



**Ivas Environmental  
Environmental Sciences  
Wetlands and Planning Services**

**315 Winter Street  
Norwell MA 02061-1401  
781.659.1690, spivas@comcast.net**

## **Notice of Intent**

**Demolition of Building at 944-946 Saratoga Street  
&  
Construction of Building at 946 Saratoga Street, East Boston**

**21 Jun 18**

***Submitted to:***

**City of Boston  
Conservation Commission  
Boston City Hall  
1 City Hall Square  
Boston MA 02201**

***Prepared For:***

**CB Equities Saratoga St., LLC  
J. Conley, Manger  
6 Velma Road  
Wakefield MA 01890**

***Notice of Intent Prepared by:***

**S. Ivas, PWS  
Ivas Environmental  
315 Winter Street  
Norwell MA 02061**

***Legal Representation:***

**S. Bernstein, Attorney at Law  
200 Highland Street, Suite 306  
Needham MA 02494-3035**

***Architect***

**Embarc Studio  
60 K Street, 3<sup>rd</sup> Floor  
Boston MA 02127**

***Survey and Existing Conditions Plan:***

**Boston Survey, Inc  
P.O. Box 290220  
Charlestown MA 02129**

***Site Drainage and Proposed Conditions by:***

**R. Salvo, P.E.  
Engineering Alliance, Inc.  
194 Central Street  
Saugus MA 01906**



**Ivas Environmental  
Environmental Sciences  
Wetlands and Planning Services**

**315 Winter Street  
Norwell MA 02061-1401  
781.659.1690, spivas@comcast.net**

**City of Boston Conservation Commission  
c/o Michael W. Parker, Chairman  
Boston City Hall, Room 709  
1 City Hall Square  
Boston MA 02201-2031**

**21 Jun 18**

**RE: Notice of Intent - Demolition of Building at 944-946 Saratoga Street and  
Construction of Building at 946 Saratoga Street, East Boston**

Dear Mr. Chairman and Members of the Commission:

Please accept the enclosed package for the demolition of one building and the construction of another building on the site at 944-946 Saratoga Street in East Boston under the Massachusetts Wetlands and Rivers Protection Acts and implementing regulations at 310 CMR 10.00 on behalf of CB Equities Saratoga St., LLC and its manager, J. F. Conley.

The site has been subdivided into two parcels, Lot A, to the west, and Lot B to the east. A one-story building presently existing on both Lots (previously known as 944-946 Saratoga Street) will be demolished, and a three-story building will be constructed on Lot B, now known as 946 Saratoga Street.

The wetland resource is Land Subject to Coastal Storm Flowage (LSCSF). There are no other sensitive wetland resources within 2,000 feet of the subject site.

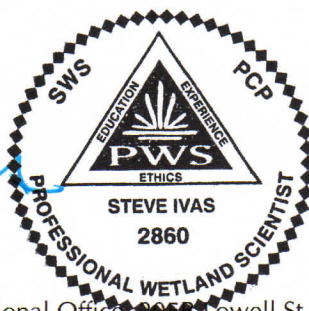
The proposed building is a wood frame building with its first floor used for parking and a handicapped accessible unit above the National Flood Hazard "AE" Flood elevation of 10.00 ft (NAVD88), or Boston City Base of 16.45 ft. A subsurface infiltration facility of two rows of Cultec 150XL chambers will provide flood storage and infiltration from driveway and roof impervious surfaces.

Typical environmental preventive construction methods (See Exhibit B, Performance Standard Discussion) shall be utilized to ensure protection of the interests under the Wetlands and Rivers Protection Acts. Hay bales and silt fence and/or mulch socks shall be used at the property limits around the building to be demolished and the building to be constructed to prevent erosion or sedimentation products from leaving the site. No direct or indirect impacts on any wetland resource is anticipated from the construction and operation of the proposed three-story residential building.

If you have any questions regarding the above or attached information, please contact me.

**Boston Conservation Commission - Notice of Intent - 944-946 Saratoga Street, East Boston  
Demolition of 944-946 Saratoga Street & Construction of 946 Saratoga Street - Page 2/2 - 21 Jun 18**

Sincerely,



Steve Ivas, MS, PWS, Principal

XC: MA DEP DWWR, MassDEP Northeast Regional Office, 2055 Lowell St., Wilmington MA 01887  
J. F. Conley, Manager, CB Equities Saratoga St., LLC, 4 Velma Road Wakefield MA 01890  
S. Bernstein, Atty at Law, 200 Highland Avenue, Suite 306, Needham MA 02494-3035

Encl: WPA - Form 3 - Notice of Intent - 944-946 Saratoga Street, East Boston  
MA DEP Transmittal Form for Permit Application and Payment, 944-946 Saratoga Street, East Boston  
Ex. A - Project Description - 21 Jun 18  
Ex. B - Performance Standard Discussion - 20 Jun 18  
Fig. 1 - USGS Locus Map - 944-946 Saratoga Street, East Boston - 11 Jun 18 - Ivas Environmental  
Fig. 2 - Orthophoto and Data Layers - 944-946 Saratoga Street, East Boston - 11 Jun 18 - Ivas Env.  
Fig. 3 - FEMA Flood Map - 944-946 Saratoga Street, East Boston - 11 Jun 18 - Ivas Environmental  
Abutters Map - Generated by City of Boston Assessors on 10 Jun 18  
Abutters List from City of Boston Mailing List Generator, 10 Jun 18  
Abutters Notification Form  
Affidavit of Service for Abutters' Notification Form (Provided to Boston Conservation Commission  
digitally after mailing of abutters' notification)  
Notice of Preliminary Determination / No Further Review by Boston Landmarks Commission  
City of Boston - 31 May 31  
Stormwater Report (Project is redevelopment) signed by Richard E. Salvo, P.E.  
Stormwater Standard 3 and Standard 4 Calculations - 31 May 18 - Engineering Alliance, Inc.  
Best Management Practices Maintenance Plan - 31 May 18 - Engineering Alliance, Inc.  
Construction Period Pollution Prevention Plan & Erosion & Sedimentation Control - 20 Jun 18  
Illicit Discharge Compliance Statement - R. Salvo, P.E., 18 May 18  
Elevation Certificate - R. Salvo, P.E., 15 Jun 18  
Flood Design Affidavit - D. Brown, 08 Jun 18  
Boston Conservation Commission Notice of Intent Checklist  
Photos of the Existing Site - Embarc Studio, 08 May 18  
Saratoga Street Elevation - Embarc Studio - 14 Jun 18  
Landscape Plans: by Embarc Studio and Verdant Landscape Architecture  
L1 - Landscape Plan: Overall - June 18  
L2 - Saratoga Frontage - June 18  
L3 - Noyes Playground Landscape Enlargement - June 18  
L4 - Landscape Plan - Plantings on Site - June 18  
L5 - Neighboring Streetscape - June 18  
Site Plans  
1 of 2 - Existing Conditions / Demolition Plans, EAI, Inc. - 18 May 18  
2 of 2 - Proposed Site Plan, EAI, Inc. - 18 May 18  
Fee Calculation Sheet and Copies of Checks

File: E:\2018\Wetlands\Boston\944-946 Saratoga St\NOI Cov Let\2018\_6\_20\_.wpd



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

**EAST BOSTON**

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City/Town

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



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

**A. General Information**

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

944 - 946 Saratoga Street East Boston 02128  
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude:  
42.386986 N -71.009382 W  
 d. Latitude e. Longitude

Parcel ID 0302615000  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

John Conley  
 a. First Name b. Last Name

CB Equities Saratoga St., LLC  
 c. Organization

6 Velma Road  
 d. Street Address

Wakefield MA 01890  
 e. City/Town f. State g. Zip Code

781.535.4447 jfconley@rcn.net  
 h. Phone Number i. Fax Number j. Email Address

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

\_\_\_\_\_ a. First Name \_\_\_\_\_ b. Last Name

\_\_\_\_\_ c. Organization

\_\_\_\_\_ d. Street Address

\_\_\_\_\_ e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code

\_\_\_\_\_ h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email address

4. Representative (if any):

Steve Ivas  
 a. First Name b. Last Name

Ivas Environmental  
 c. Company

315 Winter Street  
 d. Street Address

Norwell MA 02061-1401  
 e. City/Town f. State g. Zip Code

781.659.1690 N/A spivas@comcast.net  
 h. Phone Number i. Fax Number j. Email address

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

\$762.50 \$762.50 None: Boston has its own fees.  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
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**A. General Information** (continued)

6. General Project Description:

Demolition of existing building at 944-946 Stratoga Street; construction of new three-story building at 946 Saratoga Street, in Land Subject to Coastal Storm Flowage (LSCSF).

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
57472	238
c. Book	d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	7,045 sf (Roof Area, 4,844 sf + Pavement Area of 3,610 sf)	

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
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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

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

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

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

01 Aug 17  
b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review\*

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

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

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

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <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.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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](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](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](mailto: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](mailto: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.



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

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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.

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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.

Please see the cover letter, attached, for a list of plans and documents.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

None - Boston has its own fee schedule.

None.

2. Municipal Check Number

3. Check date

1146

11 Jun 18

4. State Check Number

5. Check date

CB Equities Saratoga St., LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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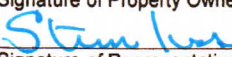
EAST BOSTON

City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

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

	JOHN F. CONLEY	
1. Signature of Applicant		6-12-18
		2. Date
<hr/>		
3. Signature of Property Owner (if different)		4. Date
	Steve Luas	12 JUN 18
5. Signature of Representative (if any)		6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



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

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



**A. Applicant Information**

1. Location of Project:

944-946 Saratoga Street East Boston  
 a. Street Address b. City/Town  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

John Conley  
 a. First Name b. Last Name  
 CB Equities Saratoga Street, LLC  
 c. Organization  
 6 Velma Road  
 d. Mailing Address  
 Wakefield MA 01890  
 e. City/Town f. State g. Zip Code  
 781.535.4447 jfconley@rcn.net  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2.j. Demolition	One	\$500.00	\$500.00
Cat. 3.b. Building, including site	One	\$1050.00	\$1050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$1550.00

**Step 6/Fee Payments:**

Total Project Fee:	\$1550.00
State share of filing Fee:	a. Total Fee from Step 5 \$762.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 None - Boston has own fee schedule.

**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.)

**Exhibit A - Project Description**  
**Proposed Demolition of 944-946 Saratoga Street and**  
**Construction of 946 Saratoga Street, East Boston - 20 Jun 18**

**Project Description.**

The Proposed Project consists of demolition of an existing one-story building that is situated on Lots A and B as shown on a Subdivision Plan dated 26 March, 2018, approved by the Department of Inspectional Services, and recorded at the Suffolk County Registry of Deeds on 01 May 2018, as Plan # 2018-238. Prior to subdividing the lot, the address was 944-946 Saratoga Street.

After demolition of the existing building occurs, the Applicant proposes to construct a three-story residential building with first floor parking on the Subdivision's Parcel B, now known as 946 Saratoga Street.

At some point in the future, Parcel A on the Subdivision Plan, now known as 944 Saratoga Street, will be developed.

With regard to the demolition of the existing building, the Applicant has received a Notice of Preliminary Review from the City of Boston Landmarks Commission, indicating that the existing structure is not significant under the Demolition Delay Ordinance and that no further review is required. See *attached*, Notice for Application #18.1347D2363.

The first phase of this Notice of Intent (NOI) is the two-day demolition of the existing building at 944-946 Saratoga Street. The building will be taken down by an excavator with a grapple bucket that will access the site through temporary fencing along Saratoga Street. There is a 130-foot curb cut along the Street that will allow 100-yard trailer dump trucks access into and out of the site.

As the building is dismantled, the materials will be simultaneously loaded into the dump trailers and moved offsite to the Devens Recycling Center, a Construction and Demolition (C and D) recycling facility.

Silt fencing and hay bales will be sited as shown on the Existing Conditions / Demolition plan (dated 18 May 18, by Engineering Alliance, Inc. And Boston Survey, Inc.), around the north, east, and west portions of the building. Dust control will be monitored and suppressed, if necessary with a water hose connected to a previously-approved connection to the nearby fire hydrant with a meter and back flow preventer, and a permit to be issued by Boston Water and Sewer Commission.

Stormwater management on the flat site will be addressed with the above erosion controls and with "witches hats" placed in catch basins as required. This is a geo-fabric bag that is placed under the grate that is able to catch and collect soil or debris that may wash into the catch basin.

The removal of the existing building is expected to be completed within a two-day period. All emergency contact information will be posted on site, and a police detail will be posted during the two-day demolition process. Please see the attached Construction Period Pollution Prevention and Erosion and Sedimentation Control document for details regarding material management practices during both the demolition and construction phases of this project.

The two underground utility lines (sewer and gas) will be removed via excavation and the excavation will be backfilled at the end of each day. All disturbed areas will be stabilized with loam and seed.

