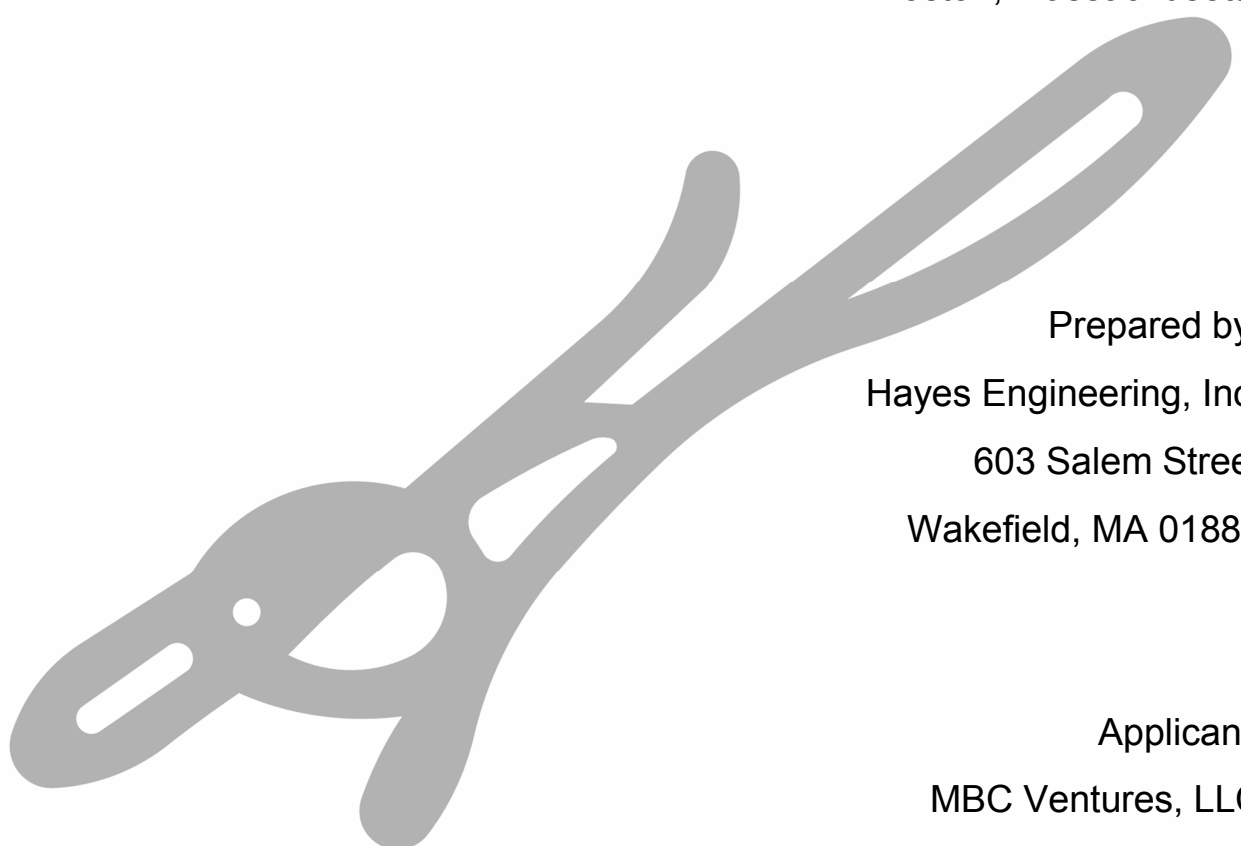


Notice of Intent

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

67 Webster Street
Boston, Massachusetts



Prepared by:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880

Applicant:
MBC Ventures, LLC
20C DeCarmin Street
Suite 101
Wakefield, MA 01880

April 16, 2018



Notice of Intent
67 Webster Street
Boston, Massachusetts

April 16, 2018

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FEMA NFIP Elevation Certificate – 67 Webster Street

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Plan to Accompany Notice of Intent in Boston, Mass

67 Webster Street

Prepared by Hayes Engineering, Inc.

Scale: 1" = 10'

Date: April 16, 2018



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):

67 Webster Street

a. Street Address

Boston

b. City/Town

02128

c. Zip Code

Latitude and Longitude:

1052

f. Assessors Map/Plat Number

42.367107°

d. Latitude

-71.038172°

e. Longitude

Section 1 Block 3 Parcel 4490

g. Parcel /Lot Number

2. Applicant:

Bill

a. First Name

Mandell

b. Last Name

MBC Ventures, LLC

c. Organization

20C Del Carmine Street, Suite 101

d. Street Address

Wakefield

e. City/Town

MA

f. State

01880

g. Zip Code

617.201.5904

h. Phone Number

i. Fax Number

bm@ocbuyshouses.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Tony

a. First Name

Capachietti

b. Last Name

Hayes Engineering, Inc.

c. Company

603 Salem Street

d. Street Address

Wakefield

e. City/Town

MA

f. State

01880

g. Zip Code

781.246.2800

h. Phone Number

i. Fax Number

tcapachietti@hayeseng.com

j. Email address

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

\$812.50

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$300.00

c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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Boston

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a 20' x 12' addition to an existing multi-family structure located within Land Subject to Coastal Storm Flowage (LSCSF).

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

55831

c. Book

b. Certificate # (if registered land)

186

d. Page Number

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

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

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



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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.



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

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>240</u>	
	1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- 2017 _____
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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Boston

City/Town

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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

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

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

- 1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

- 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

- 3. Separate MESA review completed. Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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

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

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

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

D. Additional Information

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

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

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

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



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

D. Additional Information (cont'd)

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

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

Plan to Accompany Notice of Intent 67 Webster Street (8.5 x 11)

a. Plan Title

Hayes Engineering, Inc.

Peter J. Ogren

b. Prepared By

c. Signed and Stamped by

April 17, 2018

As noted

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

5119

2. Municipal Check Number

4/16/2018

3. Check date

5118

4. State Check Number

4/16/2018

5. Check date

MBC Ventures

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

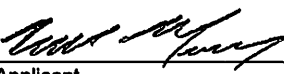
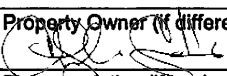
Document Transaction Number

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.

	4.4.18
1. Signature of Applicant	2. Date
	4/16/2018
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

67 Webster Street Boston
 a. Street Address b. City/Town
 5118 \$512.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Bill Mandell
 a. First Name b. Last Name
 MBC Ventures, LLC
 c. Organization
 20C DelCarmine St, Suite 101
 d. Mailing Address
 Wakefield MA 01880
 e. City/Town f. State g. Zip Code
 617.201.5904 bm@ocbuyshouses.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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

