



# 77-85 Liverpool Street

East Boston, Massachusetts

## Notice of Intent

November 7, 2018

submitted to **Boston Conservation Commission**

submitted by **Flying Cloud Realty Trust**

prepared by **Fort Point Associates, Inc.**

in association with:

**Roche-Christopher Architecture, LLC**  
**Columbia Design Group, LLC**



**Fort Point Associates, Inc.**

Urban Planning Environmental Consulting Project Permitting

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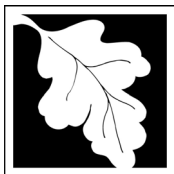
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# TRANSMITTAL FORM



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

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



**A. Applicant Information**

1. Location of Project:

75 and 77-85 Liverpool Street East Boston  
 a. Street Address b. City/Town  
1089 \$512.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Ben Goodman  
 a. First Name b. Last Name  
Flying Cloud Realty Trust  
 c. Organization  
42 Maverick Street  
 d. Mailing Address  
East Boston MA 02128  
 e. City/Town f. State g. Zip Code  
(617)721-4696 bgoodman@fastforwards.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Ben Goodman, Trustee  
 a. First Name b. Last Name  
Flying Cloud Realty Trust  
 c. Organization  
PO Box 201  
 d. Mailing Address  
Quincy MA 02171  
 e. City/Town f. State g. Zip Code  
(617)721-4696 bgoodman@fastforwards.com  
 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
Category 3 - New Building	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

**Step 6/Fee Payments:**

Total Project Fee:	\$1,050
State share of filing Fee:	\$512.50
City/Town share of filing Fee:	\$1,500 (Boston Fee)
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

1089

**Flying Cloud Realty Trust**

PO Box 201  
Quincy MA 02171

DATE 11/5/2018 53-7012/2110

PAY TO THE ORDER OF

Commonwealth of Massachusetts

\$ 512.50

Five Hundred Twelve Dollars & 50/100

DOLLARS  Security Features included. Details on Back.

WETLANDS COMMISSION FILING FEE



**East Boston Savings Bank**

EAST BOSTON, MA 02128

FOR 75-85 LIVERPOOL ST E. BOSTON

MP

⑈001089⑈ ⑆211070120⑆ 02 40687561⑈

1090

**Flying Cloud Realty Trust**

PO Box 201  
Quincy MA 02171

DATE 11/5/2018 53-7012/2110

PAY TO THE ORDER OF

The City of Boston

\$ 1500.00

One Thousand Five Hundred Dollars & 00/100

DOLLARS  Security Features included. Details on Back.

CONSERVATION COMMISSION FEE



**East Boston Savings Bank**

EAST BOSTON, MA 02128

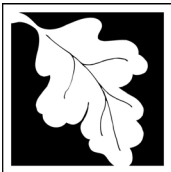
FOR 75-85 LIVERPOOL ST E. BOSTON

MP

⑈001090⑈ ⑆211070120⑆ 02 40687561⑈

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# APPLICATION FORM



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

**Important:**

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



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

**A. General Information**

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

75 and 77-85 Liverpool Street  
a. Street Address

East Boston  
b. City/Town

02128  
c. Zip Code

Latitude and Longitude:  
42.371944  
d. Latitude

-71.040830  
e. Longitude

0105565000 and 0105566000  
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Ben  
a. First Name