## **Ex. A - Project Description - 944-946 Saratoga Street - 20 Jun 18 - Page 2/2**

The westerly portion of the site, now known as 944 Saratoga Street (previously Parcel A on the Subdivision Plan), will become a staging location for the next phase of the project, the construction of a three-story residential building. The roof area of the building is 4,844 square feet (sf) with landscaping on the east and south sides of the building, and a driveway on the west side of the site.

Stormwater management from the roof and paved areas on the site will flow into two rows of 10 Cultec 150XL chambers to be installed under the driveway to the west of the residential building. When these units fill to capacity, during large storm events (greater than the 25-year storm), water will discharge from the roof leader overflows and out of the catch basin grates on site, that are located at the north and south portions of Lot B.

### **Site Description**

The subject property is a flat site currently occupied by a former commercial building known as "Diamond Tool and Die Co., Inc." The wetland resource present on site consists of Land Subject to Coastal Storm Flowage (LSCSF) that has an elevation of 10.0 ft NAVD 88 or 16.45 ft Boston City Base (BCB).

The site is over 2,100 feet from the nearest sensitive habitat area, the Rumney Marsh Area of Critical Environmental Concern (ACEC), designated 22 Aug 1988 by James S. Hoyte. It is even further (2,800 feet) from Estimated Habitat of Rare Wildlife (EH 1015) and Priority Habitat of Rare Species (PH 1403), which overlie one another and are associated with an underwater site at the edge of the land-water interface in the Chelsea River to the northwest. Work on the subject property cannot affect the Rumney Marshes ACEC habitat of the Chelsea River coastal waters. NHESP review will not be involved with this permit request.

The Flood Insurance Rate Map (FIRM) for the City of Boston (Community Panel 25025C0019J with an effective date of 16 Mar 2016) describes the project site as Zone AE. Zone AE is classified as a special flood hazard area subject to inundation by the one percent (1%) annual chance flood. According to the National Flood Hazard Layer Firmette FIRM map, the subject parcel is located within the Zone AE with a base flood elevation (BFE) of 10.0 ft (NAVD 88) or 16.45 ft BCB (Boston City Base).

All lot lines, topography, utilities, and other existing site information used has been compiled from a field survey performed by Boston Survey, Inc. from November of 2017 to May of 2018, and from plans of record obtained from the City of Boston where available.

### **Stormwater Management Facilities**

The project is designed to manage stormwater runoff generated by the proposed roof area of the building. The roof stormwater will be directed to a subsurface infiltration facility (two rows of ten Cultec 150XL HD Chambers) where the water can be infiltrated into the ground. The stormwater management facility has been designed in accordance with the Boston Water and Sewer standards for one inch (1") of runoff over all impervious areas. The system has also been designed in accordance with Standards 3 and 4 of the Massachusetts Stormwater Management Handbook to meet required recharge volume and water quality.



**Exhibit B - Performance Standards Discussion**  
**Proposed Demolition of 944-946 Saratoga Street and**  
**Construction of 946 Saratoga Street, East Boston - 20 Jun 18**

While there are no performance standards associated with Land Subject to Coastal Storm Flowage (LSCSF), there are methods and techniques that address some of the protected interests of the Wetlands Protection Act while a project is undergoing construction. These include the following interests and responses.

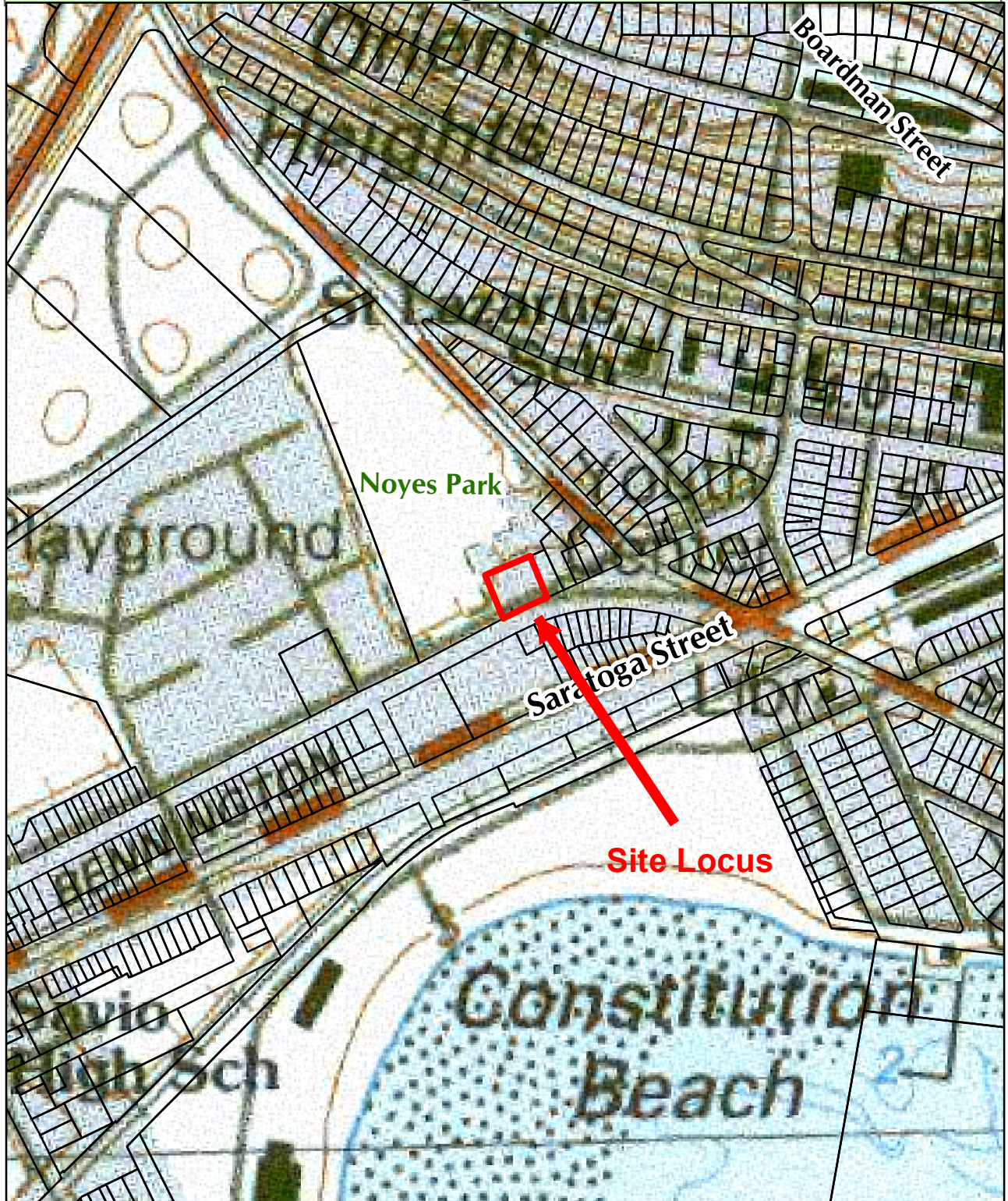
1. **Protection of public and private water supply.** There are no known public or water supply wells that could be affected by work on the site.
2. **Protection of ground water supply.** The building's foundation has not yet been designed, so that the foundation type is not yet known. It will most likely be concrete or a foundation on helical anchors. There will be subsurface excavation for the removal of existing utility lines to the building presently on the site, and the addition of water and sewer lines into the new building at 946 Saratoga Street. Other sub-surface excavation is for the two rows of 10 Cultec 150XL chambers for the subsurface infiltration facility. Please see the proposed site plan dated 18 May 2018, by Engineering Alliance, Inc. and Boston Survey, Inc. for the location of the existing and proposed subsurface facilities.

Down spout rain leaders from the roof of the building direct storm water into the sub-surface Cultec rechargers. These facilities are not anticipated to intercept local groundwater. The Cultec sub-surface drainage facilities shall act as a first defense site for any contaminants to the groundwater supply, although it is also unlikely that contaminants shall flow from the building's roof. The overflow from the Cultec chambers shall be directed out of catch basins that are at the north and south portions of the site, onto Saratoga Street.

3. **Flood control.** The entire site is within the one percent (1 %) return frequency for storm events, in the FEMA FIRM AE (elevation 10.0 ft, NAVD 88) Flood Zone that emanates from Land Subject to Coastal Storm Flowage (LSCSF). During construction, this interest shall be protected by ensuring all project-related materials are secured before any storm event to prevent damage from material moving off-site. Additionally, excavate or fill material shall be staged for minimum time periods to ensure there is no volumetric impact on flooding in the surrounding area. When possible, project materials shall be staged above elevation 10.0 feet NAVD 88.
4. **Prevention of pollution.** Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, and local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are to be staged on site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight within the AE Flood Zone on the site.
5. **Protection of fisheries and land containing shellfish.** Please see No. 4, above.
6. **Protection of wildlife habitat.** The methods cited in the sections above shall appropriately protect the wildlife habitat that is extant within Noyes Park, which is directly adjacent to the subject site.

# Fig. 1 - Site Locus

## 944 - 946 Saratoga Street, East Boston



944 - 946 Saratoga Street, East Boston  
MassGIS / Boston Assessors' Parcels - City 35



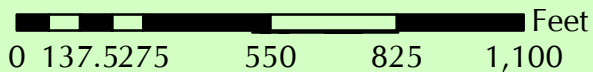
Scale: 1:5,000



Ivas Environmental  
315 Winter St. Norwell MA 02061-1401  
781.659.1690, spivas@comcast.net  
11 Jun 18 - E:\2018\Wetlands\Boston\946 Saratoga St\Fig 1.mxd

Sources:  
USGS Seamless Topographic Quads (usgs.sid)  
MassGIS / Boston Assessors Parcels (par35.shp)

Projection: Massachusetts State Plane NAD83 M



# Fig. 2 - MassGIS 2013 Orthophoto & Data Layers Around 944 - 946 Saratoga Street, East Boston



- 944 - 946 Saratoga Street, East Boston
- NHESP 2017 Certified Vernal Pools
- Areas of Critical Environmental Concern
- NHESP 2017 Priority Habitats of Rare Species
- NHESP 2017 Estimated Habitats of Rare Wildlife
- MA DEP 2005 Wetlands
- MassGIS Elevation Contours - feet (City 35)
- MassGIS / Boston Assessors' Parcels - City 35
- Norfolk & Suffolk Cos. Soils

Soil Map Units Shown on Fig. 2:

- 603 Urban land, wet substratum
- 655 Udorthents, wet substratum, undulating



Ivas Environmental  
 315 Winter St. Norwell MA 02061-1401  
 781.659.1690, spivas@comcast.net  
 11 Jun 18 - E:\2018\Wetlands\Boston\946 Saratoga St\Fig 2.mxd

Sources:

- MassGIS 0.3-m Orthophoto (coq2013\_7.sid)
- MA DCR Areas of Critical Environmental Concern (acces.shp)
- MA NHESP 2017 Certified Vernal Pools (cvp\_pt.shp)
- MA NHESP 2017 Estimated Habitats of Rare Wildlife (esthab\_poly.shp)
- MA NHESP 2017 Priority Habitats of Rare Species (prihab\_poly.shp)
- MA DEP 2005 Wetlands (depwet.shp)
- MassGIS Elevation Contours (hp35.exe)
- NRCS Norfolk & Suffolk Co. Soils (soi\_norsuf.shp)

Projection: Massachusetts State Plane NAD83 M

# National Flood Hazard Layer FIRMette Fig. 3



## 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
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
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 **6/11/2018 at 5:22:47 PM** 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.

