

Notice of Intent

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

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



Prepared by:



Hayes Engineering, Inc.
603 Salem Street
Wakefield, Massachusetts 01880
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www.hayeseng.com

Applicant:

BST Waterfront Development LLC
c/o Pilot Seafood Properties III, LLC
6 Pleasant Street
Suite 508
Malden, Massachusetts 02148

May 2, 2018

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Notice of Intent Site Plan: Massport Marine Terminal Parcel 6
Prepared by Hayes Engineering, Inc.
Date: April 2, 2018
(9 sheets)



Section 1 – Notice of Intent Forms

- Checklist for Filing a NOI with BCC
- Massachusetts Department of Environmental Protection WPA Form 3: Notice of Intent
- Notice of Intent Wetland Fee Transmittal Form
- Filing Fee Worksheet
- Stormwater Checklist

Checklist for Filing a Notice of Intent with Boston Conservation Commission

- ☑ Eight (8) copies (a signed original and 7 copies) of a completed Notice of Intent (WPA Form 3)
- ☑ Eight (8) copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, and all wetland resource areas and associated buffer zones.
- ☑ Eight copies of an 8 ½" x 11" section of the USGS quadrangle map of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- ☑ (If applicable) Eight copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- ☑ Determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the Natural Heritage & Endangered Species Program have the maps necessary to make this determination.
- ☑ (If applicable) Two hard copies and a digital copy of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- ☑ Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- ☑ Any photographs related to the project representing the wetland resource areas.
- ☑ A project narrative describing the following: a brief overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts.
- ☑ Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents.
- ☑ Abutter Notification, filed concurrently with the Notice of Intent.
- ☑ (If applicable) Eight copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at: <http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/climate-change-preparedness-and-resiliency>. Please print the pdf that you will receive via email after completion and include it in your submission.



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

Important:

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



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

A. General Information

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

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

2. Applicant:

<u>Eden</u>	<u>Milroy</u>	
a. First Name	b. Last Name	
<u>BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC</u>		
c. Organization		
<u>6 Pleasant Street, Sute 508</u>		
d. Street Address		
<u>Malden</u>	<u>MA</u>	<u>02148</u>
e. City/Town	f. State	g. Zip Code
<u>617.542.0450</u>	<u>emilroy@pilotdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

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

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

<u>\$11,942.50</u>	<u>\$942.50</u>	<u>\$10,500</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

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

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

9444

c. Book

b. Certificate # (if registered land)

247

d. Page Number

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

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

Resource Area: Bank, Bordering Vegetated Wetland, Land Under Waterbodies and Waterways. Size of Proposed Alteration: 1. linear feet, 1. square feet, 3. cubic yards dredged. Proposed Replacement (if any): 2. linear feet, 2. square feet, 2. square feet.

Resource Area: Bordering Land Subject to Flooding, Isolated Land Subject to Flooding. Size of Proposed Alteration: 1. square feet, 3. cubic feet of flood storage lost, 1. square feet, 2. cubic feet of flood storage lost. Proposed Replacement (if any): 2. square feet, 4. cubic feet replaced, 3. cubic feet replaced.

Riverfront Area. 1. Name of Waterway (if available) - specify coastal or inland. 2. Width of Riverfront Area (check one): 25 ft., 100 ft., 200 ft.

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

4. Proposed alteration of the Riverfront Area: a. total square feet, b. square feet within 100 ft., c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input checked="" type="checkbox"/> Land Under the Ocean	500 1. square feet 0 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 checked="" type="checkbox"/> Coastal Banks	90 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	111,434 1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

2017

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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



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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). 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.



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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Notice of Intent Site Plan (9 sheets)

a. Plan Title

Hayes Engineering, Inc.

Peter J. Ogren

b. Prepared By

c. Signed and Stamped by

April 2, 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:

1018

2. Municipal Check Number

March 20, 2018

3. Check date

1019

4. State Check Number

March 20, 2018

5. Check date

BST Waterfront Development

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

Eden Wilson
 1. Signature of Applicant, on behalf of BST Waterfront Development LLC

Edward J. Wilson
 3. Signature of Property Owner (if different) ED 24/Boston

[Signature]
 5. Signature of Representative (if any)

May 2, 2018
 2. Date

8 MAY 2018
 4. Date

8 May 2016
 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.

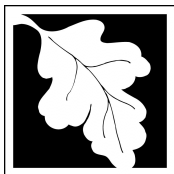
For MassDEP:

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:

Fid Kennedy Ave Boston
 a. Street Address b. City/Town
 \$942.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Eden Milroy
 a. First Name b. Last Name
 BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC
 c. Organization
 6 Pleasant Street, Suite 508
 d. Mailing Address
 Malden MA 02148
 e. City/Town f. State g. Zip Code
 617.542.0450
 h. Phone Number i. Fax Number
 emilroy@pilotdevelopment.com
 j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2.b Parking lot	1	\$500.00	\$500.00
3.b Building	1	\$1,050.00	\$1,050.00
5. Revetment	90lf	\$4/lf	\$360.00
		Step 5/Total Project Fee:	\$1,910.00
Step 6/Fee Payments:			
		Total Project Fee:	<u>\$1,910.00</u>
			a. Total Fee from Step 5
		State share of filing Fee:	<u>\$942.50</u>
			b. 1/2 Total Fee less \$12.50
		City/Town share of filing Fee:	<u>See City Fee Calc</u>
			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.)

Filing Fee Worksheet

Commonwealth of Massachusetts:

Category 2.b – Parking lot x \$500 = \$500.00

Category 3.b – Each building x 1 building x \$1,050 = \$1,050.00

Category 5 – Work on docks, piers, revetments x 90 lf. x \$4/lf = \$360.00

Total Fee = \$1910.00

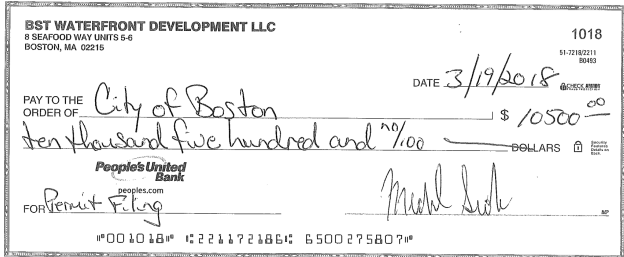
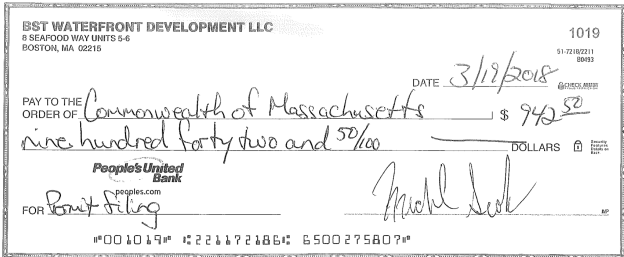
State share of filing fee = (\$1,910.00/2) - \$12.50 = \$942.50

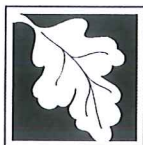
See attached check number 1019 payable to the Commonwealth of Massachusetts in the sum of Nine Hundred Forty-two and 50/100 dollars (\$942.50).