Goodman  
b. Last Name

Flying Cloud Realty Trust  
c. Organization

42 Maverick Street  
d. Street Address

East Boston  
e. City/Town

MA  
f. State

02128  
g. Zip Code

(617) 721-4696  
h. Phone Number

i. Fax Number

bgoodman@fastforwards.com  
j. Email Address

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

Ben  
a. First Name

Goodman, Trustee  
b. Last Name

Flying Cloud Realty Trust  
c. Organization

PO Box 201  
d. Street Address

Quincy  
e. City/Town

MA  
f. State

02171  
g. Zip Code

(617)721-4696  
h. Phone Number

i. Fax Number

bgoodman@fastforwards.com  
j. Email address

4. Representative (if any):

Ken  
a. First Name

Fields  
b. Last Name

Fort Point Associates, Inc.  
c. Company

31 State Street, 3rd Floor  
d. Street Address

Boston  
e. City/Town

MA  
f. State

02109  
g. Zip Code

(617)357-7044  
x203  
i. Fax Number

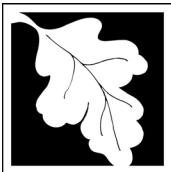
kfields@fpa-inc.com  
j. Email address

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

\$2,012.50  
a. Total Fee Paid

\$512.50  
b. State Fee Paid

\$1,500.00  
c. City/Town Fee Paid



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

### 6. General Project Description:

The Project will include building demolition and construction of a 5-story mixed-use residential development with approximately 11 off-street covered parking spaces, improved stormwater management, natural landscaping, and sidewalk enhancements partially within Land Subject to Coastal Storm Flowage resource area.

### 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.

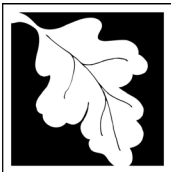
### 8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
54666	177
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.



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

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Provided by MassDEP:

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MassDEP File Number

---

Document Transaction Number

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City/Town

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

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

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

<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	_____	
	5,766	
	1. square feet	

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

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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Document Transaction Number

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City/Town

## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- 2018 \_\_\_\_\_  
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

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

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

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

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





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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Boston

City/Town

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

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/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/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/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.



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Document Transaction Number

Boston

City/Town

**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**

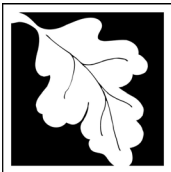
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

Civil Site Plan (in Attachment B, Stormwater Report)

a. Plan Title

Columbia Design Group, LLC

Peter Gammie

b. Prepared By

c. Signed and Stamped by

July 21, 2018

1" = 10'

d. Final Revision Date

e. Scale

(Attachment E, Project Plans)

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:

1090

11/5/18

2. Municipal Check Number

3. Check date

1089

11/5/18

4. State Check Number

5. Check date

Flying Cloud Realty Trust

6. Payor name on check: First Name

7. Payor name on check: Last Name



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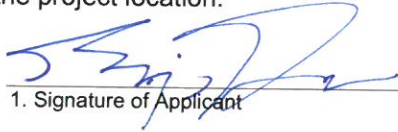
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
City/Town

## F. Signatures and Submittal Requirements

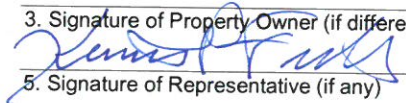
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the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

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

  
1. Signature of Applicant

11/6/2018  
2. Date

3. Signature of Property Owner (if different)

  
5. Signature of Representative (if any)

11/6/2018  
4. Date  
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.

ATTACHMENT A

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SUPPLEMENTAL INFORMATION

# ATTACHMENT A: SUPPLEMENTAL INFORMATION

## A.1 OVERVIEW OF PROPOSED PROJECT

Flying Cloud Realty Trust (the “Applicant”) is proposing to construct a mixed-use residential building (the “Project”) on two combined lots totaling approximately 8,000 square feet (“sf”) at 75 and 77-85 Liverpool Street (collectively referred to as “77-85 Liverpool Street”) in East Boston, Massachusetts (the “Project Site”). The Project will include demolition of three existing buildings, and construction of an approximately 22-unit mixed-use residential development, approximately 11 off-street parking spaces, improved stormwater management, native landscaping, and sidewalk enhancements partially within Land Subject to Coastal Storm Flowage (LSCSF).

