUE
4. REGAL BLUE
5. REDWOOD
6. COLONIAL RED

EXTERIOR ELEVATIONS GENERAL NOTES:
1. SEE WINDOW SCHEDULE FOR TYPES AND DIMENSIONS
2. SEE PLANS FOR WINDOW LAYOUT DIMENIONS.
3. SEE A-100 SERIES FOR DETAIL CALLOUTS.
4. ALL GRILLE, LOUVERS, VENTS ON THE FACADE PAINTED TO MATCH ADJACENT EXT. WALL COLOR.

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ARCHITECT:
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CONSULTANTS:

PROJECT KEY PLAN:

SEAL:

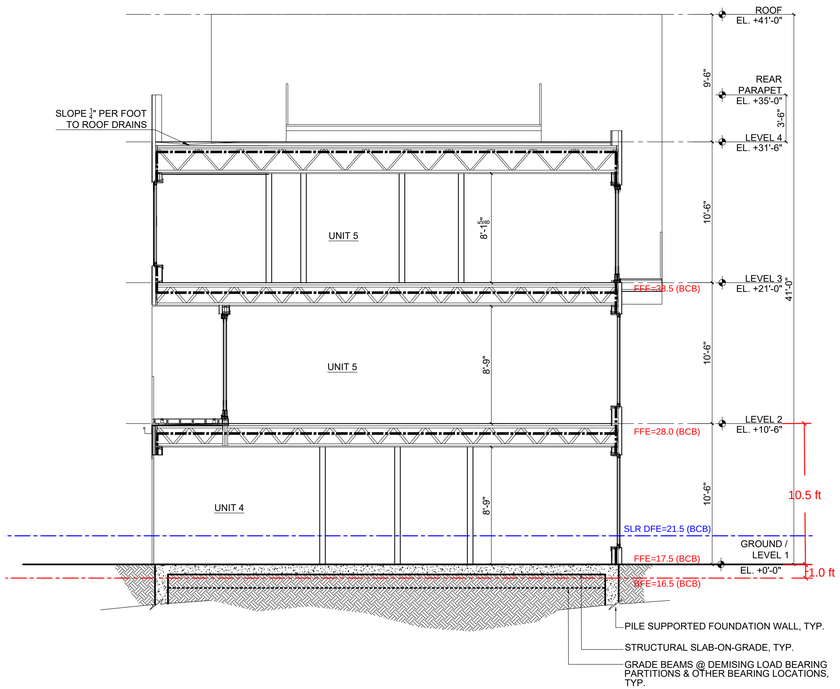
ISSUED FOR CONSTRUCTION

#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

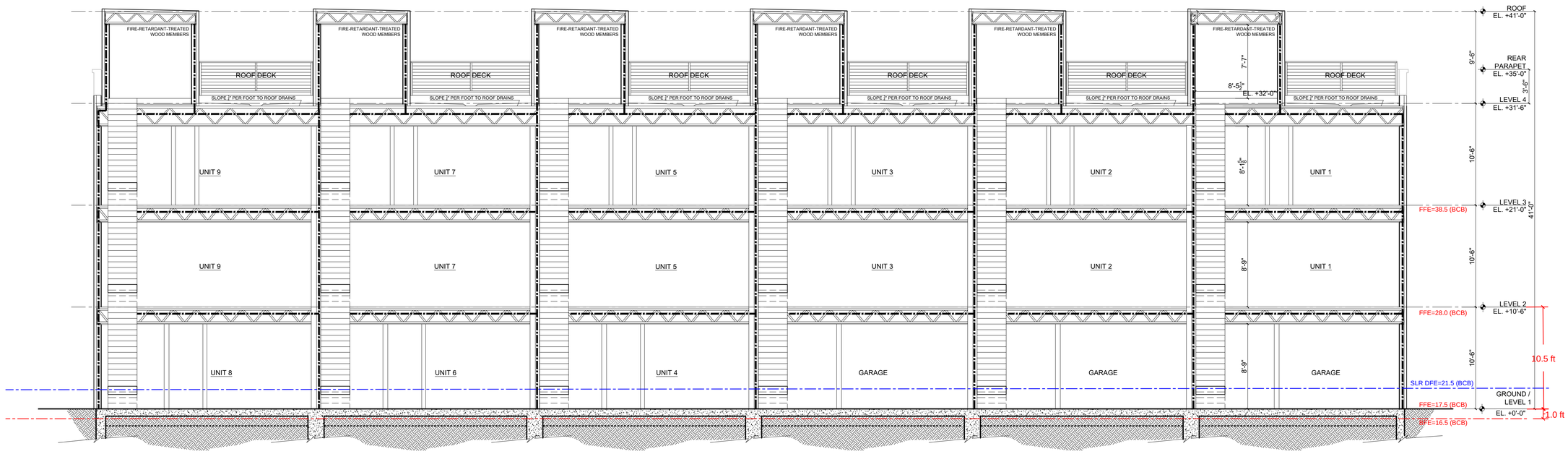
EXTERIOR ELEVATIONS

PROJECT NO. 0265
DATE: --/--/----
SCALE: AS INDICATED

SHEET NO. A-5.2



2 BUILDING SECTION (CROSS, LOOKING WEST)
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION (LONGITUDINAL, LOOKING SOUTH)
SCALE: 3/16" = 1'-0"