City of Boston:

Fair value = \$14,000,000 x 0.075% = \$10,500.00

See check number 1018 payable to City of Boston in the sum of Ten-thousand five-hundred and 00/100 dollars (\$10,500.00), below.





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.

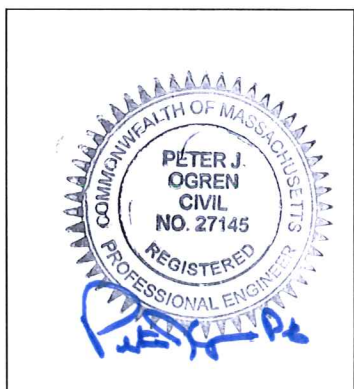
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the 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 J. Ogren 5/15/18
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:

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 9: Operation and Maintenance Plan

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

Standard 10: Prohibition of Illicit Discharges

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



Section 2 – Notice of Intent Narrative

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

Introduction and Background

BST Waterfront Development, LLC care of Pilot Seafood Properties III, LLC, hereinafter the “Applicant” and/or the “Proponent,” seeks to construct an approximately 35,600 sf. (footprint area) seafood processing facility and associated utilities, parking, driveways and sitework. This project is the first phase of the development of the 6.5-acre lease area known as Parcel 6, being a portion of the 29.5-acre Massport Marine Terminal (MMT).

This Notice of Intent is filed only for the work associated with the proposed Boston Sword and Tuna site and necessary infrastructure (the Project):

1. Construction of site access driveways, specifically:
 - a. Shore Road, approximately 400 linear feet (lf) of 30-foot wide driveway along the northerly extent of the Project from the previously approved Tide Street Extension to the west to the proposed Bollard Way to the east; and
 - b. Bollard Way, approximately 750-lf of 30-foot wide driveway along the easterly extent of the Project from the existing Fid Kennedy Avenue to the proposed Shore Road, identified above.
2. Construction of a proposed 48,070 square foot (sf) Seafood Industrial Building having a footprint occupying approximately 35,600 sf. of land area. The proposed building will be the future home of Boston Sword and Tuna.
3. Construction of a parking facility containing 11 loading bays and 57 surface parking spaces to serve the needs of Boston Sword and Tuna. Included in the parking areas are an additional 660-lf of 24-foot wide site driveway and maneuvering area.
4. Construction of site utilities including:
 - a. 12” water main from an existing stub at the intersection of Tide Street Extension and Shore Road to the intersection of Shore Road and Bollard Way, and up Bollard Way before bisecting Parcel 6 and looping into another existing 12” stub at Tide Street Extension;
 - b. Various catch basins, drain manholes, swirl particle separators and subsurface infiltration areas located in the proposed parking areas and within the proposed Shore Road and Bollard Way access driveways;
 - c. Sanitary sewer main from the proposed building to a pumping station located approximately 400-feet south of the building and a force main parallel to Tide Street Extension and within the existing Railroad Reservation to the summit manhole at Seafood Way, approximately 750± feet to the west of the Fid Kennedy Ave and Tide Street Extension Intersection;
 - d. Underground electric and natural gas on-site, including the installation of underground electric along the proposed section of Shore Road.
5. Installation of a saltwater intake and exhaust to Boston Harbor for use within the proposed lobster holding facility within the Boston Sword and Tuna building.

Any additional work on Parcel 6 shall require the submission of separate Notice(s) of Intent.

The proposed Project will occur within the Massport Marine Terminal, a portion of the Raymond L. Flynn Marine Park. The majority of the Project area is located within previously developed areas that primarily consist of impervious surfaces. The proposed Project will not result in substantial increases to impervious surfaces and includes landscaping to improve the visual aesthetics of the Project.

The proposed work will occur within jurisdictional resource areas and/or their buffer zones protected under the *Massachusetts Wetlands Protection Act* (MGL c. 131, Sec. 40' the *Act*) and its implementing *Regulations* (310 CMR 10.00, et seq.; the *Regulations*) The work involves both temporary and permanent disturbances to these protected areas.

The following narrative provides a description of the site, associated resource areas, proposed activities and mitigation measures. Specific Project details are depicted on the accompanying *Notice of Intent Site Plan* prepared by Hayes Engineering, Inc., dated April 2, 2018.

Site Description

The Project Site, Massport Marine Terminal (MMT) Parcel 6, includes approximately 6.5 acres of the overall 29.5-acre MMT and it is bounded to the north by Shore Road, to the south by Fid Kennedy Avenue, to the west by Tide Street Extension, and to the east by a new road to be constructed, proposed to be called "Bollard Way." An USGS Locus Map of the Project Site is presented as Appendix A, Figure 1. USGS Locus Map (please note: the USGS map does not depict the subsequent filling of this section of the Raymond L. Flynn Marine Park (RLFMP) which occurred in the 1980s).

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

The Project site is owned by the Boston Planning and Development Agency / Economic Development and Industrial Corporation of Boston (BPDA/EDIC). Massport manages the overall MMT site under a long-term lease from EDIC extending until February 20, 2070. Massport's development objectives include seafood, non-seafood maritime industrial, and other complementary uses that provide programmatic enhancement to the seafood cluster. Under its agreement with Massport, the Proponent intends to enter into a long-term sub-lease agreement with Massport.

The Project site is fairly level with a highpoint dividing surface drainage between Fid Kennedy Ave to the southwest and Boston Harbor to the north, this drainage divide is visible on the accompanying plan set, Sheet C2 – Resource Area Plan, as the ridge running east-west across the property, extending above the Land Subject to Coastal Storm Flowage. The site is mostly covered in bituminous pavement, reclaimed asphalt product (RAP) and/or areas of packed gravel. The Project site also includes the following jurisdictional resource areas and buffer zones:

Jurisdictional Resource Areas

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, being land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. The extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0082J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is North American Vertical Datum of 1988 (NAVD88) elevation 10.0 (Boston Sewer Base elevation 16.46). The majority of the site is located within the LSCSF resource area.