## A.2 EXISTING CONDITIONS

The Project Site is located at 77-85 Liverpool Street in East Boston within a dense residential neighborhood. The Project Site is bound by Liverpool Street to the northwest, a residential backyard to the east (70-74 London Street), and a three-story wood-framed multi-residential building to the south. The Project Site is approximately 469 feet from the Mean High Water mark of Boston Harbor, and within walking distance of both Central Square and Maverick Square commercial areas. The Project Site is within 100 feet of Veteran’s Park II and proximate to Decatur Street Park, East Boston Central Catholic School, and Most Holy Redeemer Parish - Parroquia Santisimo Redentor. See Figure 1, Locus Map and Figure 2, Aerial View of Project Site and Surrounding Area.

The Project Site is currently accessed by an existing curb cut on Liverpool Street, between the 77-85 Liverpool parcel. Currently, the Project Site includes a two-story residential building (75 Liverpool Street), a one-story two-bay garage (77 Liverpool Street), and another two-story residential building (85 Liverpool Street). The total combined properties are approximately 8,000 sf, all of which is impervious surfaces (rooftop, paved driveways, and parking). See Figures 3 and 4, Existing Conditions Photographs and Attachment E, Project Plans.

According to the Federal Emergency Management’s (FEMA) Flood Insurance Rate Map (FIRM) Panel 25025C0081J, an approximately 6,000 sf portion of the Project Site is within the 100-year floodplain at elevation +10 NAVD88 or +16.46 Boston City Base Datum (BCB), as shown on Figure 5, FEMA FIRMette.

## A.3 PROJECT DESCRIPTION

The Applicant is proposing to redevelop the three parcels into a single transit-oriented mixed-use residential development with approximately 22 residential units, one 575 sf office unit,

and driveway to 11 off-street parking spaces, 9 of which will be covered (see Attachment E, Project Plans).

The Project will have a main entrance on Liverpool Street. The proposed building is five-stories with a ground floor parking lot. The first floor of the building will be at elevation +12.85 NAVD88, comprised of a lobby, one office unit, building mechanicals, and storage area. See Attachment E, NOI Plans, Elevation 1. The upper floors contain residential units. Landscaping around the building and driveway includes grass and Inkberry (*Ilex glabra*) plantings over approximately 750 sf. Four new Red Maple (*Acer rubrum*) street trees will be planted to improve the streetscape. See Attachment E, Project Plans, Landscaping Plan for further detail.

The Project includes stormwater management improvements, as described in the attached Site Stormwater Report. The stormwater system takes sheet flow directed from the driveway (2,000 sf) and trench drains to a catch basin which will drain to an underground infiltration system located under the driveway. Rooftop (4,000 sf) runoff will also be conveyed to the infiltration system. The infiltration system has been designed to retain and infiltrate the 1-inch, 24-hour storm event. The system is designed to exceed the required recharge volume and has an overflow connection to the Boston Water and Sewer Commission (BWSC) system within Liverpool Street for larger storm events. BWSC stormwater requirements for new development sites have been incorporated into the design. See Attachment B, Stormwater Report.

## **A.4 WETLAND RESOURCES**

The Project Site includes the LSCSF area. The LSCSF resource area is defined under the Wetlands Regulations as “land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.” LSCSF was determined based on the 100-year flood data provided by the FEMA FIRM for the area (Zone AE), at a base elevation of +10.0 NAVD88 (+16.46 BCB) which spans across the front of the Project Site. See Figure 5, FEMA FIRMette. FEMA’s March 16, 2016 Flood Insurance Study for Suffolk County, Massachusetts provides that the above-mentioned FIRM Base Flood Elevations (BFE) are rounded up from the actual 1% annual storm elevation at +9.4 NAVD88 (+15.86 BCB).

### **A.4.1 PROJECT IMPACTS AND MITIGATION**

Project work within, and related impacts to, the LSCSF resource area are included in Table 1.