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ARCHITECT:

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CONSULTANTS:

PROJECT KEY PLAN:

SEAL:

ISSUED FOR CONSTRUCTION

#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

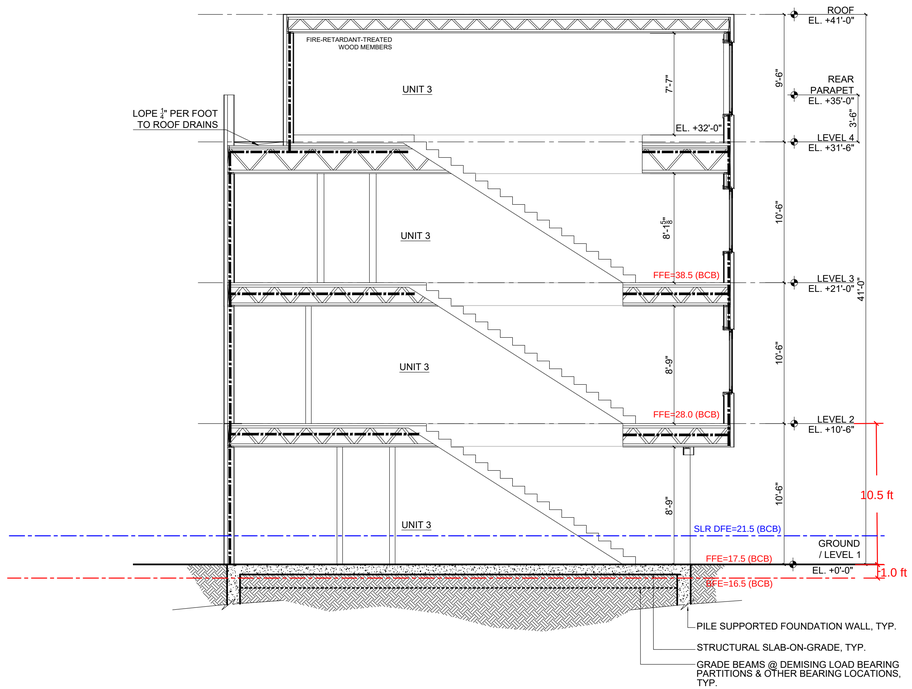
BUILDING SECTIONS

PROJECT NO. 0265

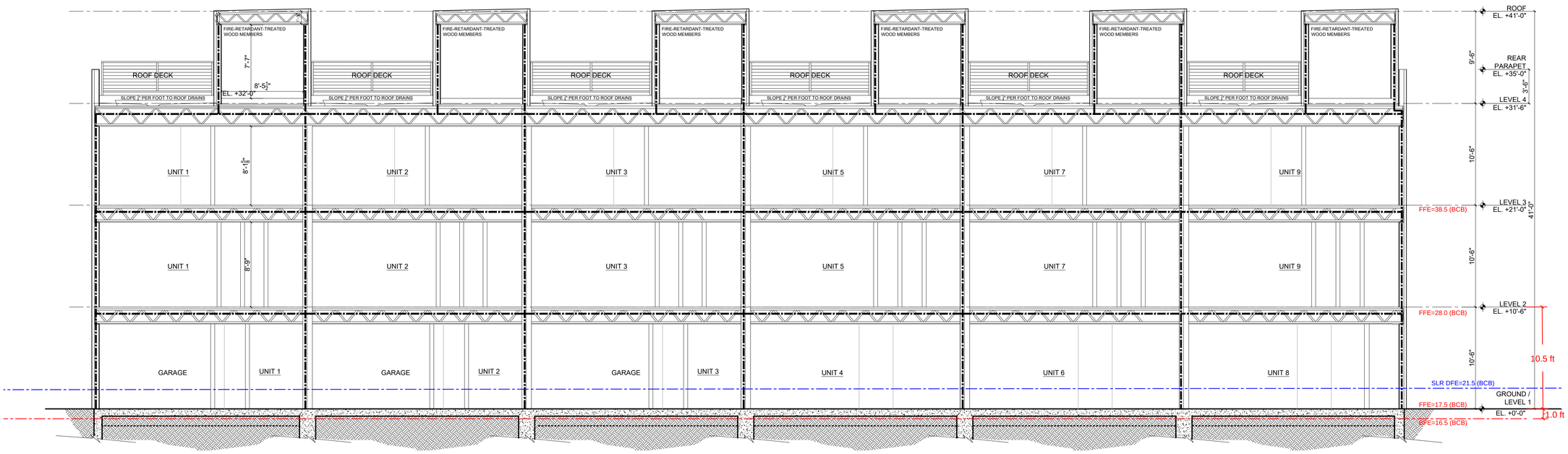
DATE: --/--/----

SCALE: AS INDICATED

SHEET NO. A-5.3



2 BUILDING SECTION (CROSS, LOOKING WEST)
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION (LONGITUDINAL, LOOKING NORTH)
SCALE: 3/16" = 1'-0"