Coastal Bank

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

The site photograph below shows the coastal bank at the Project site including the newly installed 42-inch diameter drainage pipe and headwall at Tide Street Extension, installed as part of the previously permitted project on Parcel 5 of the MMT:



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

Land Under the Ocean/Designated Port Area

Land Subject to Under the Ocean in Designated Port Areas are lands extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries. The extent of this resource area includes those lands northerly of Observed Edge of Water (El. 7± BCB) on the accompanying plans. This portion of Boston Harbor is a designated port area as identified in 301 CMR 25.00.

Natural Heritage and Endangered Species Program

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

Buffer Zones

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

Work Description

The Project consists of the improvement of the existing Parcel 6 site for use as the primary seafood processing facility for Boston Sword and Tuna. Site improvements proposed under this Notice of Intent include the following:

1. Construction of site access driveways, specifically:
 - a. Shore Road, approximately 400 linear feet (lf) of 30-foot wide driveway along the northerly extent of the Project from the previously approved Tide Street Extension to the west to the proposed Bollard Way to the east; and
 - b. Bollard Way, approximately 750-lf of 30-foot wide driveway along the easterly extent of the Project from the existing Fid Kennedy Avenue to the proposed Shore Road, identified above.
2. Construction of a proposed 48,070 square foot (sf) Seafood Industrial Building having a footprint occupying approximately 35,600 sf. of land area. The proposed building will be the future home of Boston Sword and Tuna.
3. Construction of a parking area containing 11 loading bays and 57 surface parking spaces to serve the needs of Boston Sword and Tuna. Included in the parking areas are an additional 660-lf of 24-foot wide site driveway and maneuvering area.
4. Construction of site utilities including:
 - a. 12" water main from an existing stub at the intersection of Tide Street Extension and Shore Road to the intersection of Shore Road and Bollard Way, and up Bollard Way before bisecting Parcel 6 and looping into another existing 12" stub at Tide Street Extension;
 - b. Various catch basins, drain manholes, swirl particle separators and subsurface infiltration areas located in the proposed parking areas and within the proposed Shore Road and Bollard Way access driveways;

- c. Sanitary sewer main from the proposed building to a pumping station located approximately 400-feet south of the building and a force main parallel to Tide Street Extension and within the existing Railroad Reservation to the summit manhole at Seafood Way, approximately 750± feet to the west of the Fid Kennedy Ave and Tide Street Extension Intersection;
 - d. Underground electric and natural gas on-site, including the installation of underground electric along the proposed section of Shore Road.
5. Installation of a saltwater intake and exhaust to Boston Harbor for use within the proposed lobster holding facility within the Boston Sword and Tuna building.

These proposed activities are further detailed on the accompanying *Notice of Intent Site Plan* (attached). Although construction timing and construction “means and method” sequencing is subject to change, it is anticipated that construction will commence in late June of 2018 and completed within two (2) years. Prior to construction and coincident with mobilization, erosion and sedimentation controls will be installed to protect jurisdictional areas and to demarcate the limit of work. Upon installation of erosion controls and inspection, a pre-construction conference with project stakeholders will be held to further discuss project timing and reporting. Continued monitoring and repair of erosion and sedimentation controls is detailed in the accompanying Construction Period Pollution Prevention Plan.

The construction of utilities will occur coincident with building construction. Restoration of areas of temporary disturbance will occur after construction is complete and will include the stabilization and repair of temporary disturbances to original conditions. Lastly, erosion controls will be removed from the site.

Work in Resource Areas

As previously noted, the Project will involve both temporary and permanent disturbance to jurisdictional resource areas including Land Subject to Coastal Storm Flowage, Coastal Bank and Land Under the Ocean in a Designated Port Area as follows:

Land Subject to Coastal Storm Flowage (310 CMR 10.04)

111,434 sf of Land Subject to Coastal Storm Flowage will be altered as a result of Project construction. Permanent disturbance to this resource area will result from the shaping and grading of the site, building construction, driveway and parking construction and utility installation. The entirety of this resource area has previously been disturbed as the site consists of historic fill areas and impervious surfaces. There are no performance standards for work in this resource area.

Coastal Bank (310 CMR 10.30)

A conservatively estimated 90-lf of coastal bank will be temporarily disturbed due to the installation of the proposed saltwater intake and discharge piping for the proposed lobster holding facility. While the amount of disturbance anticipated is significantly less than the 90-lf proposed, it is possible that reconstruction of the rip-rap revetment

associated with the work may require equipment access and the removal of adjacent materials for replacement to maintain slope stability.

It is anticipated that approximately 450-gallons per day of saltwater will be circulated through the system to provide optimal live lobster storage. All water discharged back to the Harbor will be treated by filtration to eliminate any suspended solids. The intake and discharge lines will consist of 6-inch diameter Schedule 80 PVC piping, installed from the northerly side of the proposed Boston Sword and Tuna facility, underground to the coastal bank and will penetrate the rip-rap revetment above the mean high water elevation. The pipe will then follow the rip-rap slope into the water and be anchored to the revetment with stainless steel straps connected via drilled, expanding anchor bolts or epoxied anchor bolts.

Both the intake and discharge pipes will extend a minimum of 4 feet below mean low tide level. The intake (suction) pipe will extend to within one-foot of the harbor floor. Both pipes will be fitted with 1-inch screens to prevent the entry of plant material, fish and debris into the system.

The two (2) pipes will represent approximately 2-lf of permanent bank disturbance. All other disturbances shall be temporary and restored to existing conditions prior to the removal of the proposed turbidity curtain.

The above work should be performed during low tide situations. Equipment for removal and replacement of the boulder rip-rap slope should be operated from either the slope or atop a barge. Boulder rip-rap should be carefully removed near the area of pipe penetration including adjacent areas until the contractor finds a suitable location where the rip-rap can be replaced and tie into the other pieces of the revetment, similar to its existing condition state.

Land Under the Ocean/Designated Port Area (310 CMR 10.25/10.26)

Temporary disturbances to Land Under the Ocean with a Designated Port Area may occur during the installation of the saltwater intake and discharge pipes and removal/reconstruction of the revetment. All disturbances to Land Under the Ocean within a Designated Port Area are proposed to be temporary disturbances. The Proponent has conservatively estimated the area of temporary disturbance as 500 square feet and includes the interface between the turbidity curtain and harbor floor for approximately 130-lf.

The work, as proposed, meets or exceeds the applicable performance standards for the affected resource areas, please refer to the sub-section titled, *Regulatory Compliance*.

Mitigation Measures

Construction activities, including foundation excavation and utility installation will create erodible surfaces and should be limited to those areas necessary to safely operate equipment and

conduct the proposed work. A construction period pollution prevention plan accompanies this report detailing construction best practices.