**Table 1: Alteration of LSCSF**

Project-Related Impacts	Impact Type	Area
Impervious:		
Residential building footprint & roof	Permanent	2,866 sf
Driveway & open-air parking (2 spaces)	Permanent	2,000 sf
Brick walkways	Permanent	150 sf
Pervious:		
Landscaping and ground cover	Permanent	750 sf
Total:		5,766 sf

There are no current performance standards associated with LSCSF. According to American Society of Civil Engineers (ASCE) Standard 24 the proposed building is assigned Flood Design Class 2. The State Building Code has the minimum elevation of the lowest floor at the BFE plus one foot, or +11 NAVD88 (+17.46 BCB). Using the Flood Insurance Study there is justification to set the lowest floor elevation at +10.4 NAVD88 (+16.86 BCB). This is the minimum standard. The Applicant understands that building in the resource area should consider flood protection and climate change resiliency. Therefore, all occupiable space for the residential units, supporting communal areas, and electrical utility areas are set above +12.85 NAVD88, which is 2.5 feet above the 100-year floodplain. See Attachment C, Climate Change Questionnaire.

Construction will not begin until all required preconstruction regulatory approvals have been obtained. Construction is expected to take approximately 18 months. Construction will be staged to minimize impacts on the wetland resources on and surrounding the Project Site. All temporary structures, including job trailers, portable bathroom facilities, and materials will be handled, stored, installed, cleaned, and protected in accordance with the best industry standards. Construction will include the following methods for avoidance and mitigation:

- Installation of an erosion control barrier consisting of wattles or equal at the limit of work along the down gradient site border;
- Establishment of construction entrance apron pads at the main site access to prevent tracking of sediment on vehicle tires from transport onto adjacent streets;
- Removal of equipment and unconsolidated materials from the floodplain prior to a significant storm event;
- Spill contaminants kit to be kept on-site at all times in case there is a release of oil, gasoline, or other toxic substances related to mechanical equipment;
- Containment and covering of stockpiled soils to prevent erosion during rain events; and



- Upon completion of the site work, stabilization of the landscape area and all erosion control measures will be removed, and all structures will be cleaned of silt and debris.

## A.5 NOI PLAN LIST

The list of Project Plans prepared by the Project team members for this NOI are listed below, in order of appearance.