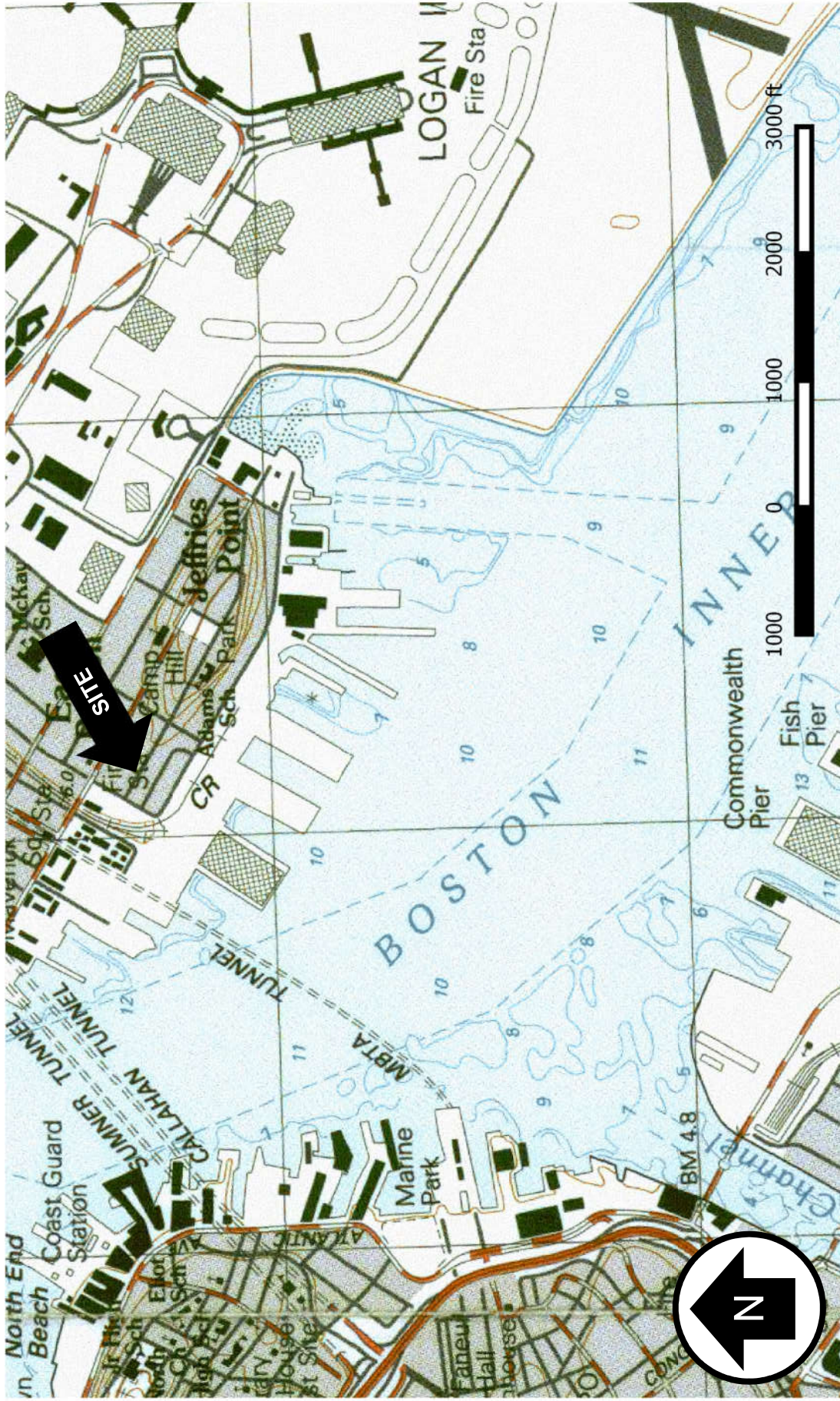


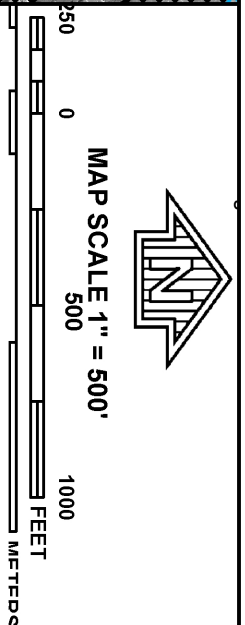
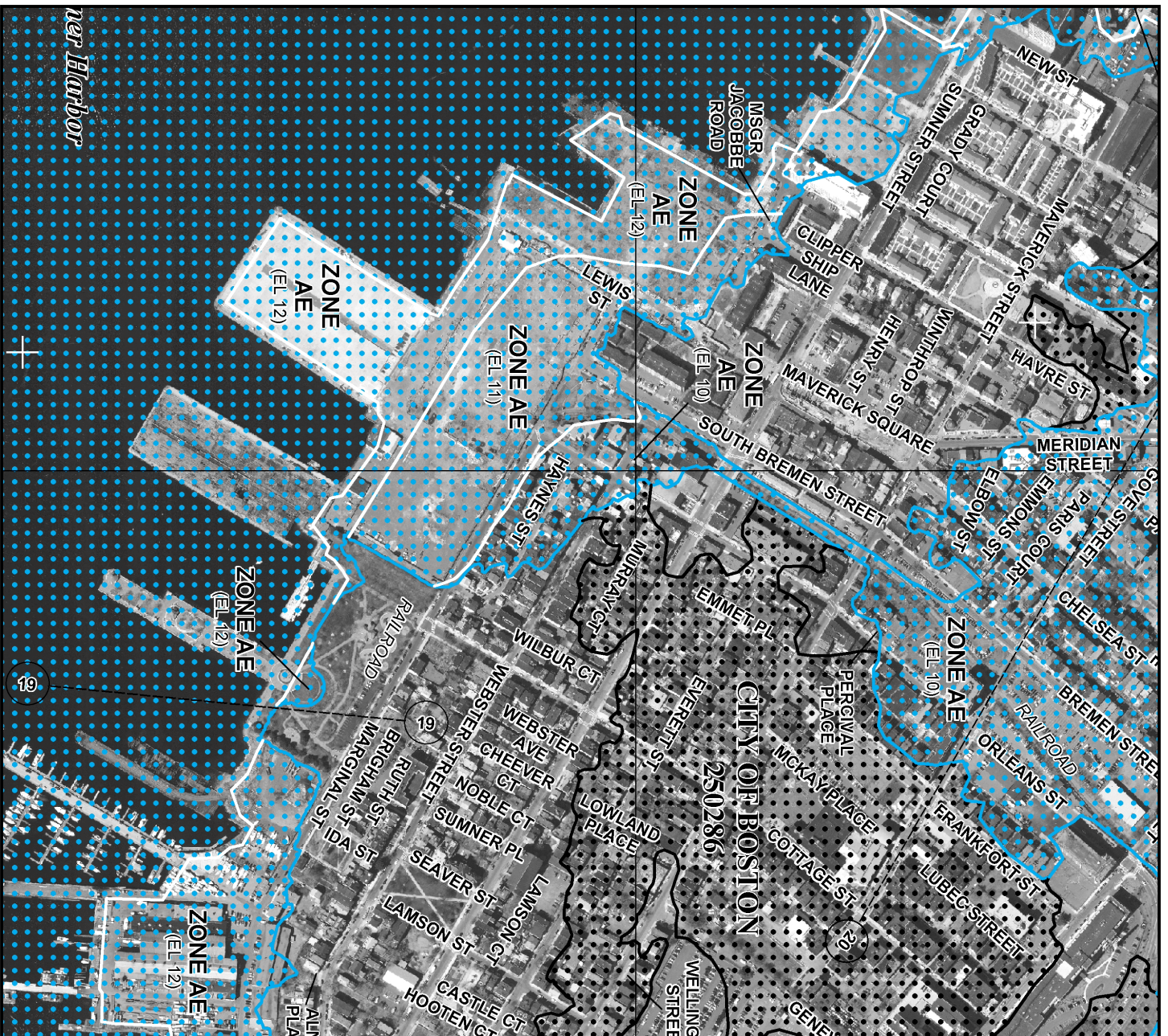
Figure 1 – USGS Locus Map

Scale: As Noted

MBC Ventures, LLC
 67 Webster Street – Boston, MA
 April 16, 2018

Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Massachusetts 01880
 p. 781.246.2800 f. 781.246.7596
 www.hayeseng.com





NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 0081J

PANEL 81 OF 176
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOSTON, CITY OF	250286	0081	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on Insurance applications for the subject community.

MAP NUMBER
250286C0081J
MAP REVISED
MARCH 16, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Figure 2 - Flood Insurance Rate Map


AFFIDAVIT OF SERVICE

*Under the Massachusetts Wetlands Protection Act
(to be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission
when filing a Notice of Intent)*

I, Anthony Capachietti, hereby certify under the pains and penalties of perjury that on January 17, 2018 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 1, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter: **Construction of townhomes within Land Subject to Coastal Storm Flowage.**

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by **MBC Ventures, LLC** with the **City of Boston Conservation Commission** on _____ for property located at **67 Webster Street, (East) Boston, MA.**