Erosion and Sedimentation Controls

An erosion and sedimentation control program will be implemented to protect resource areas from sedimentation due to the proposed construction activities. Work and stockpile areas are to be protected by an erosion control barrier prior to construction and erosion controls shall remain in place until all disturbed areas are stabilized. Erosion and sedimentation controls proposed are indicated on the accompanying *Notice of Intent Site Plan*. Erosion and sedimentation controls proposed for the Project include the following:

Structural Practices

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

Erosion Control Barriers

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

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

Catch Basin Inlet Protection

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

Turbidity Curtains

Turbidity curtains shall be in place during construction and restoration activities with the Coastal Bank and Land Under Water resource areas. Turbidity curtains shall be installed in the location(s) indicated on the accompanying plan(s). Turbidity curtains

shall be United States Department of Transportation (DOT) Type 3, suitable for use in tidal zones, rivers and bays.

Stabilized Construction Entrance

A stabilized construction entrance shall be installed proximate the intersection of FID Kennedy Ave and the proposed Bollard Way. The construction entrance shall consist of 1-½-inch crushed stone placed 12-inches deep. The construction entrance should be a minimum of 25-feet in width and 50-feet in length. The entrance should be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require the periodic topdressing with additional stone. The entrance should be inspected weekly and after significant rainfall events. Any mud or sediment tracked onto adjacent roadways should be removed immediately.

Non-structural Practices

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

Pavement Sweeping

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

Dust Control

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

Temporary Stabilization

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

Temporary Seeding

If conditions allow, temporary vegetative cover should be established on areas of exposed soil (including soil stockpiles) that remain inactive for more than 60-days. The seed mixture should be applied by a hydroseeder with a tacking coat and should include a mixture of rapid germinating grasses that are indigenous to New England.

Stormwater Controls

Stormwater controls for the Project have been proposed in accordance with the requirements of the Massachusetts Department of Environmental Protection's (MassDEP's) Stormwater Management Standards. A copy of the MassDEP's Stormwater Checklist and Stormwater Management Report are included as Section 3 of this Notice of Intent.

Regulatory Compliance

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

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (310 CMR 10.04) means *land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater*. The extent of Zone AE is identified on FIRM Map No. 25025C0082J, effective March 16, 2016 as elevation 10.0 (NAVD88) which equates to elevation 16.46 on the Boston City Base datum. MassDEP has not established a Performance Standard for this resource area.

The Proponent is proposing a first-floor elevation 4.04 feet above the flood elevation and intends to construct all critical building systems at or above this grade to provide resiliency during coastal storm events and mitigate the effects of sea level rise.

Coastal Bank

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

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

The Project, as proposed, does not significantly alter the characteristics of the Coastal Bank, as most disturbances are temporary in nature. The Project will not have an adverse effect on the movement of sediment as compared to the existing site conditions.

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

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

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

The Project, as proposed, will not adversely affect the stability of the coastal bank.

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

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

Land Under the Ocean

Land Under the Ocean (310 CMR 10.25) means *land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries*. MassDEP has identified the following, relevant, Performance Standards for projects within this resource area:

- *310 CMR 10.25(5) Projects...which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dune, or salt marshes.*

Potential disturbances to land under the ocean will be temporary in nature and will not permanently alter the bottom topography within the resource area nor will it

increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.

- *310 CMR 10.25(7) Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project which will have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species, as identified under the procedures established under 310 CMR 10.37.*

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

Designated Port Areas

Land Under the Ocean in Designated Port Areas (310 CMR 10.26) means *those areas designated in 301 CMR 25.00: Designation of Port Areas*. MassDEP has identified the following, relevant, Performance Standards for projects within this resource area:

- *310 CMR 10.26(3) Projects shall be designed and constructed, using best practical measures, so as to minimize, adverse effects on marine fisheries by causing changes in:*
 - a) water circulation;*
 - b) water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants.*

Potential disturbances to land under the ocean within designated port areas will be temporary in nature and will not have adverse effects on marine fisheries as compared to the existing conditions.

- *310 CMR 10.26(4) Projects shall be designed and constructed using best practical measures, so as to minimize, adverse effects on storm damage prevention or flood control caused by changes in such land's ability to provide support for adjacent coastal banks or adjacent coastal engineering structures.*

Potential disturbances to land under the ocean within designated port areas will be temporary in nature and will not have adverse effects on storm damage prevention or flood control.

Work in Buffer Zone(s)

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

Summary

The proposed Project consists of the construction of the future home of Boston Sword and Tuna and associated site amenities and utilities on a portion of Parcel 6 within the Massport Marine Terminal.

The work will result in both permanent and temporary disturbances within the following resource areas:

- Land Subject to Coastal Storm Flowage;
- Coastal Bank; and,
- Land Under the Ocean (in Designated Port Area).

The proposed Project has been designed in accordance with regulatory performance standards of resource areas and the Massachusetts Stormwater Handbook.

The Proponent respectfully requests that the Boston Conservation Commission, as issuing authority under MGL c131 Sec. 40, find these measures adequately protect the interests identified in the Act and issue an Order of Conditions approving the work described in this Notice of Intent and shown on the accompanying plans.



Section 3 – Stormwater Management

- Compliance with Massachusetts Stormwater Standards
 - Standard 1: No New Untreated Discharges
 - Standard 2: Peak Rate Attenuation
 - Standard 3: Recharge
 - Standard 4: Water Quality
 - Standard 5: LUHPPLs
 - Standard 6: Critical Areas
 - Standard 7: Redevelopment Projects
 - Standard 8: Construction Period Pollution Plan
 - Standard 9: Operation and Maintenance Plan
 - Standard 10: Prohibition of Illicit Discharges
- Water Quality Volume Calculations
- Construction Pollution Prevention Plan
- Long-term Pollution Prevention Plan

Compliance with Stormwater Management Standards

Standard 1: No New Untreated Discharges

The Project, as proposed, does will not create new untreated discharges of stormwater runoff. The Project site qualifies as a redevelopment site, as it is entirely covered with bituminous concrete paving or packed reclaimed asphalt product (RAP) and is entirely impervious. Runoff from the proposed Project site is treated through the use of proprietary particle separators prior to directing the first 1.0" of runoff to proposed subsurface infiltration systems. Runoff in excess of the first 1.0" will bypass the system and discharge to the Harbor.

Standard 2: Peak Rate Attenuation

The Project, as proposed, is located within land subject to coastal storm flowage. A waiver to standard 2 is requested in accordance with the MassDEP Stormwater Management Policy. As designed, there will be no increase in runoff in the most frequently occurring storm events (those with total rainfall less than or equal to 1.0-inches of precipitation) due to the proposed infiltration areas.