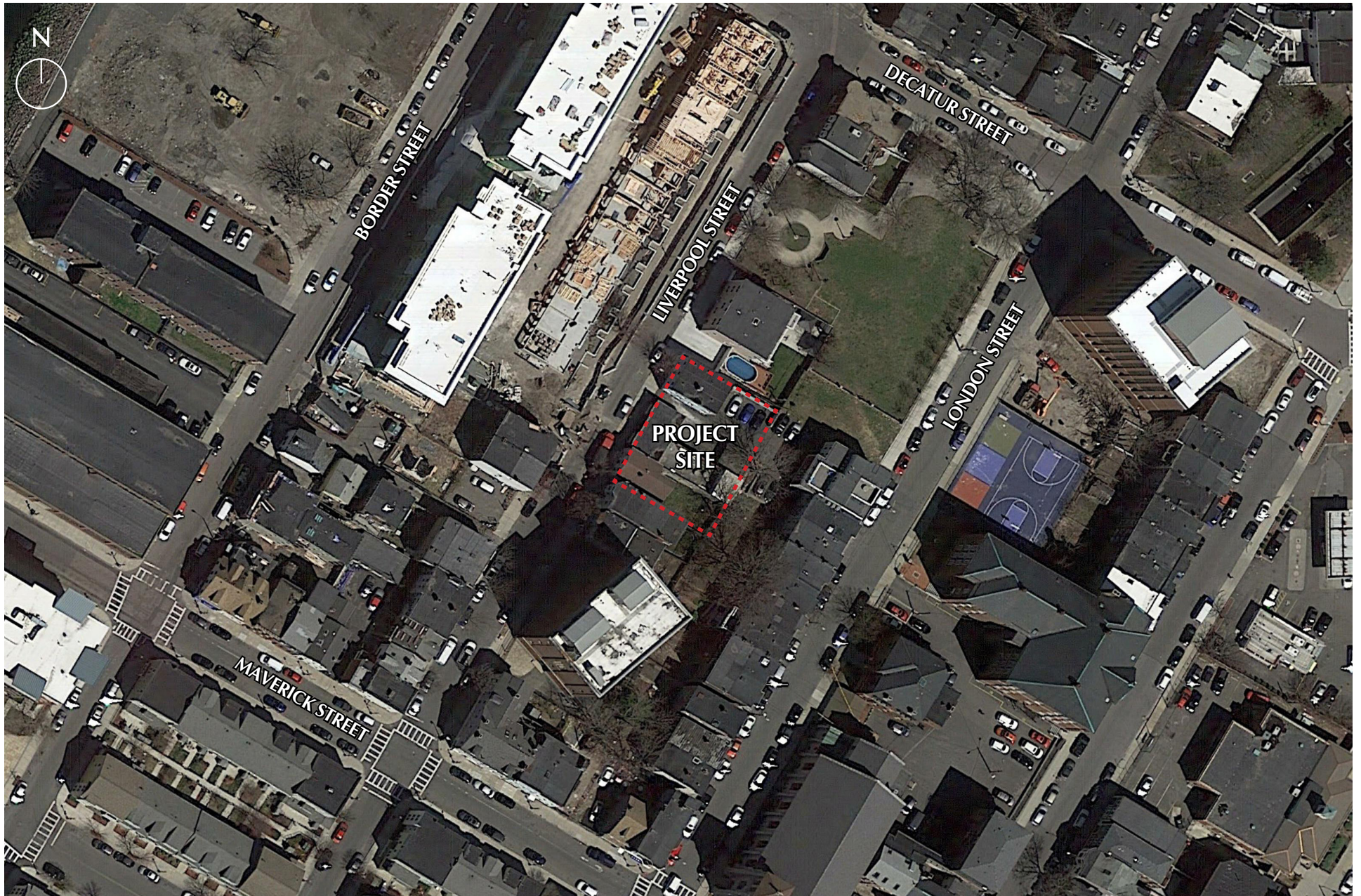
Title	Sheet #	Date	Original Scale	Prepared By
Certified Plot Plan (Existing Conditions)		2/23/17	1" = 10'	Boston Survey, Inc.
Presentation Sheet	C2	11/1/2018	N/A	Columbia Design Group, LLC
Proposed Elevation	A6	10/31/18	1/4" = 1'	RCA, LLC
Proposed Landscape Plan	L1	10/31/18	3/16" = 1'	RCA, LLC
Proposed Floor Plan (First Floor)	A1	10/31/18	1/4" = 1'	RCA, LLC
Proposed Floor Plan (Second Floor)	A2	10/31/18	1/4" = 1'	RCA, LLC
Proposed Floor Plan (Third Floor)	A3	10/31/18	1/4" = 1'	RCA, LLC
Proposed Floor Plan (Fourth Floor)	A4	10/31/18	1/4" = 1'	RCA, LLC
Proposed Floor Plan (Penthouse Level)	A5	10/31/18	1/4" = 1'	RCA, LLC