**Site Locus by Ivas Environmental - 11 Jun 18**



100-FOOT ABUTTERS TO 944-946 SARATOGA ST., EAST BOSTON, GENERATED BY THE BOSTON ASSESSOR'S DEPT, 10 JUN 18

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
101642000	HERRERA MARGARITA L	C/O MARGARITA L HERRERA	959 SARATOGA ST	E BOSTON MA	2128	959 SARATOGA ST	EAST BOSTON	2128
100524000	CITY OF BOSTON		BOARDMAN	EAST BOSTON MA	2128	BOARDMAN ST	EAST BOSTON	2128
100526000	BOARDMAN HOLDINGS LLC	C/O BOARDMAN HILDINGS LLC	6 BENNETT ST	CAMBRIDGE MA	2138	16 BOARDMAN ST	EAST BOSTON	2128
100533000	CB EQUITIES SARATOGA STREET		6 VELMA RD	WAKEFIELD MA	1890	944 SARATOGA ST	EAST BOSTON	2128
100530000	BURRI STEVEN M	C/O STEVEN M BURRI	960 SARATOGA ST	EAST BOSTON MA	2128	960 SARATOGA ST	EAST BOSTON	2128
100532000	ORIENT HGTS CIVIC CLUB		956 SARATOGA	EAST BOSTON MA	2128	956 SARATOGA ST	EAST BOSTON	2128
100531000	JANOUDI RABEH	C/O RABEH JANOUDI	958 SARATOGA ST	EAST BOSTON MA	2128	958 SARATOGA ST	EAST BOSTON	2128
101639000	LAZO MANUEL A		953 SARATOGA ST	E BOSTON MA	2128	953 SARATOGA ST	EAST BOSTON	2128
101638000	951 SARATOGA LLC	C/O 951 SARATOGA LLC	900 CUMMINGS CENTER SUITE 215U	BEVERLY MA	1915	951 SARATOGA ST	EAST BOSTON	2128
101634000	LOMBARDO VINCENT J TS	C/O BENNINGTON REALTY	6 BILLINGS ST	RANDOLPH MA	2368	935 SARATOGA ST	EAST BOSTON	2128
101640000	NINE 55 SARATOGA ST		955 SARATOGA	EAST BOSTON MA	2128	955 SARATOGA ST	EAST BOSTON	2128
101640002	HOUPES IOLANDA TS	C/O IOLANDA HOUPES	955 SARATOGA ST #G	EAST BOSTON MA	2128	955 SARATOGA ST	EAST BOSTON	2128
101637001	SALVAGGIO ANTHONY M		10 MONSON DR	PEABODY MA	1960	945 SARATOGA ST	EAST BOSTON	2128
101641000	GALDAMEZ ELIAS		957 SARATOGA ST	EAST BOSTON MA	2128	957 SARATOGA ST	EAST BOSTON	2128
101640004	TROYER PAMELA J		16 LEVERETT AV #12A	EAST BOSTON MA	2128	955 SARATOGA ST	EAST BOSTON	2128
101640006	CUNNINGHAM KENNETH		955 SARATOGA ST #2	EAST BOSTON MA	2128	955 SARATOGA ST	EAST BOSTON	2128
101640008	GABORIAULT DAVID J		955 SARATOGA ST #3	EAST BOSTON MA	2128	955 SARATOGA ST	EAST BOSTON	2128

OWNER, 944-946 SARATOGA ST

**NOTIFICATION TO ABUTTERS UNDER THE  
MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is CB Equities Saratoga St., LLC, John Conley, Manager
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of the City of Boston seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 944 - 946 Saratoga Street, East Boston.
- D. Copies of the Notice of Intent may be examined at the City of Boston Conservation Commission, 1 City Hall Square, Room 709, Boston MA 02201  
Between the hours of 9:00 AM and 5:00 PM Monday to Friday.
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant  or the applicant's representative , by calling 781.659.1690 between the hours of 9 AM and 5 PM Monday to Friday.
- F. Information regarding the date, time, and place of the public hearing may be obtained from: **Ivas Environmental** at 781.659.1690 (or [spivas@comcast.net](mailto:spivas@comcast.net))  
between the hours of 9 AM and 5 PM Monday to Friday.  
Check one: This is the applicant , representative  Or other , (specify):

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You may also 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 DEP, call:

Central Region:	508.792.7650	<b>Northeast Region:</b>	<b>978.935.2160</b>
Southeast Region:	508.946.2800	Western Region:	413.784.1100

**The City of Boston Conservation Commission Public Hearing on this Notice of Intent is currently anticipated to be July 18, 2018, in the Piemonte Room on the 5<sup>th</sup> Floor of Boston City Hall, 1 City Hall Square, Boston. (Please call [Ivas Environmental](mailto:spivas@comcast.net) to verify the date and time.)**

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

### A.1 - Project Information

Project Name:	946 Saratoga Street		
Project Address:	944-946 Saratoga Street		
Project Address Additional:	Boston, MA 02128		
Filing Type (select)	Initial (PNF, EPNF, NPC or other substantial filing) <b>NOI - CONCOM</b> Design / Building Permit (prior to final design approval), or Construction / Certificate of Occupancy (post construction completion)		
Filing Contact	Steve Ivas	Ivas Environmental	spivas@comcast.net 781.659.1690
Is MEPA approval required	Yes/ <b>no</b>		11 Jun 18

### A.3 - Project Team

Owner / Developer:	CB Equities Saratoga Street, LLC - John F. Conley, Manager.
Architect:	Embarc Studio-Dartagnan Brown
Engineer:	Civil: Engineering Alliance-Rick Salvo   MEP: Allied Consulting-Mike Zimmerman
Sustainability / LEED:	N/A
Permitting:	Steve Ivas, Ivas Environmental / Susan Bernstein, Attorney at Law
Construction Management:	Bob MacNamara, Atlas Commercial Real Estate, LLC, Manager

### A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential R-2
List the First Floor Uses:	Residential, Parking
List any Critical Site Infrastructure and or Building Uses:	N/A

#### Site and Building:

Site Area:	8,901 SF	Building Area:	8,900 SF (3 floors)
Building Height:	34'-9" Ft	Building Height:	3 Stories
Existing Site Elevation – Low:	12.97 Ft BCB	Existing Site Elevation – High:	16.52 Ft BCB
Proposed Site Elevation – Low:	14.1 Ft BCB	Proposed Site Elevation – High:	16.5 Ft BCB
Proposed First Floor Elevation:	17.2 Ft BCB	Below grade levels:	0 Stories

#### Article 37 Green Building:



LEED Version - Rating System :	N/A
Proposed LEED rating:	N/A

LEED Certification:	No
Proposed LEED point score:	N/A

### Building Envelope

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

Roof:	R-49	Exposed Floor:	R-30
Foundation Wall:	R-10 c.i., 24" deep	Slab Edge (at or below grade):	R-10 c.i., 24" deep

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

Area of Opaque Curtain Wall & Spandrel Assembly:	N/A	Wall & Spandrel Assembly Value:	N/A
Area of Framed & Insulated / Standard Wall:	+/-73(%)	Wall Value	R-13 + R-5c.i.
Area of Vision Window:	+/-22%	Window Glazing Assembly Value:	U-0.30
		Window Glazing SHGC:	SHGC-0.40
Area of Doors:	+/-5%	Door Assembly Value:	U-0.50

### Energy Loads and Performance

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

*Peak Heating and Peak Cooling loads were estimated using Elite Software CHVAC8 heating and cooling load estimating program. Annual heating and cooling values were estimated using HDD65 and CDH75 values from ASHRAE climate data.*

Annual Electric:	1,095 (kWh)	Peak Electric:	6 (kW)
Annual Heating:	280 (MMbtu)	Peak Heating:	140 (Mbtu/hr)
Annual Cooling:	39,600 (Tons-hr)	Peak Cooling:	18 (Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	10%	Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code:	10%	Energy Use Intensity:	17.8 (kBtu/SF)

### Back-up / Emergency Power System

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

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

Electric:	0.5 (kW)	Heating:	0 (MMbtu/hr)
		Cooling:	0 (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: 0 (Tons)

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

The building has been designed to meet or exceed values set forth under 2015 IRC Table N1102.1.2 (R402.1.2) and Massachusetts amendments. Each building/individual unit will be subject to a Home Energy Rating System (HERS) assessment and will include a high performing wood-framed building envelope with clad-wood thermal windows and doors and ENERGY STAR appliances. Intelligent lighting and control systems at individual units and common spaces help will also be utilized and help to reduce energy loads. Additionally, on a site scale, the project has been designed to reduce the heat island effect of the existing sites by replacing a majority of the open-air hardscaped surfaces with landscaped areas and low-SRI paving materials. Additionally, highly reflective roof materials (white TPO) will be utilized on the roof of the building. Lastly, all landscaping will be designed with hearty, drought-resistant native plant species to eliminate the need for any irrigation.

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

The building has been designed with operable windows for optimal natural ventilation and with building specific exterior shading devices to maximize solar shading in the summer and solar gain in the winter. The majority of residential units will have private decks for individual access to natural light and fresh air. Building massing and window orientations and sizing have been done with sustainable daylighting techniques in mind.

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

The project has been designed using a thermal-friendly wood-framed building envelope. Within common areas, occupancy sensors and dimming shall be incorporated. Within residential Units, high-performance HVAC equipment, Energy Star Appliances, and individual smart thermostats will be utilized. Tankless on-demand style water heaters and durable, low maintenance, water conserving plumbing fixtures contribute to overall building comfort and efficiency. Lastly, the covered parking area will include an electric car-charging station for hybrid vehicles.

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

Nothing planned at this time.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants,

distributed energy systems, and smart grid infrastructure:

Nothing planned at this time.

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

Nothing planned at this time.

**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):

None

**C - Extreme Heat Events**

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

**C.1 - Extreme Heat - Design Conditions**

Temperature Range - Low:	7.4 Deg.	Temperature Range - High:	90.8 Deg.
Annual Heating Degree Days:	5400	Annual Cooling Degree Days	750

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

Days - Above 90°:	1.5	Days - Above 100°:	0
Number of Heatwaves / Year:	1	Average Duration of Heatwave (Days):	3

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

The project has been designed to reduce the heat island effect of the existing sites by replacing a majority of the open-air hardscaped surfaces with landscaped areas and low-SRI paving materials. Additionally, highly reflective roof materials (white TPO) will be utilized on the roof of the building.

**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:

None

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:

None

---

## 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:

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

Site storm water is captured by two deep sump hooded catch basins which discharge into a sub-surface infiltration system. All impervious surfaces, including the roof, are mitigated by the infiltration system.

### D.2 - Extreme Precipitation - Adaptation Strategies

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

The storm water facilities have been designed to accommodate all storms up to and including the 100-yr storm event.

---

## 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?

What Zone:

Current FEMA SFHA Zone Base Flood Elevation:

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.

---

***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:	19.3 Ft BCB		
Sea Level Rise - Design Flood Elevation:	20.3 Ft BCB	First Floor Elevation:	17.2 Ft BCB
Site Elevations at Building:	16.5 Ft BCB	Accessible Route Elevation:	16.5 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.:

The site has been raised such that the lowest adjacent grade is above the 100-yr flood plain.

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.:

The site has been raised such that the lowest adjacent grade is above the 100-yr flood plan. Additionally, the first floor elevation has been raised so mechanicals are above the 100-yr flood plan.

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 living space is all above the 100-yr flood plain so as to provide shelter during flooding events.

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

The municipal roadway network would be utilized to provide rapid recovery.

## 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.:

The grade is designed to be as high as possible while accommodating the high building density and urban location.

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

The grade is designed to be as high as possible while accommodating the high building density and urban location.

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](mailto:John.Dalzell@boston.gov)



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

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Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

May 31, 2018

John F. Conley  
BC Equities Saratoga Street, LLC  
6 Velma Road  
Wakefield, MA 01890

### NOTICE OF PRELIMINARY DETERMINATION

**Re: Application #18.1347D2363**  
**Review of proposed demolition of the existing commercial/industrial structure at 946 Saratoga Street in East Boston, MA 02128**

Dear Mr. Conley:

The Boston Landmarks Commission staff have determined **the existing commercial/industrial structure at 946 Saratoga Street in East Boston, MA 02128** is not significant under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Todd Satter  
Staff Architect  
Boston Landmarks Commission

cc: Commissioner of Inspectional Services  
Mayor's Office of Neighborhood Services

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name CB Equities Saratoga Street, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 944-946 Saratoga Street				Company NAIC Number:	
City Boston		State MA		ZIP Code 02128	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Parcel ID: 0100533000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Multi-Family Residential</u>					
A5. Latitude/Longitude: Lat. <u>42.386927</u> Long. <u>-71.009329</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Boston & 250286			B2. County Name Suffolk County		B3. State MA
B4. Map/Panel Number 25025C0019	B5. Suffix J	B6. FIRM Index Date 03/16/2016	B7. FIRM Panel Effective/ Revised Date 03/16/2016	B8. Flood Zone(s) Zone AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 944-946 Saratoga Street			Policy Number:
City Boston	State MA	ZIP Code 02128	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: GPS Vertical Datum: NAVD 1988

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

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

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

Check the measurement used.

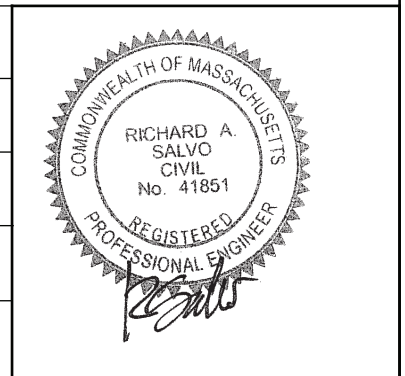
- |   |       |  |                                 |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 10.75 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | 21.75 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A.  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A.  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 10.75 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 10.1  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 10.75 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 10.1  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name Richard A. Salvo, P.E.	License Number 41851	
Title Principal		
Company Name Engineering Alliance, Inc.		
Address 194 Central Street		
City Saugus	State MA	ZIP Code 01906
Signature 	Date 06/15/2018	Telephone (781) 231-1349



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

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



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 944-946 Saratoga Street			Policy Number:	
City Boston	State MA	ZIP Code ▼ 02128	Company NAIC Number	

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

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

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


Property Owner or Owner's Authorized Representative's Name  
Richard A. Salvo, P.E.

Address  
194 Central Street

City  
Saugus

State  
MA

ZIP Code  
▼ 01906

Signature  \_\_\_\_\_

Date  
06/15/2018

Telephone  
(781) 231-1349

Comments

Check here if attachments.



# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 944-946 Saratoga Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

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

Photo One

Photo One Caption

Photo Two

Photo Two Caption

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 944-946 Saratoga Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

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

Photo One

Photo One Caption

Photo Two

Photo Two Caption

# EMBARC

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June 08, 2018

John F. Conley  
CB Equities Saratoga Street, LLC  
946 Saratoga Street  
Boston, MA 02128

## **Re: Flood Design Affidavit – 946 Saratoga Street**

To Whom:

This memo is to hereby certify that the proposed building to be located at 946 Saratoga Street shall be designed in accordance to the Flood-resistant Construction sections of the Massachusetts State Building Code 780 CMR, 9<sup>th</sup> Edition. The finish grade around the building and the top of the ground floor slab have both been raised above the one-hundred (100) year flood plain to Elev: +16.5' and Elev: +17.2', respectively, as per Boston City Base Datum.

Sincerely,

Dartagnan Brown | Architect  
Principal



cc: Susan Bernstein, John Conley, Steve Ivas, File

p:\18035\_946 saratoga east\documents\concom\10835\_946 saratoga east\_flood design affidavit\_060718draft.docx

## Checklist for Filing a Notice of Intent with Boston Conservation Commission

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission staff for an appointment: 617-635-3850 (chris.busch@cityofboston.gov).

To the Conservation Commission:

- Eight copies (a signed original and 7 copies) of a completed Notice of Intent (form 3 of the section 10.99)
- Eight copies of plans (1 full size and 7 half size copies) 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:  
<http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>
- Have you reviewed 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) 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.
- N/A  Any photographs related to the project which represent the wetland resource areas.
- A project narrative describing the following: the work proposed work within wetland resource areas and/or buffer zone; 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.
- Notify abutters of scheduled hearing concurrently with the filing the Notice of Intent with the Commission.



# Checklist for Stormwater Report

## A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

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

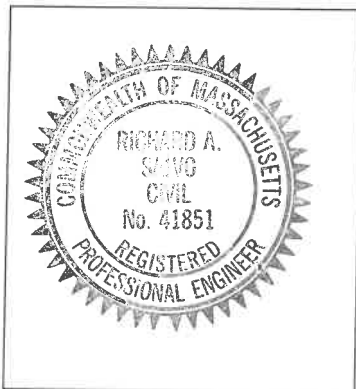
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that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

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

### Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



*R. Savo* 5/31/18  
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

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## Checklist (continued)

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

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

### Standard 1: No New Untreated Discharges

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

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

### Standard 3: Recharge

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

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

### Standard 4: Water Quality

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

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

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

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

### Standard 6: Critical Areas

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



# Checklist for Stormwater Report

## Checklist (continued)

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

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

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

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

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

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

### Standard 9: Operation and Maintenance Plan

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

### Standard 10: Prohibition of Illicit Discharges

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

**Rational Method Drainage Calculations**

Name: **944-946 Saratoga Street  
East Boston, MA**  
  
Client: **CB Equities Saratoga  
Street, LLC.**

Project No.: **18-66101**  
Date: **May 31, 2018**  
Computed By: **C. Reach**  
Checked By: **R. Salvo, P.E.**



Rational Method Drainage Calculations (Q=CiA)

**Where:**

- Q=Peak Flow (Cubic Feet Per Second)
- C=Runoff Coefficient (Unitless)
- i=Rainfall Intensity (in/hr)
- A=Area (acres)

"C" Values

**Impervious:**

Building 0.075  
Parking Lot 0.129

**Pervious:**

Landscaped areas 0.000

Time of Concentration

Minimum time of concentration controls 5 Minutes

Intensity (i) for 2, 10, 25 & 100 Year Storm Event

See attached rainfall intensity data for T<sub>c</sub>=5 Min.

i= 4.10 in/hr (2-yr) 5.30 in/hr (10-yr) 6.00 in/hr (25-yr) 7.40 in/hr (100-yr)

PRE-DEVELOPMENT CONDITION

Description of Area	Area (Acres)	Runoff Coefficient	AxC
Building	0.075	0.90	0.068
Parking Lot	0.129	0.90	0.116
Landscaping	0.000	0.30	0.000

Totals: 0.20 0.18

Weighted Runoff Coefficient =  $\frac{\sum(AxC)}{\sum A} = \underline{0.90}$

2 Year Storm Event Q(CFS)= 0.75  
10 Year Storm Event Q(CFS)= 0.97  
25 Year Storm Event Q(CFS)= 1.10  
100 Year Storm Event Q(CFS)= 1.36

**Rational Method Drainage Calculations**

Name: **944-946 Saratoga Street  
East Boston, MA**  
  
Client: **CB Equities Saratoga  
Street, LLC.**

Project No.: **18-66101**  
Date: **May 31, 2018**  
Computed By: **C. Reach**  
Checked By: **R. Salvo, P.E.**



POST-DEVELOPMENT CONDITION

"C" Values

**Impervious:**  
Building 0.111  
Parking Lot 0.083  
  
**Pervious:**  
Landscaped areas 0.010

Time of Concentration

Minimum time of concentration controls 5 Minutes

Intensity (i) for 2, 10, 25 & 100 Year Storm Event

See attached rainfall intensity data for  $T_c=5$  Min.

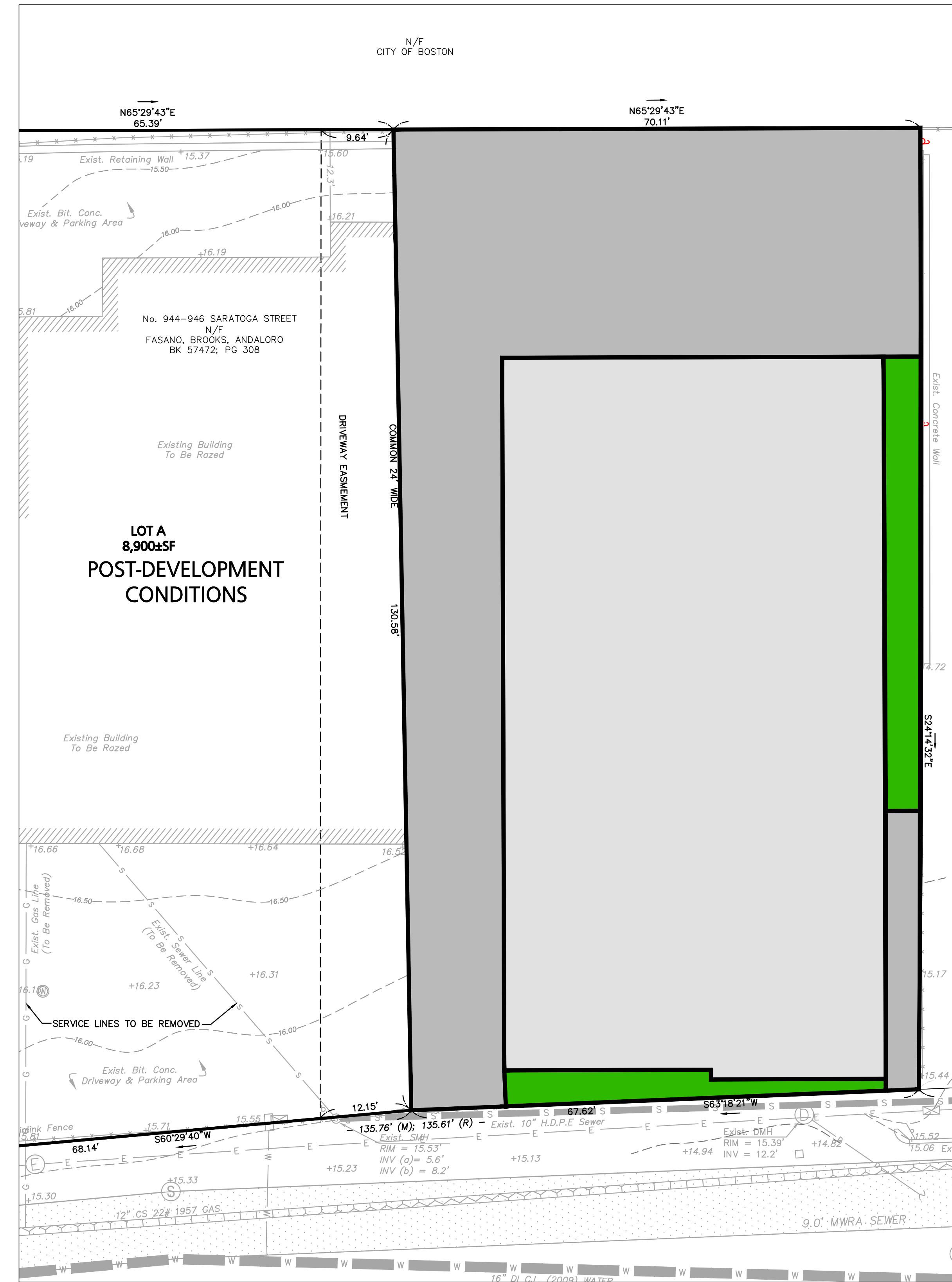
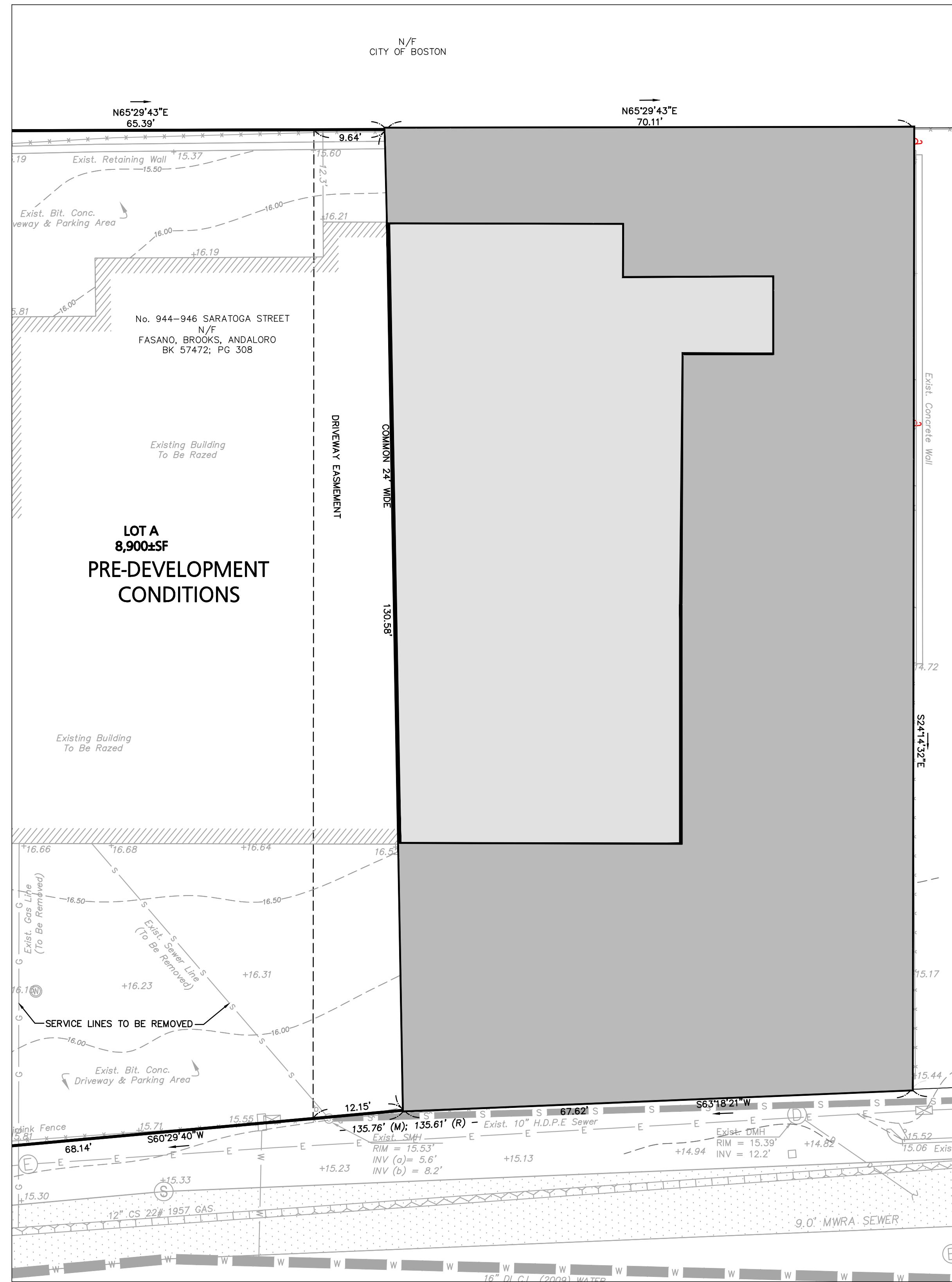
$i = 4.10$  in/hr (2-yr)  $5.30$  in/hr (10-yr)  $6.00$  in/hr (25-yr)  $7.40$  in/hr (100-yr)

Description of Area	Area (Acres)	Runoff Coefficient	AxC
Building	0.11	0.90	0.10
Parking Lot	0.08	0.90	0.07
Landscaping	0.01	0.30	0.00
Totals:	0.20		0.18