Standard 3: Recharge

The Natural Resource Conservation Service (NRCS) classifies the soils at the Project site as "Map Unit Symbol 603: Urban land, wet substratum, 0 to 3 percent slopes," typical of urban fill materials and best represented by Hydrologic Soil Group D. Projects sites comprised of "D" soils are required to infiltrate the required recharge volume to the maximum extent practicable. The Project as designed provides a minimum of 1.0-inch of runoff over the all impervious surfaces through the use of subsurface infiltration systems, as previously indicated.

Standard 4: Water Quality

Stormwater runoff from the impervious surfaces are directed to particle separators providing a minimum of 44% TSS removal as pretreatment. A low flow outlet directs the first 1.0" of runoff to subsurface infiltration systems. Infiltration practices with pretreatment have a presumptive TSS removal rate of 80%.

Water quality volume sizing calculations accompany this report.

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

There are no Land Uses with Higher Potential Pollutant Loads (LUHPPLs) associated with the Project.

Standard 6: Critical Areas

The Project discharges to the Inner Boston Harbor, a Class SB water body that is considered an Outstanding Resource Water (ORW) used for shell fishing. A water quality volume (WQV) equivalent to 1.0" over the impervious area was used for BMP sizing.

Standard 7: 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 Redevelopment Project. The Project, as designed, does not increase impervious area on-site compared to the pre-development conditions.

Standard 8: Construction Period Pollution Prevention & Sedimentation Control

A construction period pollution prevention plan accompanies this report. The Project is subject to a NPDES Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) will be submitted prior to the commencement of construction activities.

Standard 9: Operations and Maintenance Plan

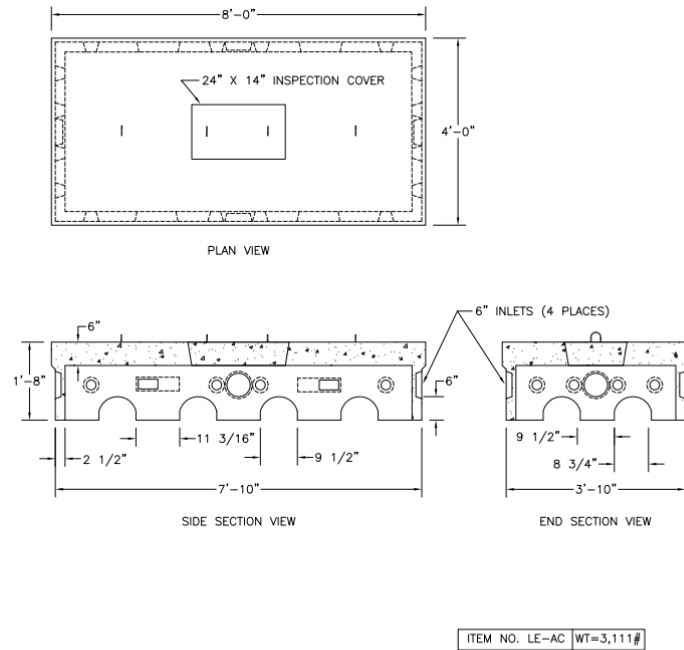
A post-construction Operation and Maintenance Plan (Long-Term Pollution Prevention Plan) accompanies this report.

Standard 10: Prohibition of Illicit Discharges

The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges. An illicit discharge statement is also included in the plan.

Water Quality Volume Calculations

Ameration Chamber Volume:



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.

Area of Chamber:

$$(8'-0'' - 2(2'-1/2'')) \times (3'-10'' - 2(2'-1/2''))$$

28.8 sf.

Volume of Chamber:

$$(28.8 \text{ sf.}) \times (1'-8'' - 6'')$$

33.6 cf

Volume of 12" Stone Base (n=30%)

$$0.30 \times (8'-0'' \times 4'-0'' \times 1'-0'') = \mathbf{9.6 \text{ cf}}$$

Total Volume per Chamber

$$33.6 \text{ cf} + 9.6 \text{ cf} = \mathbf{43.6 \text{ cf/chamber}}$$

Boston Sword and Tuna Watersheds:

Watershed PR-1a and PR-2: SW'ly Parking and Loading/Rooftop

Proposed Area = 42,551 sf.

Infiltration Depth = 1.0" / sf. 17.5

Infiltration Volume = (42,551 sf)(1.0"/12"/1') = 3,546 cf

Chambers Required = 3,546 cf/43.6 cf/ chamber = 82 chambers

Provided Volume:

81 chambers x 43.6 cf/ chamber = 3,532 cf.

Side stone volume = 12" x 220 lf. x 30% voids = 66 cf.

Total volume = 3,598 cf > 3,546 cf

Watershed PR-1b: Proposed Roof to Infiltration Basin

Proposed Roof Area = 17,796 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (17,796 sf)(1.0"/12"/) = 1,483 cf

Proposed Infiltration Basin 1 (PIB1) Volume Provided:

Surface Storage

<u>Elevation (BCB)</u>	<u>Area (sq. ft.)</u>	<u>Average Area (\hat{A}) (sq. ft.)</u>	<u>Δh (feet)</u>	<u>$\Delta v=(\Delta h)(\hat{A})$ (cf)</u>	<u>Cumulative Volume (cf)</u>
17.5	250				0
18.0	550	400	0.5	200	200
18.5	900	725	0.5	313	515

Side Stone Storage (30% Void Ratio $n=0.30$)

<u>Elevatio n (BCB)</u>	<u>Area (sq. ft.)</u>	<u>ΔA (sf)</u>	<u>Average ΔAArea ($\Delta \hat{A}$) (sq. ft.)</u>	<u>Δh (feet)</u>	<u>$\Delta v=(\Delta h)(\Delta \hat{A})(n)$ (cf)</u>	<u>Cumulative Volume (cf)</u>
17.5	250					0
18.0	550	300	325	1.0	98	
18.5	900	350				98

Bottom Stone Storage (30% Void Ratio $n=0.30$)

<u>Elevatio n (BCB)</u>	<u>Area (sq. ft.)</u>	<u>ΔA (sf)</u>	<u>Δh (feet)</u>	<u>$\Delta v=(\Delta h)(\Delta \hat{A})(n)$ (cf)</u>	<u>Cumulative Volume (cf)</u>
14.0	900				0
17.5	900	900	3.5	945	945

Total Volume = 515cf + 98cf + 945cf = 1,558cf > 1,483cf

Watershed PR-1c and PR-3: N'ly Office Parking

Proposed Area = 12,940 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (12,940 sf)(1.0"/12"/) = 1,078 cf