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

 _____
Name Date

PID	OWNER	ADDRESS	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCC
104450000	EBG INVESTMENTS LLC	C/O EBG INVESTMENTS LLC	2711 CENTERVILLE RD SUITE 400	WILMINGTON DE	19808	9 HAYNES ST	EAST BOSTON	2128
104487006	DIBAGLIONI ARTURO		61 WEBSTER ST # 3	EAST BOSTON MA	2128	61 WEBSTER ST Apt 3	EAST BOSTON	2128
104833000	70 WEBSTER STREET		70 WEBSTER ST	EAST BOSTON MA	2128	70 WEBSTER ST	EAST BOSTON	2128
104833004	HUFF TIMOTHY S	C/O TIMOTHY S HUFF	70 WEBSTER ST #2	EAST BOSTON MA	2128	70 WEBSTER ST Apt 2	EAST BOSTON	2128
104448004	HOLT STEPH M JR	C/O STEPH M HOLT JR	68 MARGINAL ST #D	EAST BOSTON MA	2128	68 MARGINAL ST Apt 68D	EAST BOSTON	2128
104448006	HOFMANN ANDREAS G	C/O ANDREAS G HOFMANN	68C MARGINAL ST	EAST BOSTON MA	2128	68 MARGINAL ST Apt 68C	EAST BOSTON	2128
104448010	DEGAETANO MICHAEL	C/O FRANK DEGAETANO	PO BOX AH	CONYNHAMI PA	18219	68 MARGINAL ST Apt 68A	EAST BOSTON	2128
104448002	LANDFALL TOWNHOUSE CONDO TR		68E MARGINAL	EAST BOSTON MA	2128	68 MARGINAL ST	EAST BOSTON	2128
104448002	DEL RAZO JODI LYN	C/O JODI LYN DEL RAZO	68 MARGINAL ST UNIT E	EAST BOSTON MA	2128	68 MARGINAL ST Apt 68E	EAST BOSTON	2128
104448008	STACK DEBRA		68B MARGINAL ST #68B	EAST BOSTON MA	2128	68 MARGINAL ST Apt 68B	EAST BOSTON	2128
104451000	EBG INVESTMENTS LLC	C/O EBG INVESTMENTS LLC	2711 CENTERVILLE RD SUITE 400	WILMINGTON DE	19808	11 HAYNES ST	EAST BOSTON	2128
104449000	EBG INVESTMENTS LLC	C/O EBG INVESTMENTS LLC	2711 CENTERVILLE RD SUITE 400	WILMINGTON DE	19808	7 HAYNES ST	EAST BOSTON	2128
104453000	PARZIALE JAMES		15 HAYNES ST	EAST BOSTON MA	2128	15 HAYNES ST	EAST BOSTON	2128
104454000	SMITH ZACHARY P	C/O ZACHARY SMITH/ AMY SANFORD	17 HAYNES ST	E BOSTON MA	2128	17 HAYNES ST	EAST BOSTON	2128
104455000	BLOSSOM VALLEY NOMINEE	C/O JEANNE C EGAN	19 HAYNES ST	EAST BOSTON MA	2128	19 HAYNES ST	EAST BOSTON	2128
104452000	13 HAYNES STREET LLC	C/O 13 HAYNES STREET LLC	17 GODDARD STREET	QUINCY MA	2169	13 HAYNES ST	EAST BOSTON	2128
104456000	MODICA MICHELE M		21 HAYNES ST	EAST BOSTON MA	2128	21 HAYNES ST	EAST BOSTON	2128
104486000	BUTTNER CRAIG L		59 WEBSTER ST	EAST BOSTON MA	2128	59 WEBSTER ST	EAST BOSTON	2128
104487000	SIXTY 1 WEBSTER ST CONDO TR		11 GAIL RD	WESTON MA	2493	61 WEBSTER ST	EAST BOSTON	2128
104487008	BROWN ANDREW J	C/O ANDREW BROWN	61 WEBSTER ST #4	EAST BOSTON MA	2128	61 WEBSTER ST Apt 4	EAST BOSTON	2128
104493000	ROBERTS JESSICA E	C/O JESSICA E ROBERTS	73 WEBSTER ST	EAST BOSTON MA	2128	73 WEBSTER ST	EAST BOSTON	2128
104488000	WEBSTER PL CONDO TR		63 WEBSTER ST	EAST BOSTON MA	2128	63 WEBSTER ST	EAST BOSTON	2128
104488002	PELLOUX REGIS M N TS		63 WEBSTER ST #1	EAST BOSTON MA	2128	63 WEBSTER ST Apt 1	EAST BOSTON	2128
104489000	PICCINATO REGINALDO	C/O REGINALDO PICCINATO	164 COURT RD	WINTHROP MA	2152	65 WEBSTER ST	EAST BOSTON	2128
104485000	SHEA HELEN	C/O HELEN SHEA	57 WEBSTER ST	EAST BOSTON MA	2128	57 WEBSTER ST	EAST BOSTON	2128
104492000	SEVENTY ONE WEBSTER LLC	C/O SEVENTY ONE WEBSTER LLC	50 FRANKLIN ST #400	BOSTON MA	2110	71 WEBSTER ST	EAST BOSTON	2128
104491000	ENG CHRISTOPHER	C/O CHRISTOPHER ENG	422 SUMNER ST	E BOSTON MA	2128	69 WEBSTER ST	EAST BOSTON	2128
104495000	DRIVIN MAKSIM S		77 WEBSTER ST	EAST BOSTON MA	2128	77 WEBSTER ST	EAST BOSTON	2128
104488004	BOWEN HARRY W	C/O KELLY BOWEN	5471 RTE 116	ST GEORGE VT	5495	63 WEBSTER ST Apt 2	EAST BOSTON	2128
104487002	VINCI PATRICIA D	C/O PATRICIA D VINCI	19 TOPHET RD	LYNNFIELD MA	1940	61 WEBSTER ST Apt 1	EAST BOSTON	2128
104487004	MADRID ELVIS	C/O ELVIS MADRID	61 WEBSTER ST #2	EAST BOSTON MA	2128	61 WEBSTER ST Apt 2	EAST BOSTON	2128
104490000	MBC VENTURES LLC	C/O MBC VENTURES LLC	67 WEBSTER ST	EAST BOSTON MA	2128	67 WEBSTER ST	EAST BOSTON	2128
104488006	PENDALL DANIEL W		63 WEBSTER ST #3	EAST BOSTON MA	2128	63 WEBSTER ST Apt 3	EAST BOSTON	2128
104494000	CERVASIO CHRISTOPHER G		75 WEBSTER ST	EAST BOSTON MA	2128	75 WEBSTER ST	EAST BOSTON	2128
104533000	HAYNES DEVELOPMENT PARTNERS	C/O HAYNES DEVELOPMENT PARTNERS LLC	PO BOX 1046	BROOKLINE MA	2446	20 HAYNES ST	EAST BOSTON	2128
104534000	HAYNES DEVELOPMENT PARTNERS	C/O HAYNES DEV PARTNERS LLC	PO BOX 1046	BROOKLINE MA	2446	18 HAYNES ST	EAST BOSTON	2128
104535000	HAYNES DEV PARTNERS LLC	C/O HAYNES DEV PARTNERS LLC	PO BOX 1046	BROOKLINE MA	2446	16 HAYNES ST	EAST BOSTON	2128
104531000	MODICA DIANE J		24 HAYNES ST	E BOSTON MA	2128	24 HAYNES ST	EAST BOSTON	2128
104536000	HAYNES DEVELOPMENT PARTNERS	C/O PAUL MARKS	P O BOX 1046	BROOKLINE MA	2446	14 HAYNES ST	EAST BOSTON	2128
104537000	HAYNES DEVELOPMENT PARTNERS	C/O PAUL MARKS	P O BOX 1046	BROOKLINE MA	2446	HAYNES ST	EAST BOSTON	2128
104541000	COULDREN DAVID	C/O ANN MARIE COULDREN	8 HAYNES ST	EAST BOSTON MA	2128	HAYNES ST	EAST BOSTON	2128
104540000	COULDREN ANN MARIE		8 HAYNES ST	EAST BOSTON MA	2128	HAYNES ST	EAST BOSTON	2128
104532000	HAYNES DEVELOPMENT PARTNERS	C/O HAYNES DEVELOPMENT PARTNERS LLC	PO BOX 1046	BROOKLINE MA	2446	22 HAYNES ST	EAST BOSTON	2128
104538000	HAYNES DEVELOPMENT PARTNERS	C/O PAUL MARKS	P O BOX 1046	BROOKLINE MA	2446	10 HAYNES ST	EAST BOSTON	2128
104539000	COULDREN ANN MARIE		8 HAYNES ST	EAST BOSTON MA	2128	8 HAYNES ST	EAST BOSTON	2128
104835000	SCADUTO MARIO ETAL		66 WEBSTER	EAST BOSTON MA	2128	66 WEBSTER ST	EAST BOSTON	2128
104837000	62 WEBSTER STREET	C/O JSP INVESTMENTS LLC	651 FELLOSWAY	MEDFORD MA	2155	62 WEBSTER ST	EAST BOSTON	2128
104832000	MOTTOLA ROBERT V		74 WEBSTER ST	EAST BOSTON MA	2128	74 WEBSTER ST	EAST BOSTON	2128
104831000	MOTTOLA RICHARD		76 WEBSTER ST	EAST BOSTON MA	2128	76 WEBSTER ST	EAST BOSTON	2128
104833006	BENGSTON ANDREA L	C/O ANDREA L BENGSTON	70 WEBSTER ST #3	EAST BOSTON MA	2128	70 WEBSTER ST Apt 3	EAST BOSTON	2128
104838000	JOSHUA STASIO REVOCABLE	C/O JOSHUA STASIO	60 WEBSTER ST	EAST BOSTON MA	2128	60 WEBSTER ST	EAST BOSTON	2128
104834000	MYBEN DEVELOPMENT LLC	C/O MANUEL LOPES	26 COPPERMINE RD	TOPSFIELD MA	1983	68 WEBSTER ST	EAST BOSTON	2128
104836000	BETANCOURT LEONAL	C/O LEONEL BETANCOURT **	64 WEBSTER ST	E BOSTON MA	2128	64 WEBSTER ST	EAST BOSTON	2128
104839000	31 ORLEANS STREET DEVELOPMEN	C/O 31 ORLEANS STREET DEVELOPMENT	115 NEWBURY ST 3RD FL	BOSTON MA	2116	31 ORLEANS ST	EAST BOSTON	2128
104833002	LABARE KRISTINA	C/O KRISTINA LABARE	70 WEBSTER ST #1	EAST BOSTON MA	2128	70 WEBSTER ST Apt 1	EAST BOSTON	2128