Weighted Runoff Coefficient =  $\frac{\sum(AxC)}{\sum A} =$  0.87

2 Year Storm Event Q(CFS) = 0.73  
10 Year Storm Event Q(CFS) = 0.94  
25 Year Storm Event Q(CFS) = 1.07  
100 Year Storm Event Q(CFS) = 1.31





**LEGEND**

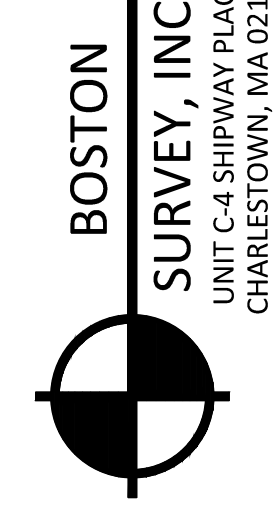
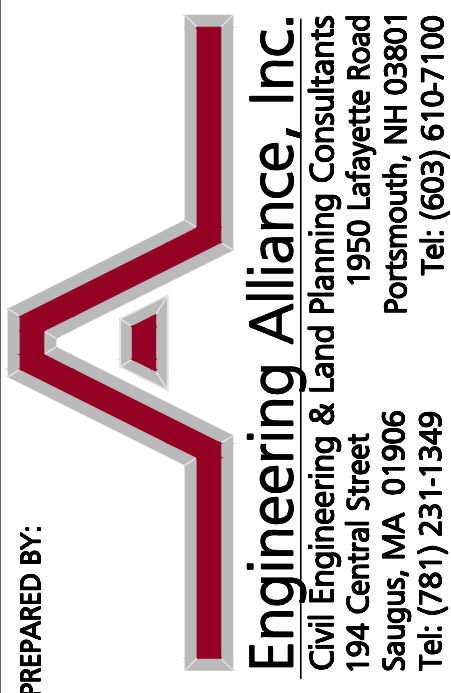
- BUILDING AREA (IMPERVIOUS)
- PARKING/OTHER AREA (IMPERVIOUS)
- LANDSCAPED AREA (PERVIOUS)

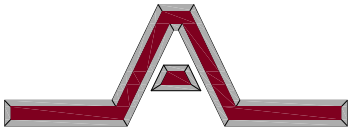
**PRE-DEVELOPMENT CONDITIONS**

BUILDING AREA = 3,253 S.F. = 0.075 ACRES  
 PARKING AREA = 5,648 S.F. = 0.129 ACRES  
 TOTAL IMPERVIOUS AREA = 8,901 S.F. = 0.204 ACRES  
 LANDSCAPED AREA = 0 S.F. = 0 ACRES  
 TOTAL PERVIOUS AREA = 0 S.F. = 0 ACRES  
 TOTAL AREA = 8,901 S.F. = 0.204 ACRES

**POST-DEVELOPMENT CONDITIONS**

BUILDING AREA = 4,844 S.F. = 0.111 ACRES  
 PARKING AREA = 3,610 S.F. = 0.083 ACRES  
 TOTAL IMPERVIOUS AREA = 8,454 S.F. = 0.194 ACRES  
 LANDSCAPED AREA = 447 S.F. = 0.010 ACRES  
 TOTAL PERVIOUS AREA = 447 S.F. = 0.010 ACRES  
 TOTAL AREA = 8,901 S.F. = 0.204 ACRES

 <p><b>BOSTON SURVEY, INC.</b>        UNIT C-4 SHIRWAY PLACE        CHARLESTOWN, MA 02129        (617) 242-1313</p>									
 <p><b>Engineering Alliance, Inc.</b>        Civil Engineering &amp; Land Planning Consultants        1950 Lafayette Road        Portsmouth, NH 03801        Tel: (603) 610-7100        Fax: (603) 610-7101</p>									
<p><b>PROJECT:</b> Proposed Site Plan          944-946 Saratoga Street          (Parcel ID: 0100533000)          East Boston, Massachusetts</p>	<p><b>PREPARED BY:</b> Richard A. Salvo, P.E.</p> <p><b>DATE:</b> May 18, 2018</p> <p><b>DWG FILE NAME:</b> 18-66101.dwg</p> <p><b>CHECKED BY:</b> Richard A. Salvo, P.E.</p>								
<p><b>APPLICANT:</b> CB Equities Saratoga Street, LLC.          6 Veina Road          Wakefield, MA 01880</p>	<p><b>PROJECT #:</b> 18-66101</p> <p><b>SCALE:</b> AS NOTED</p> <p><b>DESIGN BY:</b> Calvin Reach</p>								
<p><b>DWG. NO.:</b> 101</p>	<p><b>DRAWING TITLE:</b> Rational Method Graphic</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">DESCRIPTION OF REVISION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DESCRIPTION OF REVISION	DATE						
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**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street 1950 Lafayette Road  
 Saugus, MA 01906 Portsmouth, NH 03801  
 Tel: (781) 231-1349 Tel: (603) 610-7100  
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**Project:** Proposed Site Plan  
**Client:** CB Equities Saratoga Street, LLC.  
**Project Number:** 18-66101

**Prepared By:** CR  
**Checked By:** RAS  
**Date:** 05/31/18

**STANDARD 3: REQUIRED RECHARGE VOLUME - Subsurface Infil. Facility**

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

$R_v = \text{Required Recharge Volume}$   
 $F = \text{Target Depth associated with each Hydrologic Soil Group}$   
 $\text{Impervious Area} = \text{total impervious area}$

Impervious Area: **8,248 sf** = **0.19 acres**

Hydrologic Group	Volume to Recharge
A	0.60
B	0.35
C	0.25
D	0.10

$R_v = 0.19 \times 0.60 \times \frac{1 \text{ ft}}{12 \text{ in.}} \times \frac{43,560 \text{ sf}}{1 \text{ ac.}} = \mathbf{412 \text{ CF}}$

**NOTES:**

1. Total storage capacity of the of subsurface infiltration facility (2 Rows of 10 Cultec 150XL HD Chambers).  
**1,533.6 CF > 412 CF**

**DRAWDOWN WITHIN 72 HOURS**

$\text{Time}_{\text{drawdown}} = \frac{\text{Recharge Volume}}{K(\text{Bottom Area})}$        $K = \text{Saturated Hydraulic Conductivity}$

*Subsurface Infiltration Facility*

$\text{Time}_{\text{drawdown}} = \frac{1,533.6 \text{ CF}}{(1.02 \text{ in/hr})(1/12 \text{ ft/in})(992.6 \text{ sf})} = \mathbf{18.2 \text{ HRS} < 72 \text{ HRS}}$

**NOTES:**

1. K value is for Sand as shown in Table 2.3.3, entitled "1982 Rawls Rates," in the MADEP Stormwater Management Standards.
2. Bottom Area is equal to the total area of the Subsurface Infiltration Facility (2 Rows of 10 Cultec 150XL HD Chambers)

**Project:** Proposed Site Plan  
**Client:** CB Equities Saratoga Street, LLC.  
**Project Number:** 18-66101

**Prepared By:** CR  
**Checked By:** RAS  
**Date:** 05/31/18

**STANDARD 4: WATER QUALITY - Subsurface Infil. Facility**

WATER QUALITY TREATMENT VOLUME

$$V_{WQ} = (D_{WQ} \text{ in.} / 12 \text{ inches/foot}) \times (A_{IMP} \times 43,560 \text{ square feet/acre})$$

$V_{WQ}$  = Required Water Quality Volume (in cubic feet)  
 $D_{WQ}$  = Water Quality Depth  
 $A_{IMP}$  = Impervious Area (in acres)

$$V_{WQ} = (1 \text{ in.} / 12 \text{ inches/foot}) \times (0.19 \times 43,560 \text{ square feet/acre}) = \boxed{690 \text{ CF}}$$

<u>Stormwater BMP</u>	<u>Volume</u>
Cultec 150 XL (20)	1,533
<b>Total</b>	<b>1,533</b>

**CONCLUSION:**

1. The storage volume provided by the proposed BMPs is greater than the required water quality treatment volume. 1,533CF > 690 CF

# **BEST MANAGEMENT PRACTICES MAINTENANCE PLAN**

For

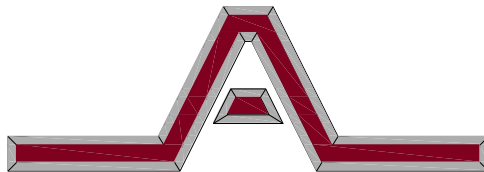
## **Proposed Multifamily Dwelling**

Located at  
**944-946 Saratoga Street  
Parcel ID: 0100533000  
East Boston, Massachusetts**

*Submitted to:*  
**City of Boston  
Conservation Commission  
&  
DEP N.E.R.O**

*Prepared for:*  
**CB Equities Saratoga Street, LLC.  
6 Velma Road  
Wakefield, MA 01890**

*Prepared by:*



**Engineering Alliance, Inc.**

Civil Engineering & Land Planning Consultants  
194 Central Street                      1950 Lafayette Road  
Saugus, MA 01906                      Portsmouth, NH 03801  
Tel: (781) 231-1349                      Tel: (603) 610-7100  
Fax: (781) 417-0020                      Fax: (603) 610-7101

**May 31, 2018**

## **BEST MANAGEMENT PRACTICES MANAGEMENT PLAN**

An Operations and Maintenance Plan is summarized below and will be incorporated into the construction documents for this project.

In accordance with the Stormwater Management Policy issued by the Department of Environmental Protection (DEP), Engineering Alliance, Inc. has prepared the following operation and maintenance plan for the proposed development located at 944-946 Saratoga Street (Parcel ID: 0100533000) in East Boston, Massachusetts. This plan is broken into two major sections. The first section is construction-related erosion and sedimentation controls. The second section is devoted to a post-development operation and maintenance plan.

### **Basic Information**

Owner: CB Equities Saratoga Street, LLC.  
6 Velma Road  
Wakefield, Massachusetts 01890

### **Section 1 Construction Activities**

1. Contact the Boston Conservation Commission at least three (3) days prior to start of construction.
2. Install the haybales (or approved equal) as shown on the Site Plans and around existing catch basins to prevent sediment from entering the wetland resource area and drainage system.
3. The contractor shall only disturb the minimum area necessary.
4. The entire project area shall be swept upon completion of construction and prior to removal of the erosion control devices.

### **Section 2 Post-Development Activities**

1. Paved Areas (Bituminous Concrete) - Paved areas shall be swept by street sweepers periodically during dry weather to remove excess sediments, reducing the amount of sediments that the drainage system will have to remove from the runoff. Salt for de-icing on the paved areas during the winter months should be limited as much as possible, as this will reduce the need for removal and treatment. Sand containing the minimum amount of calcium chloride (or approved equivalent) needed for handling may be applied as part of the routine winter maintenance activities. **At a minimum all paved areas must be swept two times annually, in the fall and in the spring.**
2. Catch Basins – Catch basins shall be inspected monthly for the initial twelve-month period following the completion of the construction of the paved areas. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

Upon a period beginning twelve months after the completion of the site, all catch basins shall be inspected and maintained twice annually, once in April and once in November. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

3. Subsurface Infiltration Facility –The subsurface infiltration facility is equipped with inspection ports in each row. When the lid is removed, a screw-in plug will be exposed. Remove the plug and measure the depth of sediment. If the sediment exceeds 3 inches in depth, the row should be cleaned with high pressure water through a culvert cleaning nozzle. Inlets and outlets should be periodically maintained to prevent clogging and maintain infiltration capacity.
4. Snow removal and storage - Plowed snow shall be placed in pervious areas adjacent to the parking lot where it can slowly infiltrate. Sediments shall be removed from this area every spring. When the amount of snow exceeds the capacity of the snow storage areas, it shall be removed from the site at the owner's expense.

5. Pesticides, Herbicides, and Fertilizers - Pesticides and herbicides shall not be used within the limits of the 100-foot buffer zone to any wetland resource areas as defined under 310 CMR 10.00. In addition, fertilizers that are used within this zone should be restricted to the use of organic fertilizers only.
6. Maintenance Responsibilities - All post construction maintenance activities should be documented and kept on file and made available to the Conservation Commission upon request. All post construction maintenance activities shall survive the Order of Conditions and shall run with the title of the property.

All structural BMP's as identified on the site plans will be owned and maintained by the owner of the property until such time that a condominium association is created to manage the maintenance responsibilities.