MG2

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ARCHITECT:

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CONSULTANTS:

PROJECT KEY PLAN:

SEAL:

ISSUED FOR CONSTRUCTION

#	DATE	ISSUE DESCRIPTION
	--/--/----	ISSUED FOR CONSTRUCTION
	--/--/----	BPDA APPROVAL

BUILDING SECTIONS

PROJECT NO. 0265

DATE: --/--/----

SCALE: AS INDICATED

SHEET NO. A-5.4

PARIS STREET

PARIS PLACE

PORTER STREET

6' ht. solid wood board fence at PL

edging if needed

oc-11

pv-6

permeable unit pavers, for abutter access

edging if needed

LSs-9 along west PL, typ.

pv-11

oc-9

6' ht. solid wood board fence at PL

IG-5

AF-4

edging if needed

bike rack, typ. (2-bikes)

2'-6" typ.

4'

8'

KL-5

CA-7

CP-8

4' x 6' tree pit, typ.

LS-2

cp-150

oc-18

QR-4

mulch

lawn

lawn

lawn

lawn

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17)

6' pedestrian zone

±10'-6"

12' proposed curb cut

cp-75

IG-9

T

asphalt drive & parking

bldg overhang, typ.

asphalt drive & parking

5' width flush entry walkway, permeable unit pavers, typ.

gas meters

trash area

ex. fence to remain

ex. street tree, preserve & protect

patio, typ.

IGg-2, IV-1 typ.

cp-10, typ.

permeable unit pavers at patios, typ.

6' ht. solid wood board fence at PL

permeable unit pavers, typ. TBD with BFD

cp-9, typ.

IGg-1, IV-1 typ.

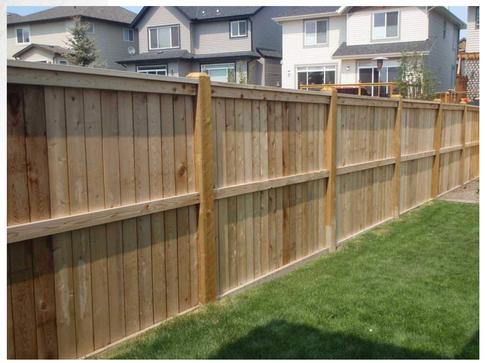
BIKE RACK | Hitch by Dero

PERMEABLE UNIT PAVERS
Eco-Priora by Unilock

Winter Marvel

Granite Blend

Midnight Sky



WOOD BOARD FENCE ALONG PROPERTY LINES

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN
97 PORTER STREET
EAST BOSTON, MA
REVISED AUGUST 18, 2022

L1

PROPOSED PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AF	4	Acer x freemani 'Armstrong'	Upright Maple	3" cal.	B&B
LS	2	Liquidambar styraciflua	Sweetgum	3" cal.	B&B
LSs	9	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate Sweetgum	3" cal.	B&B
QR	4	Quercus rubra	Red Oak	3" cal.	B&B
SHRUBS & VINES					
CA	7	Clethra alnifolia	Sweet Pepperbush	5 gal.	Pots
CP	8	Comptonia peregrina	Sweet-Fern	3 gal.	Pots
IG	14	Ilex glabra	Inkberry	5 gal.	Pots
IGg	9	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal.	Pots
IV	6	Ilex verticillata 'Red Sprite'	Dwarf Winterberry	3 gal.	Pots
KL	5	Kalmia latifolia	Mountain Laurel	5 gal.	Pots
HERBACEOUS					
cp	282	Carex pensylvanica	Pennsylvania Sedge	1 gal.	Pots, 15" o.c.
oc	38	Osmundastrum cinnamomeum	Cinnamon Fern	2 gal.	Pots, 24" o.c.
pv	17	Panicum virgatum	Switchgrass	2 gal.	Pots, 24" o.c.

Acer x freemani 'Armstrong' Upright Red Maple

Liquidambar styraciflua Sweetgum

Liquidambar styraciflua 'Slender Silhouette' Fastigiate Sweetgum

Quercus rubra Red Oak

Clethra alnifolia Sweet Pepperbush

Comptonia peregrina Sweet-Fern

Ilex glabra Inkberry

Ilex verticillata Winterberry

Kalmia latifolia Mountain Laurel

Carex pensylvanica Pennsylvania Sedge

Osmundastrum cinnamomeum Cinnamon Fern

Panicum virgatum Switchgrass