Notice of Intent
67 Webster Street
Boston, Massachusetts

April 16, 2018

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws Chapter 134, Section 40 and the Saugus Wetlands Protection Bylaw, you are hereby notified of the following.

- A. The name of the applicant is: MBC Ventures, LLC.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission to work within an Area Subject to Protection Under the Wetlands Protection Act (Mass. General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed: 67 Webster Street, (East) Boston, MA
- D. The activity proposed on the site: Construction of a 240-sf footprint addition within Land Subject to Coastal Storm Flowage.
- E. Copies of the Notice of Intent may be examined/obtained at:
The City of Boston Conservation Commission, 1 City Hall Square, Room 709, Boston, MA and Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA, 01880 between the hours of 9 a.m. and 4:30 p.m. on the following days of the week: Monday through Friday by appointment only. For more information, call: (781) 246 – 2800.
- *F. Information regarding the data, time and place of the public hearing may be obtained from:
Boston Conservation Commission, 1 City Hall Square, Room 709, Boston, MA
(617)635-3850 or by email at CC@boston.gov (*)

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

*NOTE: Notice of the public hearing, including its date, time and place, will be posted on the City of Boston Public Notices' page: <https://www.boston.gov/public-notices>

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



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Project Narrative

MBC Ventures, LLC, the “Owner” and “Applicant” seeks to construct a 240-sf. footprint (20’ x 12’) addition to the existing multi-family dwelling at 67 Webster Street in the East Boston neighborhood of Boston, MA. The entirety of the site is located with the Land Subject to Coastal Storm Flowage (LSCSF) resource area as defined by 310 CRM 10.04, et. seq. The Massachusetts Department of Environmental Protection (MaDEP) has not established a performance standard for this resource area.

Existing Conditions:

The subject property consists of City of Boston Assessor’s Parcel , being number 67 Webster Street in the Jeffries Point section of East Boston (see Figure 1 – USGS Vicinity Map). The site contains approximately 1,100± square feet (sf.) of land area along the southerly side of Webster Street and is currently occupied by the existing multi-family dwelling on the parcel (see Site Photograph 1, below).



Site Photograph 1 – Source: Google Maps



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Resource Areas:

The sole resource area for the site is Land Subject to Coastal Storm Flowage, being land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. The extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0081J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is North American Vertical Datum of 1988 (NAVD88) elevation 10.0. The entire site is located within the LSCSF resource area.

Natural Heritage and Endangered Species Program:

The site does not contain any Priority or Estimated Habitat Areas, nor does it contain any Certified or Potential Vernal Pools.

Proposed Conditions:

Proposed work on the site includes the renovation of the existing structure and construction of a 20-foot wide by 12-foot deep addition to the structure, as depicted on the accompanying "Plan to Accompany Notice of Intent" prepared by Hayes Engineering and as described below.

All living spaces in the existing structure and proposed addition are at or above elevation 14.55 (NAVD88) in accordance with the accompanying Flood Elevation Certificate for the property. The proposed addition will meet construction requirements for flood zones, including the provision of flood equalization panels in the basement. The Proponent will implement erosion control practices as outlined in the accompanying Erosion and Sedimentation Control Plan. Proposed sedimentation controls shall be located as depicted on the accompanying "Plan to Accompany Notice of Intent" prepared by Hayes Engineering.

Regulations:

The proposed work will be performed within areas under the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131, Sec. 40) and is required to meet performance standards outlined in the associated regulations. These standards and project compliance are discussed below.

Land Subject to Coastal Storm Flowage (310 CMR 10.04):

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

The entire site is located below the base flood elevation (BFE) for FIRM Map No. 25025C0081J, effective March 16, 2016.

MaDEP has not established a performance standard for this resource area.



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Erosion and Sedimentation Control

PART I - GENERAL

QUALITY ASSURANCE

- A. The applicant and contractor(s) and subcontractors shall be responsible for reviewing, and taking steps to meet, all requirements contained in the Order of Conditions issued by the Boston Conservation Commission for this project.
- B. Follow siltation control methods as outlined below, shown on the plan and as directed by Engineer.
- C. Operations will be restricted to areas of work indicated on drawings (and clearly marked on site) and area which must be entered for construction of temporary or permanent facilities.
- D. Siltation controls along areas of fill shall be checked frequently and maintained in functioning condition throughout the duration of grading activities so as to prevent encroachment upon adjacent resource areas. If siltation control materials are washed away during construction, contact the Conservation Commission and Engineer, and remove materials and silt accumulations from fouled areas as directed.
- E. Conservation Commission has authority to limit surface area of erodible earth material exposed by clearing and grubbing, excavation, borrow and fill operations, and to direct immediate permanent or temporary pollution control measures to prevent contamination of wetlands, including construction of temporary berms, sediment basins, sediment traps, slope drains and use of temporary mulches, mats or other control devices or methods as necessary to control erosion.
- F. Temporary stockpiles of soil shall be located in an upland area (not to exceed the limit of construction as demarcated by siltation fencing shown on the plan) and be surrounded with an erosion control barrier to prevent sediments from encroaching upon adjacent resource areas.

PART 2 – EROSION CONTROL BARRIERS

Erosion control barriers shall be installed along the limit of work as shown on the Notice of Intent plan prior to commencement of any site work as specified below. Alternative types of barriers (i.e straw, coir or Filtrexx™ type logs) may be used with the approval of the Conservation Commission and Project Engineer, and be installed per manufacturer's instructions. The approved alternative barrier must be designed and sized specifically for conditions on this site. After initial barrier installation, site personnel shall perform weekly inspections of, and maintain, the siltation control barrier during construction. Inspections of the siltation control barrier shall also be performed prior to and immediately following major (>1") rainfall event. After all construction activities are completed, and the areas of bare soil are vegetated and or stabilized, the siltation control barriers may be removed. It is important that the disturbed areas previously occupied by the siltation control barriers, as well as adjacent areas, be repaired and vegetated immediately after removal of the barriers.



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A. MATERIALS

Staked Haybale Barrier

1. Hay or straw bales, enough to accomplish length specified on plan and 10 to be reserved for replacement or barrier re-enforcement use, as needed.
2. 2-inch by 2-inch by 3.5-foot wooden stakes for hay bales, two stakes per bale.

Filter Fences

A. Synthetic Filter Fabric

1. Synthetic filter fabric shall consist of a pervious sheet of propylene, nylon, polyester or ethylene filaments.
2. Certified by manufacturer or supplier as conforming to the following requirements:

<u>Physical Property</u>	<u>Minimum Requirements</u>
Filtering Efficiency	75 percent
Tensile Strength at 20% (maximum) Elongation	Extra Strength: 50 lbs./ linear inch Standard Strength: 30 lbs../ linear inch
Flow Rate	.3 gal./ sq.ft.

B. Non-synthetic Filter Fabric

1. Shall consist of burlap fabric weighing 10 ounces per square yard.

C. Filter Fabric Support

1. Posts or stakes for filter fences shall be of sufficient size and strength to support the fabric. Steel posts shall have projections for fastening wire to them.
2. When standard strength filter fabric is used on a moderately to steeply slope, the fabric shall be reinforced by wire fence. Wire fence reinforcement for filter fences shall be a minimum of 36 inches in height, a minimum of 14 gauge and a maximum mesh spacing of 6 inches.