**Stormwater Report - Standard 8**  
**CONSTRUCTION PERIOD POLLUTION PREVENTION & EROSION & SEDIMENTATION CONTROL**  
**MA DEP File # 006 - \_\_\_ - 944-946 Saratoga St., Boston - 20 Jun 18**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

1. An effort shall be made to store only the amount of material to do the job.
2. All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers and if possible, under a roof or enclosure.
3. Products shall be kept in their original containers with the original manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the manufacturer.
5. Whenever possible, all of a product shall be used up before disposing of the container.
6. Manufacturers' recommendations for proper use and disposal shall be followed.
7. The site superintendent shall inspect daily to ensure proper use and disposal of materials onsite.
8. Products shall be kept in the original containers unless they are not re-sealable
9. Original labels and material safety data shall be retained: they contain important product information.
10. If surplus product must be disposed of, manufacturers or local and State recommended methods for proper disposal shall be followed.
11. Petroleum Products - All onsite vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used onsite shall be applied according to the manufacturers' recommendations.
12. Paints - All containers shall be tightly sealed and stored when not required for use. Excess paint shall not be discharged to the storm sewer system but shall be properly disposed of according to the manufacturers' instructions or State and local regulations.
13. Fertilizers - Fertilizers used shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to stormwater. Storage shall be in a covered shed. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.
14. Concrete Trucks - Concrete Trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices shall be followed for **SPILL PREVENTION AND CLEAN-UP**:

1. Manufacturers' recommended methods for spill clean-up shall be clearly posted and site personnel shall be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials shall include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.
3. The spill area shall be kept well-ventilated and personnel shall wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
4. Spills of toxic or hazardous substances shall be reported to the appropriate State or local government agency, regardless of the size.
5. The spill prevention plan shall be adjusted to include measure(s) to prevent this type of spill from re-occurring, and how to clean up the spill if there should be another. A description of the spill, what caused it, and the cleanup measure shall also be included.
6. The Site Superintendent responsible for the day-to-day site operation shall be the spill prevention and cleanup coordinator.

## FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES

### GENERAL:

Vehicle and equipment fueling procedures are designed to prevent fuel spills and leaks in order to minimize the discharge of such pollutants into storm drains and waterways.

### IMPLEMENTATION:

- Offsite fueling stations should be used as much as possible.
- When fueling offsite is not practicable, a designated fueling area way from drainageways must be used.
- Locate designated fueling areas a minimum of 50 feet away from concentrated flows of stormwater drainageways and inlets.
- An impermeable surface should be used at the designated fueling area.
- Containment should be built around the designated fueling areas to prevent the release of spills, as well as runoff and run-on.
- Absorbent spill cleanup materials should be available at all designated fueling areas. If absorbent materials are used on spills, the materials is to be removed immediately and disposed of properly.
- Fueling nozzles should be equipped with an automatic shutoff to control drips.
- Topping off of fuel tanks should be discouraged.
- A sign is to be installed adjacent to each fueling facility to inform equipment operators of the designated fueling location.
- For larger equipment, such as cranes and excavators that are not able to travel to a designated fueling area, mobile fueling may be necessary. Absorbent spill cleanup materials and spill kits should be available on all fueling trucks. Drip plans or absorbent pads should be used in mobile fueling operations.
- The contractor shall train his/her employees and subcontractors in proper fueling and cleanup procedures. These procedures must be documented.

### INSPECTION/MAINTENANCE:

- The contractor should inspect vehicles and equipment for leaks each day that they are used. Leaks are to be repaired immediately of the piece of equipment should be removed form the project site.
- Designated fueling areas should be inspected for leaks and spills each day they are used. Any leaks or spills are to be cleaned up immediately.
- Any leaks or spills discharged through a drainage system shall require the preparation of and Incidence of Non-compliance Report.
- Update the SWPPP any time a designated fueling location has been removed, relocated, added, modified, or required maintenance.

### WASHING OF EQUIPMENT AND VEHICLES

- Wash water from vehicle and equipment cleaning is not to be discharged from construction sites because the rinse water may contain contaminants such as sediment, petroleum/lubricant residues, soaps, or solvents that could enter storm drain systems or receiving waters.
- Equipment/vehicle cleaning should be conducted offsite. All vehicles that regularly enter and leave the construction site must be cleaned offsite.
- For equipment that must be cleaned on site, the cleaning operations must be fully contained and disposed of offsite. The vehicle wash area must be properly identified by a sign and located away from storm drain inlets, drainage facilities, and watercourses. It must be paved with concrete or asphalt and have a berm to contain runoff and prevent run-on. It must be equipped with a sump for the collection and disposal of wash water.



## ILLICIT DISCHARGE COMPLIANCE STATEMENT

In accordance with the Wetland Regulations found in 310 CMR 10.05(6) and the *Massachusetts Stormwater Handbook* published by the Massachusetts Department of Environmental Protection, the stormwater management system for the proposed project located at 944-946 Saratoga Street in Boston, Massachusetts shall accept no illicit discharges. Illicit discharges are defined as discharges no entirely comprised of stormwater and include, but are not limited to, wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

Engineering Alliance, Inc. has performed an investigation of the existing site conditions and did not find any illicit discharges. Prior to construction, additional investigations will take place to identify and remove any and all illicit discharges currently onsite. These actions include, without limitation, visual screening, dye or smoke testing, and the removal of any sources of illicit discharges to the stormwater management system.

Should any illicit discharges enter the stormwater management system after construction has been completed, immediate steps to remove the discharges and their source shall be taken to return the system to its proper working state.



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Richard A. Salvo, P.E.  
for Engineering Alliance, Inc.

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5/18/2018

Date



EXISTING CONDITIONS PHOTOGRAPH KEY



**1** FULL VIEW FROM SARATOGA STREET LOOKING NORTH



**2** PARTIAL VIEW FROM SARATOGA STREET LOOKING NORTHWEST



**3** FULL VIEW FROM SARATOGA STREET LOOKING NORTHEAST



**4** FULL VIEW FROM SARATOGA STREET LOOKING NORTHWEST

**EXISTING SITE PHOTOS**

NOTE: ALL PHOTOGRAPHS TAKEN ON 05/08/2018



**5** PARTIAL CLOSE-UP VIEW LOOKING NORTHEAST



**6** VIEW OF EAST ELEVATION LOOKING SOUTH TOWARDS SARATOGA ST.



**7** VIEW OF WEST ELEVATION LOOKING SOUTH TOWARDS SARATOGA ST.



**8** CLOSE-UP VIEW OF WEST ELEVATION

**EXISTING SITE PHOTOS**

NOTE: ALL PHOTOGRAPHS TAKEN ON 05/08/2018



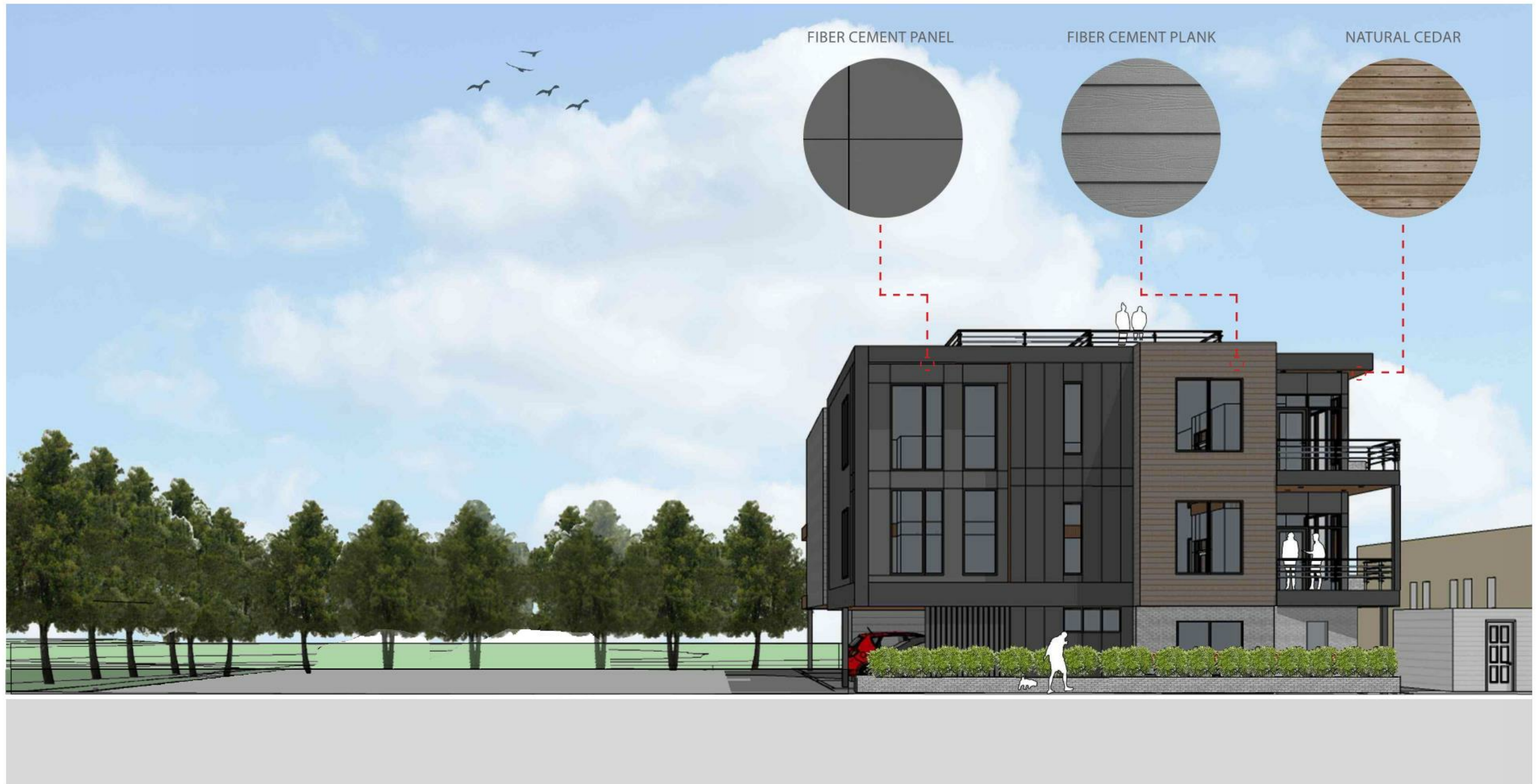
9 VIEW OF NORTH ELEVATION LOOKING EAST

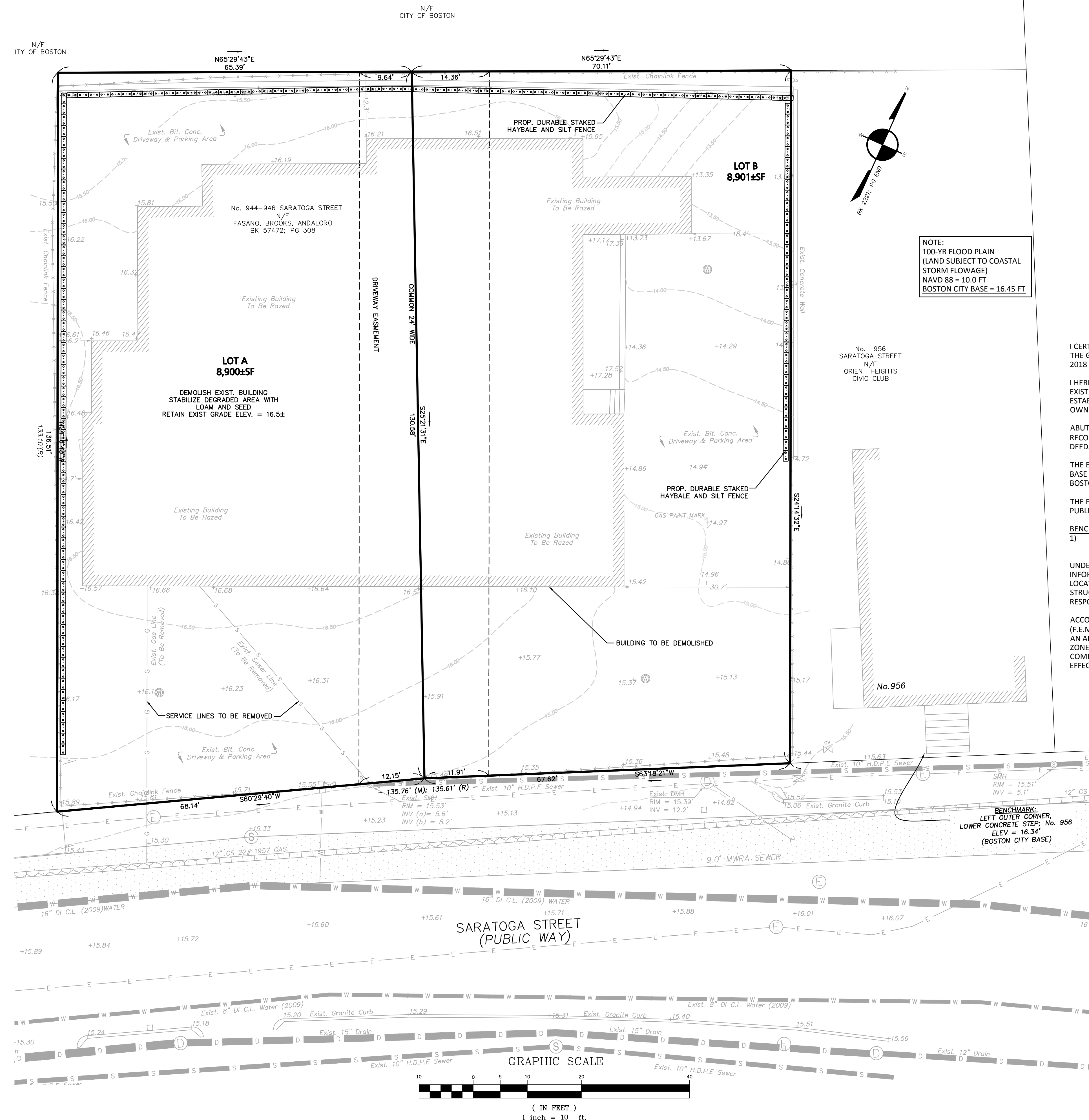


10 PARTIAL WEST ELEVATION LOOKING EAST

**EXISTING SITE PHOTOS**

NOTE: ALL PHOTOGRAPHS TAKEN ON 05/08/2018





NOTE:  
100-YR FLOOD PLAIN  
(LAND SUBJECT TO COASTAL  
STORM FLOWAGE)  
NAVD 88 = 10.0 FT  
BOSTON CITY BASE = 16.45 FT

LEGEND - EXISTING CONDITIONS

PROPERTY LINE	—————
EASEMENT LINE	- - - - -
EXISTING CONTOUR	-----00-----
EXISTING BUILDING	
EXISTING CHAIN LINK FENCE	* * * * *
EXISTING WALL	=====
EXISTING GAS	- G - G - G -
EXISTING WATER	- W - W - W -
EXISTING DRAIN	- D - D - D -
EXISTING SEWER	- S - S - S -
EXISTING ELECTRIC	- E - E - E -
EXISTING UTILITY POLE	⊕
EXISTING WATER MANHOLE	⊕
EXISTING DRAIN MANHOLE	⊕
EXISTING SEWER MANHOLE	⊕
EXISTING ELECTRIC MANHOLE	⊕

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 8, 2017 AND MAY 10, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ABUTTERS' NAMES REFER TO CURRENT CITY OF BOSTON ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM AN INVERT ELEVATION PROVIDED BY BOSTON WATER AND SEWER COMMISSIONS.