Chambers Required = 1,078 cf/43.6 cf/ chamber = 25 chambers

Watershed PR-4: S'ly Employee Parking

Proposed Area = 18,426 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (18,426 sf)(1.0"/12"/) = 1,535.5 cf

Chambers Required = 1,535.5 cf/43.6 cf/ chamber = 36 chambers

Access Driveway Watersheds:

Watershed PR-5: Bollard Way Sta. 4+75 to 6+50

Proposed Area = 5,825 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (5,825 sf)(1.0"/12"/) = 485.4 cf

Chambers Required = 485.4 cf/43.6 cf/ chamber = 12 chambers

Watershed PR-6: Bollard Way Sta. 6+50 to end; Shore Road Sta 2+50 to end

Proposed Area = 7,669 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (7,669 sf)(1.0"/12"/) = 639.1 cf

Chambers Required = 639.1 cf/43.6 cf/ chamber = 15 chambers

Watershed PR-7: Shore Road Sta 1+25 to 2+50

Proposed Area = 6,789 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (6,789 sf)(1.0"/12"/) = 565.8 cf

Chambers Required = 565.8 cf/43.6 cf/ chamber = 13 chambers

Watershed PR-8: Shore Road Sta 0+00 to 1+25

Proposed Area = 4,501 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (4,501 sf)(1.0"/12"/) = 375.1 cf

Chambers Required = 375.1 cf/43.6 cf/ chamber = 9 chambers

Watershed PR-9: Bollard Way Sta 3+00 to 4+75

Proposed Area = 7,134 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (7,134 sf)(1.0"/12"/) = 594.5 cf

Chambers Required = 594.5 cf/43.6 cf/ chamber = 14 chambers

Watershed PR-10: Bollard Way Sta 0+00 to 3+00

Proposed Area = 8,940 sf.

Infiltration Depth = 1.0" / sf.

Infiltration Volume = (8,940 sf)(1.0"/12"/) = 745 cf

Chambers Required = 745 cf/43.6 cf/ chamber = 18 chambers

Construction Period Pollution Prevention Plan

Project Name: BST Waterfront Development, LLC
MMT Parcel 6

Owner's Name: Massport/Boston EDIC

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

Party Responsible for Maintenance: To be determined

Project Description:

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

Erosion and Sedimentation Control Measures During Construction Activities:

Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:

- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

Surface and Subsurface Infiltration Facilities

No construction period runoff should be directed toward infiltration facilities. The performance of these facilities shall be checked weekly and after significant storm events throughout construction.

INSPECTION SCHEDULE and EVALUATION CHECKLIST

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

Inspector's Name: _____ Date: _____

Qualifications: _____

Days since last rainfall: _____ days Amount of last rainfall: _____ inches

Stabilization Measures

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

Stabilization required: _____

To be performed by: _____ on or before: _____

PERIMETER CONTROLS

Date of Inspection: _____

Silt Fence and Hay Bales:

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

Maintenance required for silt fence and hay bales: _____

To be performed by: _____ on or before: _____

Stabilized Construction Entrance:

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

Maintenance required for stabilized construction entrance: _____

To be performed by: _____ on or before: _____

Other Best Management Practices:

BMP	In use? (Yes or No)	Maintenance Required? (Yes or No)	Describe location of Problem(s), if any.
Sweeping of Adjacent Roads			
Catch Basin Inlet Protection			
Sub-surface Infiltration Area PSIS1			
Sub-surface Infiltration Area PSIS2			
Sub-surface Infiltration Area PSIS3			
Sub-surface Infiltration Area PSIS4			
Sub-surface Infiltration Area PSIS5			
Sub-surface Infiltration Area PSIS6			
Sub-surface Infiltration Area PSIS7			
Sub-surface Infiltration Area PSIS8			

Maintenance required: _____

To be performed by: _____ on or before: _____

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

Signature: _____ Date: _____

Long-Term Pollution Prevention Plan

Project Name: BST Waterfront Development, LLC
MMT Parcel 6

Owner's Name: Massport/Boston EDIC

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

Party Responsible for Maintenance: To be determined

Project Description:

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

Post-Construction Inspection and Maintenance Measures:

Erosion Control

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

Debris and Litter Removal

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

Deep Sump and Hooded Catch Basins

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

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

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

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

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

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

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

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

Particle Separator

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

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

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

Sub-Surface Infiltration Basin

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

Inspect inlets at least twice per year.

Good Housekeeping Practices:

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

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

Vehicle Washing Controls:

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

Routine Inspection and Maintenance of Storm Water BMPs

- Previously addressed.

Spill Prevention and Response Plans

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

Maintenance of Lawns, Gardens and Other Landscaped Areas:

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

Storage and Use of Fertilizers, Herbicides and Pesticides:

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

- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

Pet Waste Management

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

Solid Waste Management

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

List of Emergency Contacts for Plan Implementation

To be determined by Owner.

**POST-CONSTRUCTION
 OPERATION AND MAINTENANCE LOG**

Inspector's Name: _____ Date: _____

Qualifications: _____

Inspection Type: Routine Spill Other: _____

Post-Rainfall (Precipitation in Inches: _____)