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B. INSTALLATION

1. Location

Install erosion controls prior to commencement of clearing and construction activities along limits of work area as specified on plan, surrounding bases of all deposits of stored fill material outside of disturbed area, and where directed by the Conservation Commission.

2. Barrier Installment

A. Hay Bales

Hay bales, if specified, will be embedded in the soil a minimum of 4 inches. Hold bales in place with two 2-inch by 2-inch by 3.5-foot stakes so that each bale is butted tightly against adjoining bale, thereby precluding short-circuiting of erosion check. The first stake in each bale shall be driven toward the previously-laid bale to push the bales together.

B. Filter Fences

1. Excavate trench along post line 6 inches wide and 6 inches deep on the upslope side of the barrier.
2. Space posts a maximum of 10 feet apart and drive them a minimum of 12 inches into the ground. The posts should not be greater than 36 inches above the ground.
3. When working on a moderate to steep slope, fasten wire mesh support fence securely to upslope side of the posts using heavy-duty wire staples at least 1-inch long, tie wires or hog rings. Wire shall extend into trench a minimum of 2 inches, and shall not extend above the ground more than 36 inches.
4. When extra-strength filter fabric or burlap and closer post spacing is used, wire mesh support may be eliminated, in which case the filter fabric is stapled, wired or tied directly to the posts with all other provisions of item 5 applying
5. Staple, wire or tie the standard strength filter fabric to the fence posts, and wire support fence, if installed. The fabric shall extend 8 inches into the trench and shall not extend more than 36 inches above the ground. Do not staple filter fabric to existing trees.
6. Backfill trench and compact soil over filter fabric.
7. Provide wildlife passage corridor with baffle for every 100' of fence installation. Passage shall be 18" wide between stakes, and baffle shall be



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installed parallel to fence, offset 18" from fence line, and overlapping passage by 48" on either side of break.

PART 3 – POLLUTION CONTROL MEASURES

- A. Discharge silt-laden water from excavations onto filter fabric mat and/or baled hay or straw sediment traps to ensure that only sediment-free water is returned to wetland areas. Sediment traps, if needed, should be constructed by standard methods.
- B. Do not place soil backfill material adjacent to resource areas without proper siltation controls or otherwise preventing the soil from washing away by high water or runoff.
- C. Do not dump any materials into any streams, wetlands, surface waters or unspecified locations.
- D. Do not pump silt-laden water from trenches or excavations into surface waters, streams, wetlands or natural or man-made channels leading thereto.
- E. Do not dispose of trees, brush, debris, paints, chemicals, asphalt products, concrete curing compounds, fuels, lubricants, insecticides, washwater from concrete trucks or hydroseeders, or any other pollutant into any streams, wetlands, surface waters or natural or man-made channels leading thereto, or unspecified locations.
- F. No disturbance or alteration of any kind allowed between the specified limit of work and the wetland boundary or within adjacent wetlands.
- G. Prevent any operation of equipment outside the designated limit of work (silt fence).
- H. Prevent indiscriminate, arbitrary or capricious operation of equipment in wetlands or surface waters.

PART 4 – STABILIZATION TECHNIQUES

A. Protecting and Minimizing Exposed Areas

Pool construction activities will remove vegetation and leave bare earth open to erosion. Steps shall be taken to minimize this area of exposure by preserving existing vegetation and providing soil stabilization. Earth moving equipment and trucks shall be routed only over the proposed work area and workers shall minimize foot traffic in vegetated areas adjacent to the work area as much as possible. During construction, utilization of stabilization techniques are necessary for controlling erosion on exposed areas, including grading, seeding and otherwise stabilizing the areas.



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B. Sediment And Erosion Control

Prior to any construction occurring adjacent to identified resource areas (shown on the plan and/or marked in the field, proper erosion and siltation barriers will be installed so that throughout and until completion of construction, those areas will be afforded maximum protection. Temporary stockpiles of soil shall be surrounded with an erosion control barrier to prevent sediments from exiting the subject property. All erosion control barriers are to be maintained and periodically inspected until areas of bare soil are stabilized to ensure that they are in functioning condition. Mirafi (or equivalent fabric) fencing shall be installed upgradient of wetlands as shown on the above-mentioned plan. Any accumulations of sediments present along erosion control barriers shall be removed as soon as possible after deposition in order to ensure the effectiveness of all sedimentation controls.

C. Vegetational Covers

1. Temporary Vegetational Cover

Any area proposed for removal of vegetation where soil will be exposed for more than 10 days shall be mulched or otherwise treated to prevent erosion. On sediment-producing areas in the buffer zone, where the period of exposure will be more than 30 days, the following procedures should be followed for a cover of annual rye. When bare soils are not completely graded and vegetated by September 30 of any year, winter rye shall be planted as specified in table and mulched with three (3) inches of hay or straw.

- a. Install needed surface water control measures.
- b. Perform all cultural operations at right angles to the slope.
- c. Establish grass or other ground cover species as recommended in the attached excerpt (pgs 144 -146) from Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas, 2003.

2. Permanent Vegetational Cover

To reduce damages from the potential incidence of sedimentation and runoff to other properties, and to avoid erosion on the site itself, a permanent type cover shall be established in disturbed areas located adjacent to resource areas immediately upon completion of grading. Seeding herbaceous cover is usually the most economical and practical way to stabilize any large area. For this site, all disturbed areas where lawns are desired will be seeded in Fall during the period of August 1 to October 1; or in spring by May 15 with a commercial lawn mixture utilizing standard landscape methods and as recommended by the seed manufacturer. Grass sod or landscape plantings may be used instead of seed, if preferred.



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In upland/ buffer zone areas, outside of lawn locations, where an erosion control - wildlife seed mixture is desired, prepare soil and use one of grass seed mixes #1 through #6 as recommended in the attached excerpts (pgs 136-137) from Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas 2003, to establish a stable, permanent cover.

REFERENCES

Department of Environmental Protection, Bureau of Resource Protection and U.S. Environmental Protection Agency, Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers and Municipal Officials. Massachusetts Executive Office of Environmental Affairs, Boston, Massachusetts, Reprint: May 2003.

Use low-maintenance native species wherever possible.

Planting should be timed to minimize the need for irrigation.

Sheet erosion, caused by the impact of rain on bare soil, is the source of most fine particles in sediment. To reduce this sediment load in runoff, the soil surface itself should be protected. The most efficient and economical means of controlling sheet and rill erosion is to establish vegetative cover. Annual plants which sprout rapidly and survive for only one growing season are suitable for establishing temporary vegetative cover. Temporary seeding is effective when combined with construction phasing so bare areas of the site are minimized at all times.

Temporary seeding may prevent costly maintenance operations on other erosion control systems. For example, sediment basin clean-outs will be reduced if the drainage area of the basin is seeded where grading and construction are not taking place. Perimeter dikes will be more effective if not choked with sediment.

Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little or no erosion control.

Soil that has been compacted by heavy traffic or machinery may need to be loosened. Successful growth usually requires that the soil be tilled before the seed is applied. Topsoiling is not necessary for temporary seeding; however, it may improve the chances of establishing temporary vegetation in an area.

Planting Procedures

Time of Planting

Planting should preferably be done between April 1 and June 30, and September 1 through September 30. If planting is done in the months of July and August, irrigation may be required. If planting is done between October 1 and March 31, mulching should be applied immediately after planting. If seeding is done during the summer months, irrigation of some sort will probably be necessary.

Site Preparation

Before seeding, install needed surface runoff control measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins.

Seedbed Preparation

The seedbed should be firm with a fairly fine surface.

Perform all cultural operations across or at right angles to the slope. See **Topsoiling** and **Surface Roughening** for more information on seedbed preparation. A minimum of 2 to 4 inches of tilled topsoil is required.

Liming and Fertilization

Apply uniformly 2 tons of ground limestone per acre (100 lbs. per 1,000 Sq. Ft.) or according to soil test.

Apply uniformly 10-10-10 analysis fertilizer at the rate of 400 lbs. per acre (14 lbs. per 1,000 Sq. Ft.) or as indicated by soil test. Forty percent of the nitrogen should be in organic form.

Work in lime and fertilizer to a depth of 4 inches using any suitable equipment.

<i>Species</i>	Seedings for Temporary Cover		<i>Recommended Seeding Dates</i>
	<i>Seeding Rates lbs/sq.ft.</i>	<i>Acres</i>	
	<u>1,000 Sq.Ft.</u>	<u>Acres</u>	
Annual Ryegrass	1	40	April 1 to June 1 Aug. 15 to Sept. 15
Foxtail Millet	0.7	30	May 1 to June 30
Oats	2	80	April 1 to July 1 August 15 to Sept. 15
Winter Rye	3	120	Aug. 15 to Oct. 15

“Hydro-seeding” applications with appropriate seed-mulch-fertilizer mixtures may also be used.