THE FINISH FLOOR ELEVATION (FFE) IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.

BENCHMARK  
1) LEFT OUTER CORNER, LOWER CONCRETE STEP, No. 956  
ELEVATION = 16.34'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: AE  
COMMUNITY PANEL: 25025C0019J  
EFFECTIVE DATE: MARCH 16, 2016

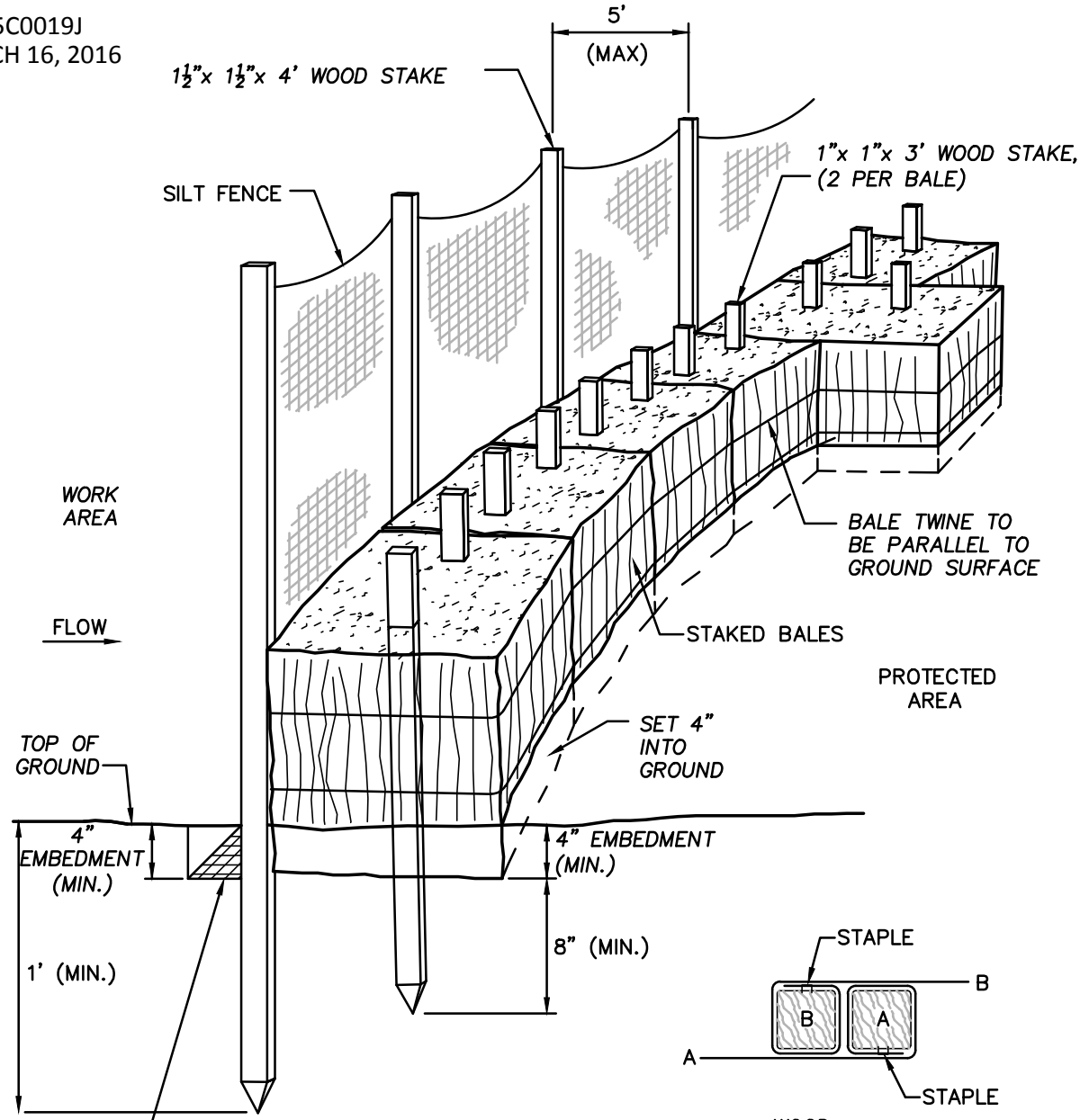
PREPARED FOR:  
OWNER OF RECORD  
CB EQUITIES SARATOGA STREET, LLC  
6 VELMA ROAD  
WAKEFIELD, MA 01890

REFERENCES:  
DEED: BK 57472; PG 312  
PLAN: PL BK 2018; PL 238  
BK 2221; PG END  
BK 2146; PG END

CITY OF BOSTON ENGINEERING RECORDS  
L-4182 BOARDMAN AND SARATOGA STREET  
L-3322 BOARDMAN STREET

NOTES:  
DATUM: BOSTON CITY BASE ELEVATION

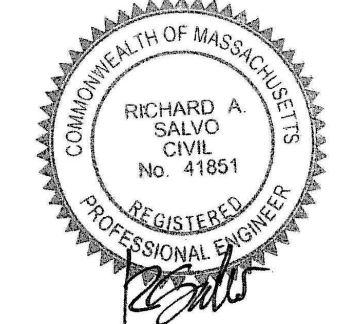
ZONING: EAST BOSTON NEIGHBORHOOD  
DISTRICT: NS  
SUBDISTRICT: NEIGHBORHOOD SHOPPING COMMERCIAL  
OVERLAYS: NONE  
MAP No.: 3A-3C  
ARTICLE: 53



NOTE:  
PUT ONE HAY BALE PERPENDICULAR  
ALONG HAY BALE BARRIER (100' O.C.).

SILT FENCE / HAYBALE BARRIER (EMBEDDED)

NOT TO SCALE



NO.	DATE	DESCRIPTION OF REVISION

**BOSTON SURVEY, INC.**  
UNIT C-4 SHIRWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Saugus, MA 01906  
Tel: (781) 231-1349  
Fax: (781) 417-0020

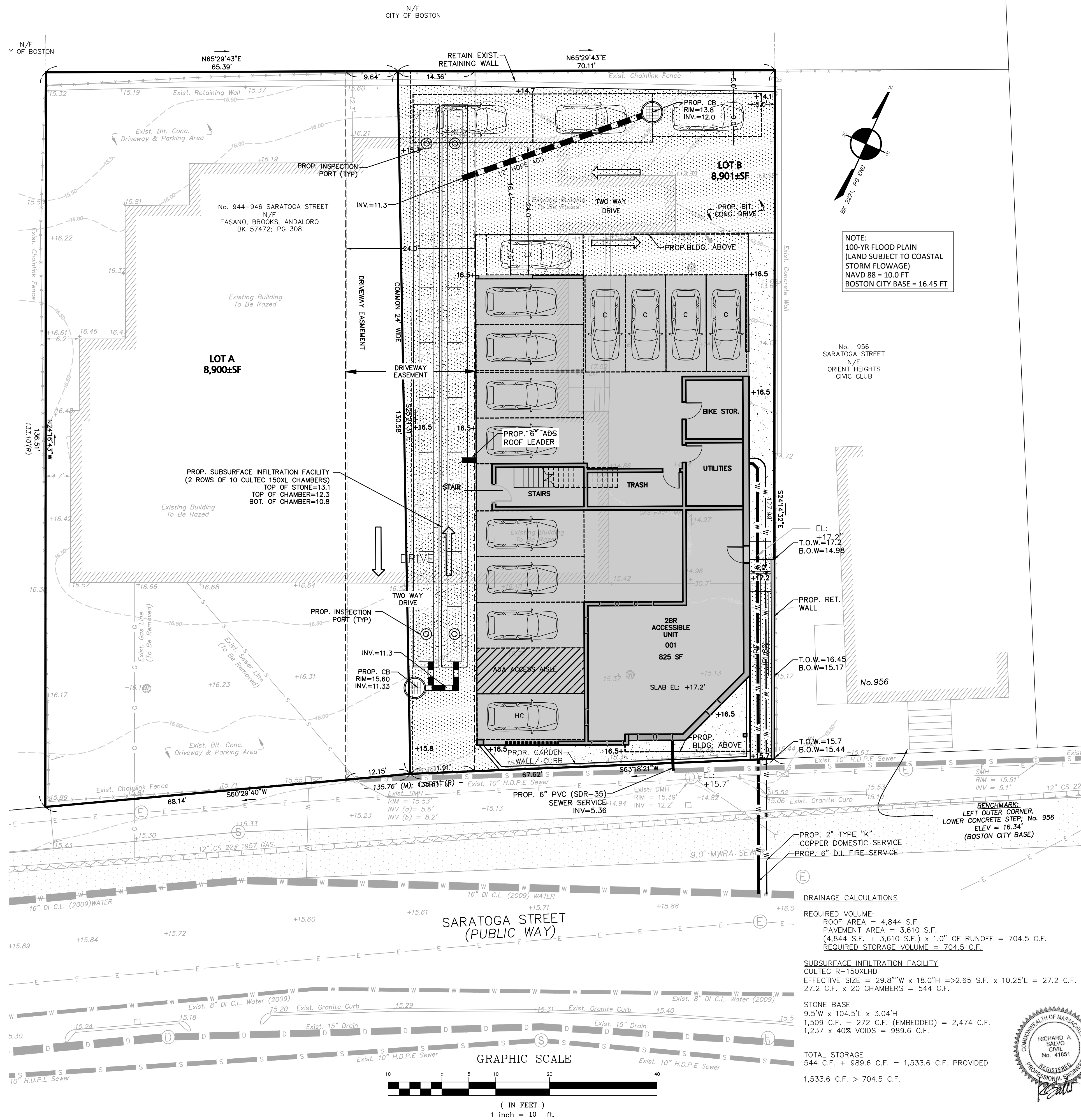
**Proposed Site Plan**  
944-946 Saratoga Street  
(Parcel ID: 010053000)  
East Boston, Massachusetts

PROJECT #: 18-66101  
DATE: May 18, 2018  
SCALE: AS NOTED  
DWG FILE NAME: 18-66101.dwg  
DESIGN BY: Calvin Reach  
CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:  
**CB Equities Saratoga Street, LLC.**  
6 Velma Road  
Wakefield, MA 01890