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

Notes: _____



Appendix A: Figures

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

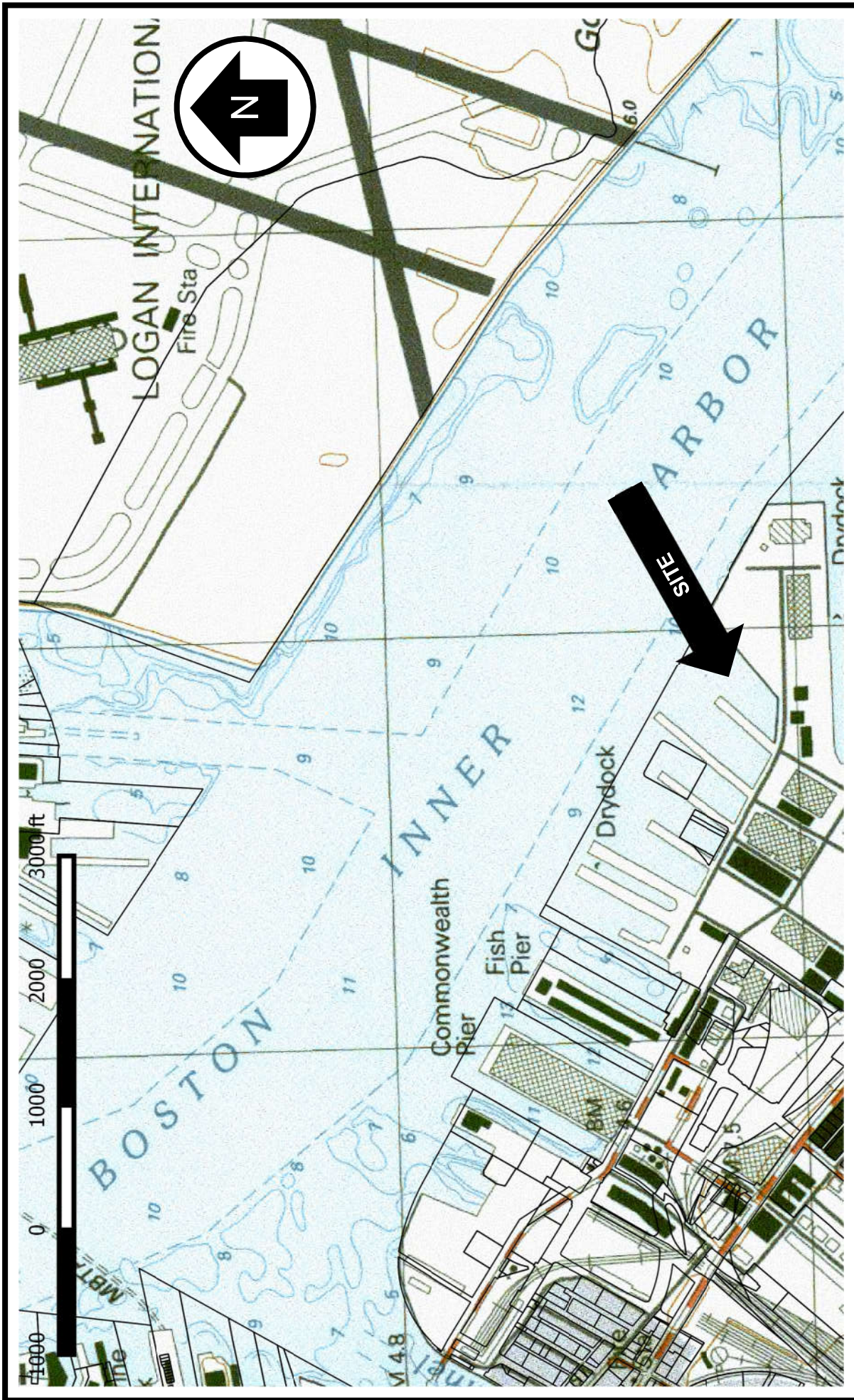


Figure 1 – USGS Locus Map

Scale: As Noted

BST Waterfront Development, LLC
 MMT Parcel 6
 May 2, 2018

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



National Flood Hazard Layer FIRMette



FEMA

42°21'5.25"N
71°1'55.39"W



71°1'17.93"W

Legend

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

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/9/2018 at 8:35:10 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

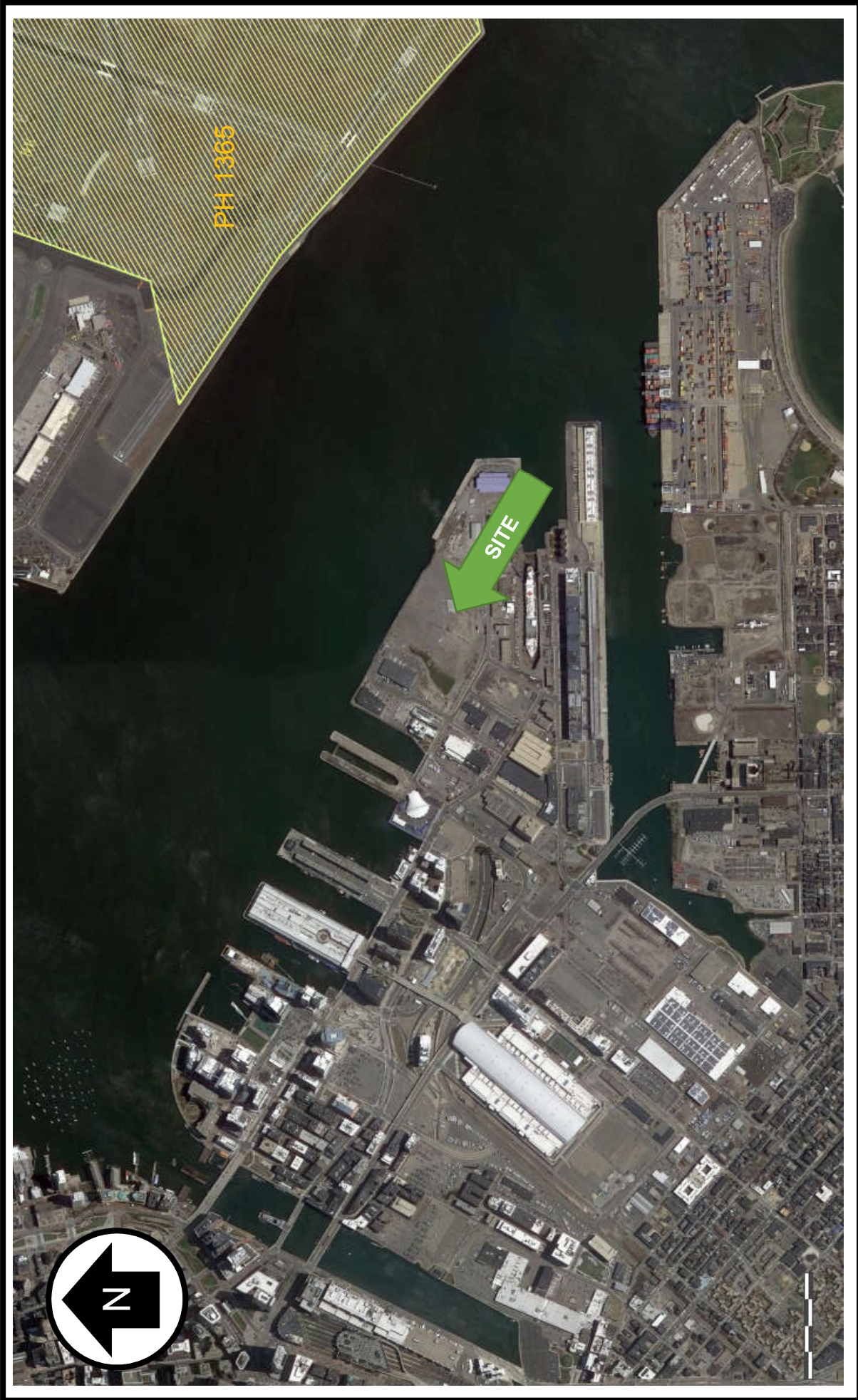


Figure 3 – NHESP Habitat Map

Scale: As Noted

BST Waterfront Development, LLC
MMT Parcel 6
May 2, 2018

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





Appendix B: Abutter Notification

- Affidavit of Service
- List of Abutters
- Abutter Notification Letter

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, **Kathryn Maynes**, hereby certify under the pains and penalties of perjury that on May 2, 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 water dependent seafood industry building and associated utilities, parking and driveways within Land Subject to Coastal Storm Flowage, Coastal Bank Buffer Zone and Lands Under Ocean in a Designated Port Area.