Seeding

Select adapted species from the accompanying table.

Apply seed uniformly according to the rate indicated in the table by broadcasting, drilling or hydraulic application.

Cover seeds with suitable equipment as follows:

- ∞ Rye grass ¼ inch
- ∞ Millet ½ to ¾ inch
- ∞ Oats 1 to 1-1/2 inches
- ∞ Winter rye 1 to 1-1/2 inches.

Mulch

Use an effective mulch, such as clean grain straw; tacked and/or tied down with netting to protect seedbed and encourage plant growth.

Common Trouble Points

Lime and fertilizer not incorporated to at least 4 inches

May be lost to runoff or remain concentrated near the surface where they may inhibit germination.

Mulch rate inadequate or straw mulch not tacked down

Results in poor germination or failure, and erosion damage. Repair damaged areas, reseed and mulch.

Annual ryegrass used for temporary seeding

Ryegrass reseeds itself and makes it difficult to establish a good cover of permanent vegetation.

Seed not broadcast evenly or rate too low

Results in patchy growth and erosion.

Maintenance

Inspect within 6 weeks of planting to see if stands are adequate. Check for damage after heavy rains. Stands should be uniform and dense. Fertilize, reseed, and mulch damaged and sparse areas immediately. Tack or tie down mulch as necessary.

Seeds should be supplied with adequate moisture. Furnish water as needed, especially in abnormally hot or dry weather or on adverse sites. Water application rates should be controlled to prevent runoff.

References

Massachusetts Department of Environmental Protection, Office of Watershed Management, Nonpoint Source Program, Massachusetts ***Nonpoint Source Management Manual***, Boston, Massachusetts, June, 1993.

North Carolina Department of Environment, Health, and Natural Resources, ***Erosion and Sediment Control Field Manual***, Raleigh, NC, February 1991.

U.S. Environmental Protection Agency, ***Storm Water Management For Construction Activities***, EPA-832-R-92-005, Washington, DC, September, 1992.

Washington State Department of Ecology, ***Stormwater Management Manual for the Puget Sound Basin***, Olympia, WA, February, 1992.

Silt Curtain

A temporary sediment barrier installed parallel to the bank of a stream or lake. Used to contain the sediment produced by construction operations on the bank of a stream or lake and allow for its removal.

Where Practice Applies

The silt curtain is used along the banks of streams or lakes where sediment could pollute or degrade the stream or lake.

Seeding Dates

Seeding operations should be performed as an early spring seeding (April 1-May 15) with the use of cold treated seed. A late fall early winter dormant seeding (November 1 - December 15) can also be made, however the seeding rate will need to be increased by 50%.

Seeding Methods

Seeding should be performed by one of the following methods:

- ∞ Drill seedings (de-awned or de-bearded seed should be used unless the drill is equipped with special features to accept awned seed).
- ∞ Broadcast seeding with subsequent rolling, cultipacking or tracking the seeding with small track construction equipment. Tracking should be oriented up and down the slope.
- ∞ Hydroseeding with subsequent tracking. If wood fiber mulch is used, it should be applied as a separate operation after seeding and tracking to assure good seed to soil contact.

Mulch

Mulch the seedings with straw applied at the rate of ½ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas.

Seed Mixtures for Permanent Cover

Recommended mixtures for permanent seeding are provided on the following pages. Select plant species which are suited to the site conditions and planned use. Soil moisture conditions, often the major limiting site factor, are usually classified as follows:

Dry - Sands and gravels to sandy loams. No effective moisture supply from seepage or a high water table.

Moist - Well drained to moderately well drained sandy loams, loams, and finer; or coarser textured material with moderate influence on root zone from seepage or a high water table.

Wet - All textures with a water table at or very near the soil surface, or with enduring seepage.

When other factors strongly influence site conditions, the plants selected must also be tolerant of these conditions.

Permanent Seeding Mixtures

Seed, Pounds per:

Mix	Site	Seed Mixture	Acre	1,000 sf	Remarks
1	Dry	Little Bluestem	10	0.25	* Use Warm Season planting procedure.
		or Broomsedge			* Roadsides
		Tumble Lovegrass*	1	0.10	* Sand and Gravel Stabilization
		Switchgrass	10	0.25	* Clover requires inoculation with nitrogen-fixing bacteria
		Bush Clover*	2	0.10	
		Red Top	1	0.10	* Rates for this mix are for PLS.
2	Dry	Deertongue	15	0.35	* Use Warm Season planting procedures.
		Broomsedge	10	0.25	* Acid sites/Mine spoil
		Bush Clover*	2	0.10	* Clover requires inoculation with nitrogen-fixing bacteria.
		Red Top	1	0.10	
					*Rates for this mix are for PLS.
3	Dry	Big Bluestem	10	0.25	* Use Warm Season planting procedures.
		Indian Grass	10	0.25	* Eastern Prairie appearance
		Switchgrass	10	0.25	* Sand and Gravel pits.
		Little Bluestem	10	0.25	* Golf Course Wild Areas
		Red Top or	1	0.10	* Sanitary Landfill Cover seeding
		Perennial Ryegrass	10	0.25	* Wildlife Areas
					*OK to substitute Poverty Dropseed in place of Red Top/Ryegrass.
					*Rates for this mix are for PLS.
4	Dry	Flat Pea	25	0.60	* Use Cool Season planting procedures
		Red Top or	2	0.10	* Utility Rights-of-Ways (tends to suppress woody growth)
		Perennial Ryegrass	15	0.35	
5	Dry	Little Bluestem	5	0.10	* Use Warm Season planting procedures.
		Switchgrass	10	0.25	* Coastal sites
		Beach Pea*	20	0.45	* Rates for Bluestein and Switchgrass are for PLS.
		Perennial Ryegrass	10	0.25	
6	Dry - Moist	Red Fescue	10	0.25	* Use Cool Season planting procedure.
		Canada Bluegrass	10	0.25	* Provides quick cover but is non-aggressive; will tend to allow indigenous plant colonization.
		Perennial Ryegrass	10	0.25	
		Red Top	1	0.10	* General erosion control on variety of sites, including forest roads, skid trails and landings.
7	Moist-Wet	Switchgrass	10	0.25	* Use Warm Season planting procedure.
		Virginia Wild Rye	5	0.10	* Coastal plain/flood plain
		Big Bluestem	15	0.35	* Rates for Bluestem and Switchgrass are for PLS.
		Red Top	1	0.10	



Notice of Intent
67 Webster Street
Boston, Massachusetts

April 16, 2018

Fee Calculation

Commonwealth of Massachusetts:

Category 3.b – Each building including site x One (1), 3-unit Building x \$1,050 = \$1,050.00

State share of filing fee = $(\$1,050.00/2) - \$12.50 = \$512.50$

See attached check number 5118 payable to the Commonwealth of Massachusetts in the sum of Five Hundred Twelve and 50/100 dollars (\$512.50).

City of Boston:

Fair value = $\$400,000 \times 0.075\% = \300.00

See attached check number 5119 payable to City of Boston in the sum of Three-Hundred and 00/100 dollars (\$300.00).

LowellFive
53-7133/2113

5119

MBC Ventures LLC
20C Delcarmine St. #101
Wakefield, MA 01880

DATE 4/16/2018

PAY TO THE ORDER OF City of Boston

\$ **300.00

Three Hundred and 00/100***** DOLLARS

City of Boston
BOX 55808
Boston, MA 02205


AUTHORIZED SIGNATURE

MEMO

⑈005119⑈ ⑆211371337⑆ 4194635⑈

LowellFive
53-7133/2113

5118

MBC Ventures LLC
20C Delcarmine St. #101
Wakefield, MA 01880

DATE 4/16/2018

PAY TO THE ORDER OF Commonwealth of MA

\$ **512.50

Five Hundred Twelve and 50/100***** DOLLARS

Commonwealth of MA
Div. of Prof. Licensure
PO Box 3607
Boston, MA 02241-3607


AUTHORIZED SIGNATURE

MEMO

⑈005118⑈ ⑆211371337⑆ 4194635⑈

Security features included. Details on back.

Security features included. Details on back.