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FIGURES











1. View of existing building at 75 Liverpool Street



2. View of existing buildings at 77 Liverpool Street and 75 Liverpool Street





3. View of existing building at 85 Liverpool Street



4. View of existing building at 85 Liverpool Street





### LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
 The 1% annual chance flood (100-year flood) occurs on the basis flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, VE, X, and D. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A:** No Base Flood Elevation determined.  
**ZONE AE:** Base Flood Elevation determined.  
**ZONE AH:** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.  
**ZONE AO:** Flood depths of 3 to 3 feet (usually about five on a sloping terrain); average depths determined for areas of shallow fan flooding, velocities also determined.  
**ZONE AR:** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was a dike or levee. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.  
**ZONE AV:** Areas to be protected from 1% annual chance flood by a Federal Flood protection system under construction; no Base Flood Elevations determined.  
**ZONE VE:** Coastal Flood zone with velocity hazard (wave action); no Base Flood Elevations determined.  
**ZONE V:** Coastal Flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
 The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment to assure that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOODED AREAS**  
**ZONE X:** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and are protected by levees from 1% annual chance flood.  
**ZONE X:** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D:** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**  
**OTHERWISE PROTECTED AREAS (OPAs)**  
 CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary  
 0.2% Annual Chance Floodplain Boundary  
 Floodway boundary  
 Zone D boundary  
 CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zone and boundary bounding Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.  
 Limit of Moderate Wave Action  
 Limit of Moderate Wave Action coincident with Zone A areas  
 Base Flood Elevation line and value; elevation in feet\*  
 Base Flood Elevation value where uniform within zones; elevation in feet\*

\*Referenced to the North American Vertical Datum of 1988

— (A) — (A) — Cross section line  
 — (B) — (B) — Tunnel line  
 — (C) — (C) — Culvert  
 — (D) — (D) — Bridge  
 41° 02' 00" 83° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) using Massachusetts State Plane NAD83 Zone 18 projection  
 490000 M 1000-meter grid; Massachusetts State Plane NAD83 Zone 18 projection  
 1800000 N 1000-meter Universal Transverse Mercator (UTM) values, zone 18N  
 026810 X Bench mark (see explanation in Notes to Users section of this FIRMA panel)  
 MAP REVISIONS  
 Refer to Map Revisions List on Map Index  
 EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
 September 25, 2009

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL**  
 March 16, 2016 - to change Base Flood Elevations and Special Flood Hazard Areas, to change zone designations, to update the effects of wave action, to update separate levees, to add roads and waterways, to incorporate previously unshown features of the River and to modify Coastal Barrier Resources System (CBRS) units.  
 For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.  
 To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-426-9620.

**MAP SCALE 1" = 500'**  
 0 500 1000 FEET  
 0 150 300 METERS

PANEL 0081J

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**SUFFOLK COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