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by **BST Waterfront Development LLC c/o Pilot Seafood Development III LLC** with the **City of Boston Conservation Commission** on **May 2, 2018** for property located at **Massport Maritime Terminal, Parcel 6, Fid Kennedy Avenue (Parcel ID)**

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

MAY 2, 2018

Date

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
602674003	8 SEAFOOD WAY LLC	C/O PARADIGM PROPERTIES LLC	93 SUMMER ST 2ND FLR	BOSTON MA	2110	8 SEAFOOD WY	BOSTON	2210
602674080	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	1 AU BON PAIN WY	BOSTON	2210
602674085	25 FID KENNEDY LLC	C/O JOSEPH CANNISTRARO	80 ROSEDALE RD	WATERTOWN MA	2472	25 FID KENNEDY DR	BOSTON	2210
602674045	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	306 NORTHERN AV	BOSTON	2210
602674064	E.A.O. REALTY LLC	C/O PANGEA SHELLFISH AND SEAFOOD COMPAN)	312 NORTHERN AV #1B	BOSTON MA	2210	300 NORTHERN AV	BOSTON	2210
602674066	BRETT K LLC	C/O LEON WEINSTEIN	310 NORTHERN AV #1C	BOSTON MA	2210	300 NORTHERN AV	BOSTON	2210
602674065	TS PARTNERS LLC	C/O JOHN E KAVANAGH III	99 CONIFER HILL DR SUITE 201	DANVERS MA	1923	6 TIDE ST	BOSTON	2210
602674075	PARK REALTY TRUST	MCDONALD STEEL - PARK REALTY TRUST	3 ANCHOR WAY	BOSTON MA	2210	3 ANCHOR WY	BOSTON	2210
602674220	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	0 HARBOR ST	BOSTON	2210
602674245	LEGAL SEAFOODS INC	LEGAL SEE FOODS INC - GEORGE BERKOWITZ	ONE SEAFOOD WAY	BOSTON MA	2210	1 SEAFOOD WY	BOSTON	2210
602674060	ECONOMIC DEVELOPMENT &	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	300 NORTHERN AV	BOSTON	2210
602674062	BRETT K LLC	C/O LEON WEINSTEIN	310 NORTHERN AV # 1A	BOSTON MA	2210	300 NORTHERN AV	BOSTON	2210
602674068	IBC REALTY TRUST	C/O F.J. O'HARA & SONS	5 FID KENNEDY AV #2A	BOSTON MA	2210	300 NORTHERN AV	BOSTON	2210
602674072	IBC REALTY TRUST	C/O F.J. O'HARA & SONS	7 FID KENNEDY AV #2C	BOSTON MA	2210	300 NORTHERN AV	BOSTON	2210
602674090	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	3 DOLPHIN WY	BOSTON	2210
602674205	MASSACHUSETTS PORT	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	20 FID KENNEDY DR	BOSTON	2210
602674001	NSTAR ELECTRIC COMPANY	C/O NSTAR ELEC/PROP TAX DEPT	PO BOX 270	HARTFORD CT	6141	SEAFOOD WY	BOSTON	2210
602674002	NSTAR ELECTRIC COMPANY	C/O NSTAR ELECTRIC/PROP TAX	PO BOX 270	HARTFORD CT	6141	FID KENNEDY AV	BOSTON	2210
602674008	MASS TURNPIKE AUTHORITY		2 FID KENNEDY DR	BOSTON MA	2210	FID KENNEDY AV	BOSTON	2210
602674005	MASS TURNPIKE AUTHORITY		2 FID KENNEDY DR	BOSTON MA	2210	2 FID KENNEDY DR	BOSTON	2210



Notice of Intent
Massport Maritime Terminal Parcel 6
Boston, Massachusetts

May 2, 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: BST Waterfront Development 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: Massport Maritime Terminal, Parcel 6, Fid Kennedy Avenue
- D. The activity proposed on the site: Construction of water dependent seafood industry building and associated utilities, parking and driveways.
- 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



Appendix C: Climate Change Worksheet

- Climate Change Preparedness and Resiliency Checklist

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

A.1 - Project Information

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

A.3 - Project Team

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

A.3 - Project Description and Design Conditions

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

Site and Building:

Site Area:	77,365 SF	Building Area:	48,070 SF
Building Height:	45 Ft	Building Height:	2 Stories
Existing Site Elevation - Low:	14 Ft BCB	Existing Site Elevation - High:	16 Ft BCB
Proposed Site Elevation - Low:	16 Ft BCB	Proposed Site Elevation - High:	20.5 Ft BCB
Proposed First Floor Elevation:	20.5 Ft BCB	Below grade levels:	0 Stories

Article 37 Green Building:

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

Certified

Proposed LEED point score:

46 Pts.

Energy Loads and Performance

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

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

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

Back-up / Emergency Power System

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

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

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

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

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

B.1 – GHG Emissions - Design Conditions

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

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

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

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

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

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

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

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

Onsite renewable will be evaluated for this project.

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

TBD

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

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

B.2 - GHG Reduction - Adaptation Strategies

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

TBD

C - Extreme Heat Events

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

C.1 - Extreme Heat - Design Conditions

Temperature Range - Low:

Temperature Range - High:

Annual Heating Degree Days:

Annual Cooling Degree Days

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

Days - Above 90°:

Days - Above 100°:

Number of Heatwaves / Year:

Average Duration of Heatwave (Days):

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

Light/white roofing, structured parking

C.2 - Extreme Heat - Adaptation Strategies

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

TBD

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

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm: 7.0 In.

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

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

D.2 - Extreme Precipitation - Adaptation Strategies

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

Subsurface retention

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA? YES

What Zone: AE, AX

Current FEMA SFHA Zone Base Flood Elevation: 16.5 Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online [BPDA SLR-FHA Mapping Tool](#) to assess the susceptibility of the project site. YES
19.4 Ft
BCB

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

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

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

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

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

Elevated site areas and elevated critical utility infrastructure.

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

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

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

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

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

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

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

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

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

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

Same.

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

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