DRAWING TITLE:  
**Exist. Conditions/  
Demolition Plan**

DWG. NO.  
**1 of 2**

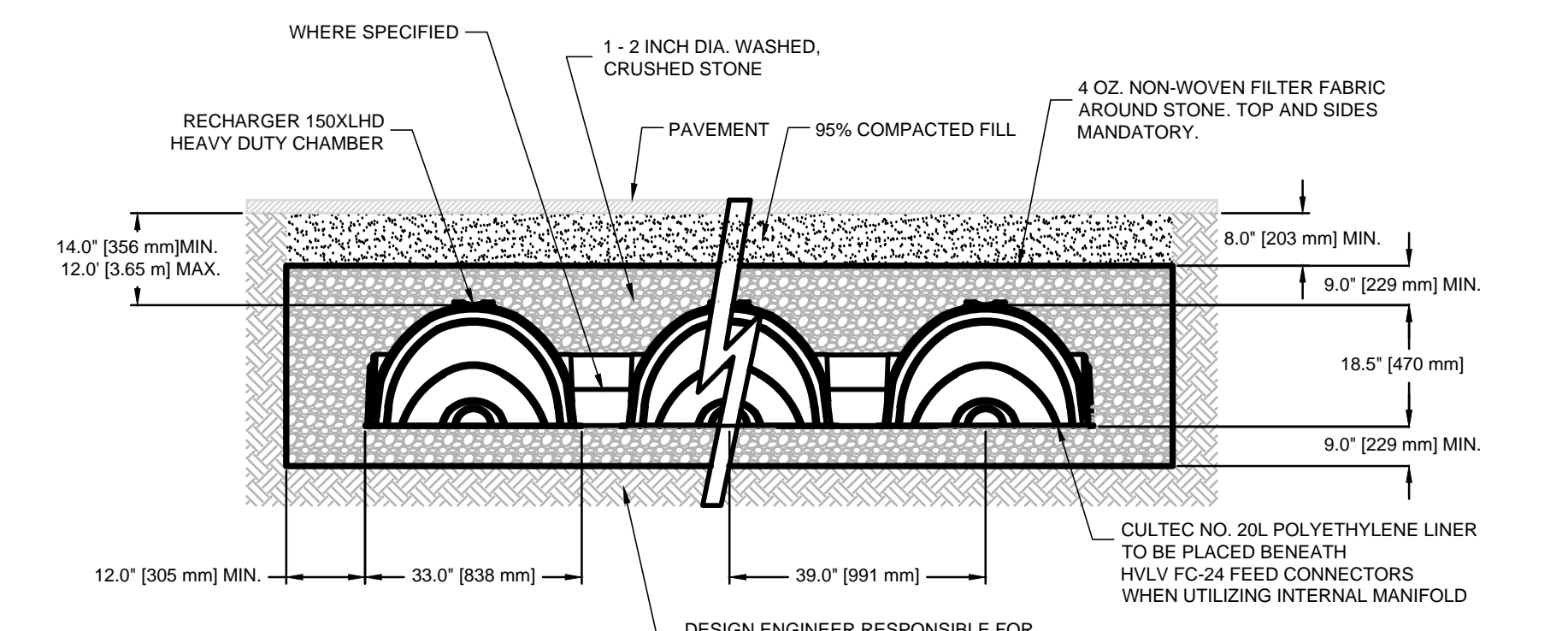
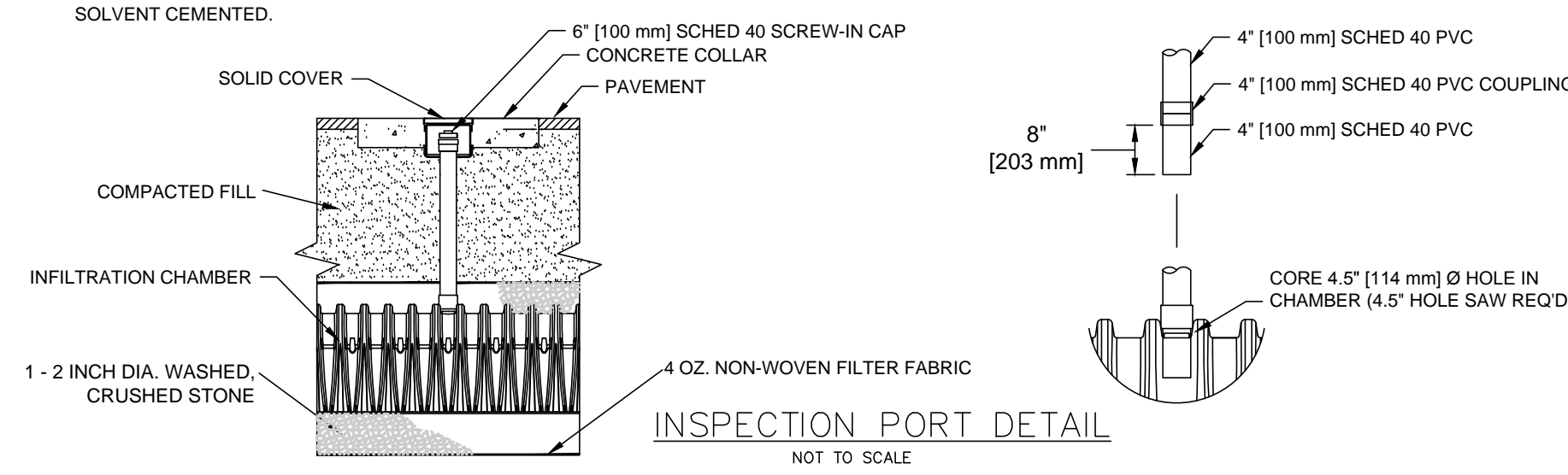


**LEGEND - PROPOSED SITE PLAN**

PROPERTY LINE	---
PROPOSED STRIPING	
PROPOSED BUILDING	▬
PROPOSED BIT. CONC. DRIVE	▬▬▬▬▬▬
PROPOSED LANDSCAPED AREA	▬▬▬▬▬▬▬▬▬▬▬▬
PROPOSED CURB	▬▬▬▬▬▬▬▬▬▬▬▬
PROPOSED DRAIN LINE	▬▬▬▬▬▬▬▬▬▬▬▬
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊕
PROPOSED SPOT SHOT	+92
PROPOSED COMPACT SPACE	C

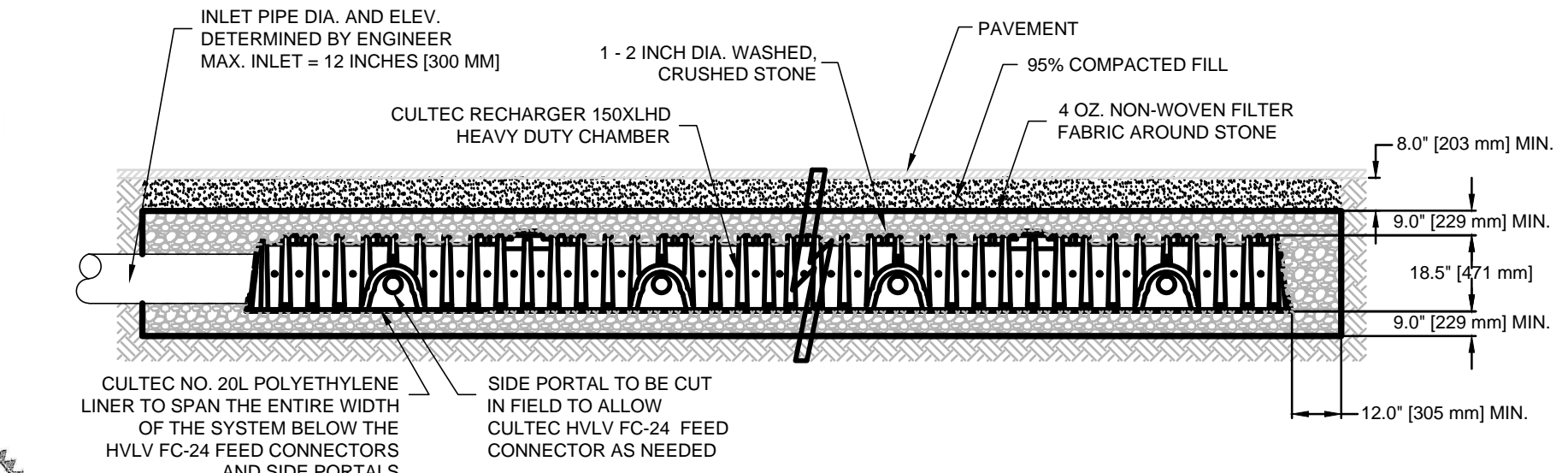
**NOTE:**  
SEE SHEET 1 OF 2 FOR EROSION CONTROL PLAN

**NOTES:**  
1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.  
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



**GENERAL NOTES**  
RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 4.89 CF/FT (0.45 M3/M) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12"(3.65m) THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



**SUB-SURFACE DRAINAGE FACILITY DETAIL**  
**CULTEC 150XL HD**  
NOT TO SCALE

**BOSTON SURVEY, INC.**  
UNIT C-4 SHIRWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Saugus, MA 01906  
Tel: (781) 231-1349  
Fax: (781) 417-0020

**Proposed Site Plan**  
944-946 Saratoga Street  
(Parcel ID: 010053000)  
East Boston, Massachusetts

**PROJECT:** Proposed Site Plan  
**APPLICANT:** CB Equities Saratoga Street, LLC.  
6 Veina Road  
Waverfield, MA 01890

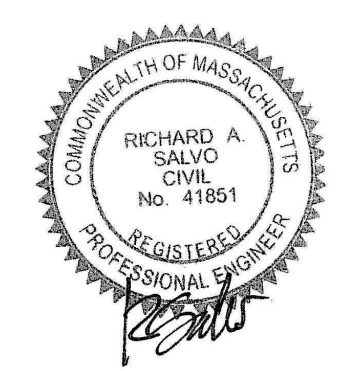
**PROJECT #:** 18-66101  
**SCALE:** AS NOTED  
**DESIGN BY:** Calvin Reach

**DATE:** May 18, 2018  
**DWG FILE NAME:** 18-66101.dwg  
**CHECKED BY:** Richard A. Salvo, P.E.

**DRAWING TITLE:** Proposed Site Plan  
**DWG. NO.:** 2of2

**DESCRIPTION OF REVISION**

**DATE**





NEW RETAINING WALL & FENCE AT REAR PROPERTY LINE

ASPHALT DRIVE WITH UNIT PAVING PERIMETER

**BOSTON COMPLETE STREETS**

Saratoga Street is a Neighborhood Connector Street

	Preferred	Minimum	Saratoga
Frontage Zone:	2'	0'	0'
Pedestrian Zone:	8'	5'	5'
Greenscape/Furnishing Zone:	5'	1'-6"	2'
Curb Zone:	6"	6"	6"
Total Width	15'-6"	7'	7'-2"

CURBED PLANT BED

5' CONCRETE PAVING AT PEDESTRIAN ZONE

2' UNIT PAVING BAND AT FURNISHING ZONE







**NOYES PLAYGROUND  
THE GIFT OF NATIVE TREES AT NOYES PLAYGROUND**

The development of 946 Saratoga will remove several invasive trees from the property.

We would like this opportunity to gift Native Trees to the Park. Locations for new trees as per Boston Parks Department approval.

Invasive, non-native plants and trees are a serious threat to native species, communities, and ecosystems in Massachusetts.

Hophornbeam

**NEW WALL AT  
NOYES PLAYGROUND:  
DURAHOLD BY UNILOCK**

- 3 x *Ostrya virginiana*  
(Hophornbeam) Location TBD
- 4 x *Pinus strobus* (White Pine)  
Location TBD





EXISTING BUILDING TO BE DEMOLISHED



956 SARATOGA



951 SARATOGA

Fee Calculation Sheet and Copies of Checks  
944-946 Saratoga Street, East Boston - Notice of Intent - 20 Jun 18

**Project Type:**

Demolition of 944-946 Saratoga Street and construction of residential building at 946 Saratoga Street

**Commonwealth Fee:**

One project within Category 2.j., Demolition of 944-946 Saratoga St. = \$500.00  
One project within Category 3.b., Building, including site at 946 Saratoga St. = \$1050.00  
Total of two activities = \$1550.00  
**One-half of total minus \$12.50 = \$762.50**

**Boston Municipal Portion of Commonwealth Fee:** The City of Boston does not accept the municipal portion of the Commonwealth fee: instead, it has its own fee structure, as below:

**Boston Fee Structure:**

Demolition Project cost between \$1,000 and \$50,000 = \$50.00  
Construction Cost over \$100,000 = \$1,500.00  
**Total of the two projects = \$1,550.00**

GREEN SECURELINK CHAIN AND GREEN DIAMOND DISAPPEAR WHEN COPIED HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

1146

CB EQUITIES SARATOGA ST, LLC  
41-55 NORTH ROAD, SUITE 55-22  
BEDFORD, MA 01730

DATE 6/11/18

EZShield™ Check Fraud Protection for Business 60-7269/2313

PAY TO THE ORDER OF COMMONWEALTH OF MA \$ 762.50

SEVEN HUNDRED AND SIXTY TWO 50/100 DOLLARS

Santander®  
Santander Bank, N.A.

FOR 944-946 SARATOGA ST, EA. BOSTON  
APP FEE - DIRM FEE

Details on back Security Features

GREEN SECURELINK CHAIN AND GREEN DIAMOND DISAPPEAR WHEN COPIED HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

1147

CB EQUITIES SARATOGA ST, LLC  
41-55 NORTH ROAD, SUITE 55-22  
BEDFORD, MA 01730

DATE 6/11/18

EZShield™ Check Fraud Protection for Business 60-7269/2313

PAY TO THE ORDER OF CITY OF BOSTON \$ 1,550.00

ONE THOUSAND FIVE HUNDRED AND FIFTY 00/100 DOLLARS

Santander®  
Santander Bank, N.A.

FOR 944-946 SARATOGA ST, EA. BOSTON  
DIRM/APP FEE

Details on back Security Features