Climate Change Resiliency and Preparedness Checklist

A.1 - Project Information

Project Name:	Addition
Project Address Primary:	67 Wester Street
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Bill Mandell MBC Ventures, LLC bm@ocbuyshouses.com

A.2 - Team Description

Owner / Developer:	MBC Ventures, LLC
Architect:	Joy Street Design
Engineer (building systems):	TBD
Sustainability / LEED:	
Permitting:	Hayes Engineering, Inc.
Construction Management:	
Climate Change Expert:	

A.3 - Project Permitting and Phase

At what phase is the project – most recent completed submission at the time of this response?

PNF / Expanded PNF Submission	Draft / Final Project Impact Report Submission	BRA Board Approved <input checked="" type="checkbox"/>	Notice of Project Change
Planned Development Area	BRA Final Design Approved	Under Construction	Construction just completed:

A.4 - Building Classification and Description

List the principal Building Uses: Multi family dwelling

List the First Floor Uses: Residential

What is the principal Construction Type – select most appropriate type?

Wood Frame <input checked="" type="checkbox"/>	Masonry	Steel Frame	Concrete
--	---------	-------------	----------

Describe the building?

Site Area:	1,100 SF	Building Area:	SF
Building Height:	Ft.	Number of Stories:	3 Flrs.
First Floor Elevation (reference Boston City Base):	12.50 Elev.	Are there below grade spaces/levels, if yes how many:	1 No / Number of Levels

A.5 - Green Building

Which LEED Rating System(s) and version has or will your project use (by area for multiple rating systems)?

Select by Primary Use:	New Construction	Core & Shell	Healthcare	Schools
	Retail	Homes Midrise	Homes	Other
Select LEED Outcome:	Certified	Silver	Gold	Platinum

Will the project be USGBC Registered and / or USGBC Certified?

Registered:	Yes / No	Certified:	Yes / No
	No		

A.6 - Building Energy

What are the base and peak operating energy loads for the building?

Electric - base / peak:	/ (kW)	Heating - base / peak:	/ (MMBtu/hr)
What is the planned building Energy Use Intensity:	(kbut/SF or kWh/SF)	Cooling - base / peak:	/ (Tons/hr)

What are the peak energy demands of your critical systems in the event of a service interruption?

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

What is nature and source of your back-up / emergency generators?

Electrical Generation:	(kW)	Fuel Source:	
System Type and Number of Units:	Combustion Engine	Gas Turbine	Combine Heat and Power (Units)

B - Extreme Weather and Heat Events

Climate change will result in more extreme weather events including higher year round average temperatures, higher peak temperatures, and more periods of extended peak temperatures. The section explores how a project responds to higher temperatures and heat waves.

B.1 - Analysis

What is the full expected life of the project?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
--------------------------	----------	----------	----------	----------

What is the full expected operational life of key building systems (e.g. heating, cooling, and ventilation)?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
--------------------------	----------	----------	----------	----------

What time span of future Climate Conditions was considered?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
--------------------------	----------	----------	----------	----------

Analysis Conditions - What range of temperatures will be used for project planning – Low/High?

/ Deg.

What Extreme Heat Event characteristics will be used for project planning – Peak High, Duration, and Frequency?

Deg.	Days	Events / yr.
------	------	--------------

What Drought characteristics will be used for project planning – Duration and Frequency?

Days	Events / yr.
------	--------------

What Extreme Rain Event characteristics will be used for project planning – Seasonal Rain Fall, Peak Rain Fall, and Frequency of Events per year?

Inches / yr.	Inches	Events / yr.
--------------	--------	--------------

What Extreme Wind Storm Event characteristics will be used for project planning – Peak Wind Speed, Duration of Storm Event, and Frequency of Events per year?

Peak Wind	Hours	Events / yr.
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B.2 - Mitigation Strategies

What will be the overall energy performance, based on use, of the project and how will performance be determined?

Building energy use below code:

%

How is performance determined:

--

What specific measures will the project employ to reduce building energy consumption?

Select all appropriate:

High performance building envelope	High performance lighting & controls	Building day lighting	EnergyStar equip. / appliances
High performance HVAC equipment	Energy recovery ventilation	No active cooling	No active heating

Describe any added measures:

--

What are the insulation (R) values for building envelope elements?

Roof:	R = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		Walls / Curtain Wall Assembly:	R = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>	
Foundation:	R = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		Basement / Slab:	R = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>	
Windows:	R = / U = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		Doors:	R = / U = <table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>	

What specific measures will the project employ to reduce building energy demands on the utilities and infrastructure?

On-site clean energy / CHP system(s)	Building-wide power dimming	Thermal energy storage systems	Ground source heat pump
On-site Solar PV	On-site Solar Thermal	Wind power	None

Describe any added measures:

--

Will the project employ Distributed Energy / Smart Grid Infrastructure and /or Systems?

Select all appropriate:

Connected to a local electrical micro-grid	Building will be Smart Grid ready	Connected to distributed steam, hot, chilled water	Distributed thermal energy ready
--	-----------------------------------	--	----------------------------------

Will the building remain operable without utility power for an extended period?

	Yes / No	If yes, for how long:	Days
If Yes, is building "Islandable?"			
If Yes, describe strategies:			

Describe any non-mechanical strategies that will support building functionality and use during an extended interruption(s) of utility services and infrastructure:

Select all appropriate:

Solar oriented – longer south walls	Prevailing winds oriented	External shading devices	Tuned glazing,
Building cool zones	Operable windows	Natural ventilation	Building shading
Potable water for drinking / food preparation	Potable water for sinks / sanitary systems	Waste water storage capacity	High Performance Building Envelope

Describe any added measures:

What measures will the project employ to reduce urban heat-island effect?

Select all appropriate:

High reflective paving materials	Shade trees & shrubs	High reflective roof materials	Vegetated roofs
----------------------------------	----------------------	--------------------------------	-----------------

Describe other strategies:

What measures will the project employ to accommodate rain events and more rain fall?

Select all appropriate:

On-site retention systems & ponds	Infiltration galleries & areas	vegetated water capture systems	Vegetated roofs
-----------------------------------	--------------------------------	---------------------------------	-----------------

Describe other strategies:

What measures will the project employ to accommodate extreme storm events and high winds?

Select all appropriate:

Hardened building structure & elements	Buried utilities & hardened infrastructure	Hazard removal & protective landscapes	Soft & permeable surfaces (water infiltration)
--	--	--	--

Describe other strategies:

C - Sea-Level Rise and Storms

Rising Sea-Levels and more frequent Extreme Storms increase the probability of coastal and river flooding and enlarging the extent of the 100 Year Flood Plain. This section explores if a project is or might be subject to Sea-Level Rise and Storm impacts.

C.1 - Location Description and Classification:

Do you believe the building to susceptible to flooding now or during the full expected life of the building?

Y	Yes / No
---	----------

Describe site conditions?

Site Elevation – Low/High Points:

Boston City Base 12.46 Elev.(Ft.)

Building Proximity to Water: Ft.

Is the site or building located in any of the following?

Coastal Zone:

Velocity Zone:

Flood Zone: Yes / No

Area Prone to Flooding:

Will the 2013 Preliminary FEMA Flood Insurance Rate Maps or future floodplain delineation updates due to Climate Change result in a change of the classification of the site or building location?

2013 FEMA Prelim. FIRMs: Yes / No

Future floodplain delineation updates:

What is the project or building proximity to nearest Coastal, Velocity or Flood Zone or Area Prone to Flooding?

Ft.

If you answered YES to any of the above Location Description and Classification questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

C - Sea-Level Rise and Storms

This section explores how a project responds to Sea-Level Rise and / or increase in storm frequency or severity.

C.2 - Analysis

How were impacts from higher sea levels and more frequent and extreme storm events analyzed:

Sea Level Rise: Ft.

Frequency of storms:

C.3 - Building Flood Proofing

Describe any strategies to limit storm and flood damage and to maintain functionality during an extended periods of disruption.

What will be the Building Flood Proof Elevation and First Floor Elevation:

Flood Proof Elevation:

First Floor Elevation:

Will the project employ temporary measures to prevent building flooding (e.g. barricades, flood gates):

If Yes, to what elevation

If Yes, describe:

What measures will be taken to ensure the integrity of critical building systems during a flood or severe storm event:

Systems located above 1 st Floor.	Water tight utility conduits	Waste water back flow prevention	Storm water back flow prevention
--	------------------------------	----------------------------------	----------------------------------

Were the differing effects of fresh water and salt water flooding considered:

Will the project site / building(s) be accessible during periods of inundation or limited access to transportation:

Yes / No

If yes, to what height above 100 Year Floodplain:

Will the project employ hard and / or soft landscape elements as velocity barriers to reduce wind or wave impacts?

N	Yes / No
---	----------

If Yes, describe:

--

Will the building remain occupiable without utility power during an extended period of inundation:

Y	Yes / No
---	----------

If Yes, for how long:

	<i>days</i>
--	-------------

Describe any additional strategies to addressing sea level rise and or sever storm impacts:

--

C.4 - Building Resilience and Adaptability

Describe any strategies that would support rapid recovery after a weather event and accommodate future building changes that respond to climate change:

Will the building be able to withstand severe storm impacts and endure temporary inundation?

Select appropriate:

Yes / No	Hardened / Resilient Ground Floor Construction	Temporary shutters and or barricades	Resilient site design, materials and construction
Y	X		

Can the site and building be reasonably modified to increase Building Flood Proof Elevation?

Select appropriate:

Yes / No	Surrounding site elevation can be raised	Building ground floor can be raised	Construction been engineered
N			

Describe additional strategies:

--

Has the building been planned and designed to accommodate future resiliency enhancements?

Select appropriate:

Yes / No	Solar PV	Solar Thermal	Clean Energy / CHP System(s)
N	Potable water storage	Wastewater storage	Back up energy systems & fuel

Describe any specific or additional strategies:

--

Thank you for completing the Boston Climate Change Resilience and Preparedness Checklist!

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

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 MBC Ventures, LLC					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 67 Webster Street					Company NAIC Number:	
City Boston		State Massachusetts		ZIP Code 02128-2708		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) City of Boston Parcel ID 0104490000						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>42.367107</u> Long. <u>-71.038172</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Boston 250286			B2. County Name Suffolk County		B3. State Massachusetts	
B4. Map/Panel Number 0081	B5. Suffix J	B6. FIRM Index Date 03-16-2016	B7. FIRM Panel Effective/ Revised Date 03-16-2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 67 Webster Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128-2708	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: Beverly Primary 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.

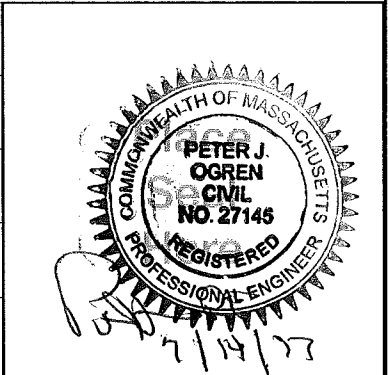
- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 6.04 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 14.55 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | 13.34 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 6.24 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 6.00 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 10.85 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 6.00 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> 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 Peter J. Ogren, PLS, PE	License Number 27145 (MA)	
Title President		
Company Name Hayes Engineering, Inc.		
Address 603 Salem Street		
City Wakefield	State Massachusetts	ZIP Code 01845
Signature 	Date 05-24-2017	Telephone Ext. (781) 246-2800



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)
Hot Water Heater in basement, on concrete slab, elevation = 6.24; Oil burner in basement, on concrete slab, elevation = 6.54

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 67 Webster Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128-2708	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 _____ N/A feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A 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 _____ N/A feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ N/A feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A 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.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

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. 67 Webster Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128-2708	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 Front View (7/5/2017)

Clear Photo One

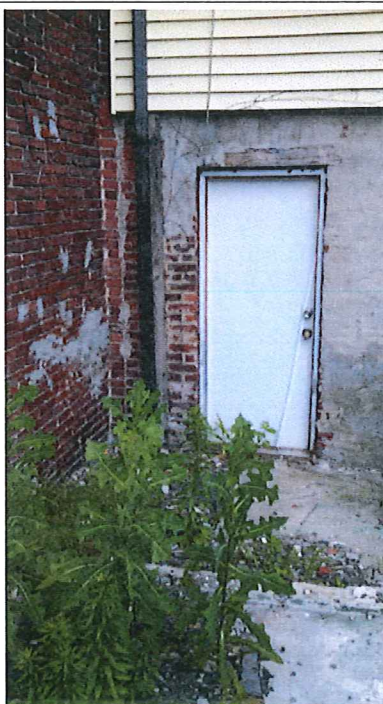


Photo Two

Photo Two Caption Rear Left View (7/5/2017)

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 67 Webster Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128-2708	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

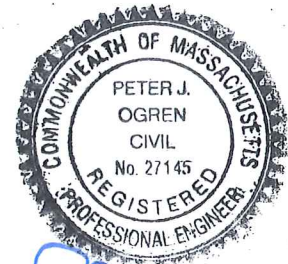
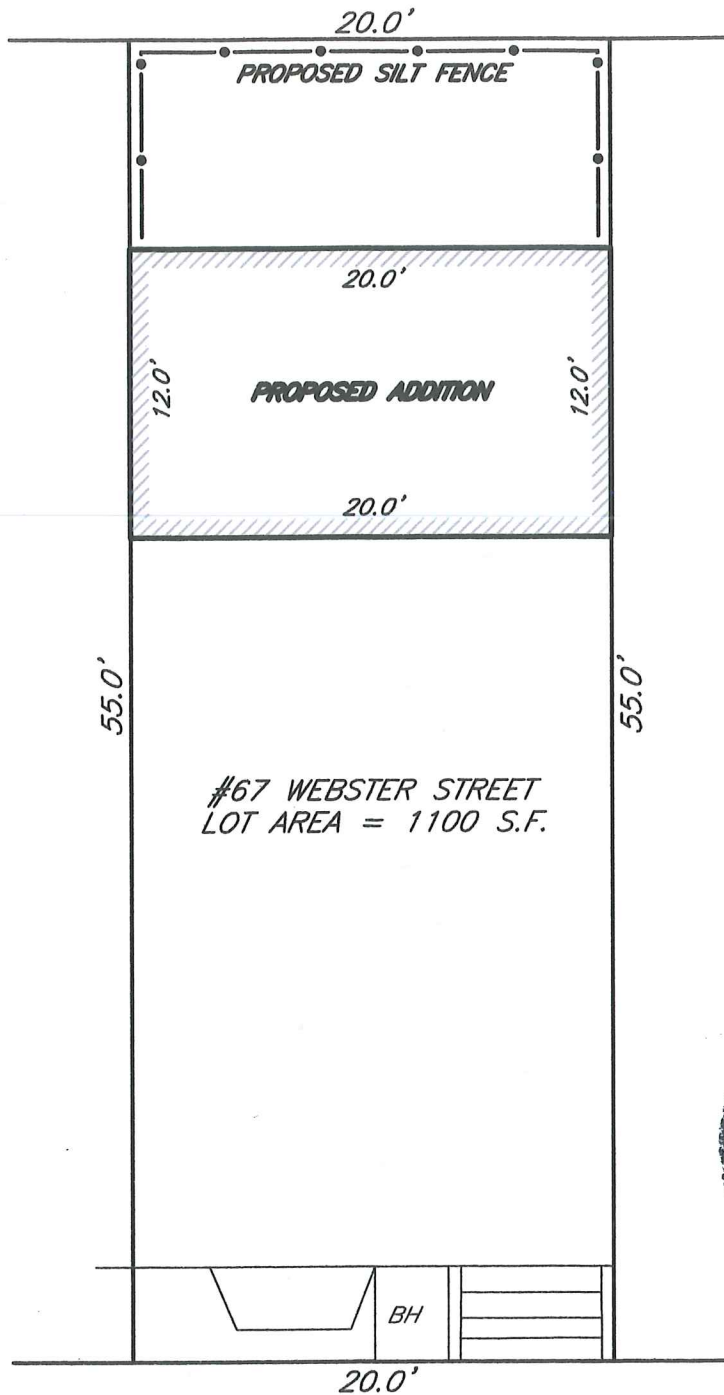
Photo Three Caption Rear -Right (7/5/2017)

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four



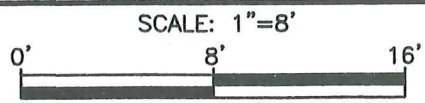
PJO
4/17/18

NOTES:

1. ENTIRE PROPERTY LOCATED WITHIN LSCSF ELEVATION 10
2. PROPERTY LINE INFORMATION AND BUILDING LOCATION TAKEN FROM PLOT PLAN BY GLORAL ASSOCIATES DATED APRIL 9, 2016

**PLAN TO ACCOMPANY
NOTICE OF INTENT**

#67 WEBSTER STREET
EAST BOSTON, MASS.



4/17/18