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

CONTRACT NUMBER DATE  
 2502SC0081J MARCH 2016

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

**MAP NUMBER**  
**2502SC0081J**  
**MAP REVISED**  
**MARCH 16, 2016**

Federal Emergency Management Agency

ATTACHMENT B

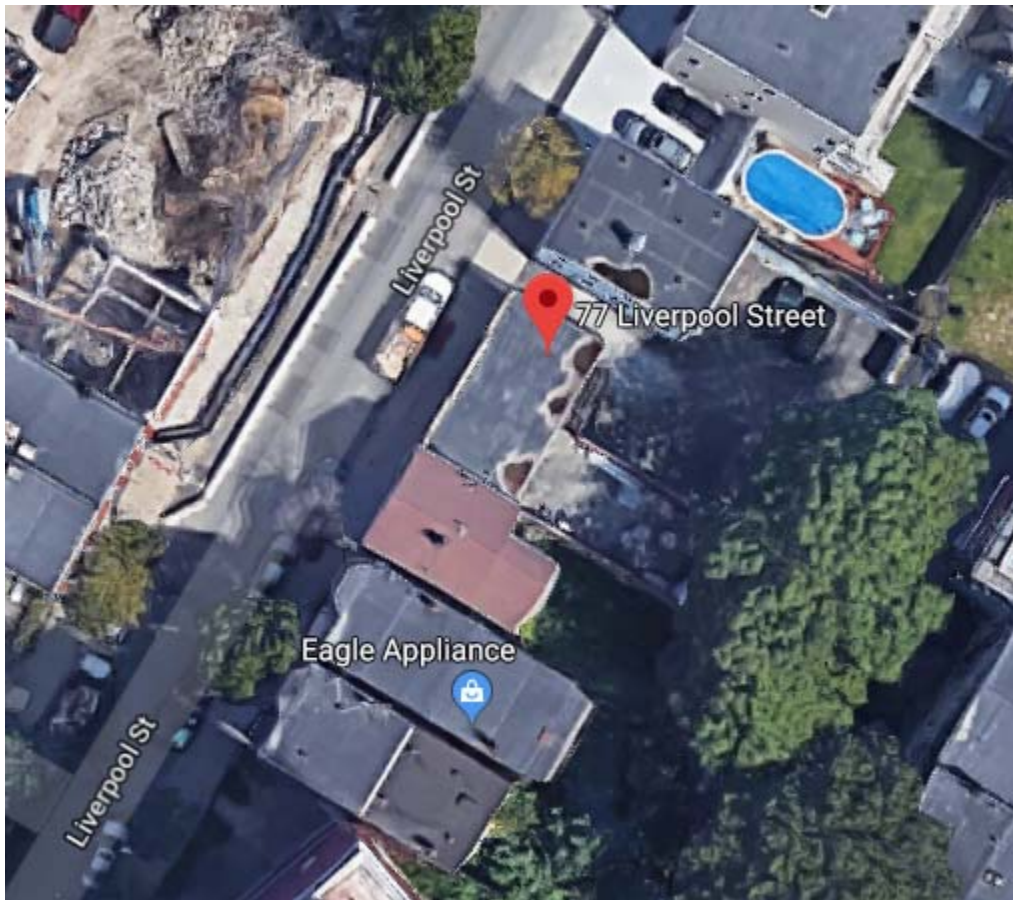
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STORMWATER REPORT



# *Storm Drainage Report*

**For**  
*77-85 Liverpool St., East Boston, MA*



Applicant: Condor Creek, LLC  
c/o Ben Goodman

November 1, 2018

*Peter Gammie*

By: *Peter Gammie, P.E.*  
*Columbia Design Group, LLC*

*14 Upham Avenue  
Boston, MA 02125*

*W(617)506.1474  
F(617)507.7740*

## Introduction

This report discusses the stormwater management system and analysis for the proposed redevelopment at 77-85 Liverpool St., East Boston, MA. It also contains documentation of compliance with the MassDEP Stormwater Standards, the Erosion and Sediment Control Report, and an Operations and Maintenance Plan. The proposed redevelopment includes the razing of the existing commercial buildings and construction of a new multiunit residential facility with parking at grade. The existing buildings and driveway/parking areas cover the entire site, approximately 8,000 sf. The site is relatively flat. Total disturbance is less than one acre, therefore the NPDES General Permit is not required.

## Stormwater Management Plan Report

The Site is approximately 0.18 acres and identified as Assessor's Ward 01 Parcel 05566000. The only disturbance outside the project site is the public sidewalk running in front of the facility which will be reconstructed. There are no known environmental resources other than the site being located within the 100 Year flood plain.

The topography is flat with either existing buildings or paved surfaces on all sides. All of the existing stormwater runoff is to the street. The post construction site will consist primarily of the new building, driveway and approximately 769 sf of landscaped areas. The proposed stormwater management for this site includes Best Management Practices that address the pre- versus post-development runoff volumes and peak flow, TSS removal and recharge to groundwater. The proposed stormwater management plan consists of a single infiltration system located under the driveway at the rear of the parcel. This system has been sized to mitigate the BWSC requirements for the capture and storage of 1" runoff of all impervious surfaces. Once this system is full, the excess runoff is piped through an overflow line to the municipal drain located in the street. The net result is a total containment and management of all onsite stormwater. The HydroCAD model provides the peak flow and volume for all storm events. Runoff from the exposed parking areas and driveway is captured in a catch basin and piped to the infiltrations system.

## Design Point #1

**Table 2 Volume of Discharge (cf)**

Design Storm	Design Point 1	
	Pre-	Post-
2 year, 3.2"	1977	0
10 year, 4.7"	2974	0
100 year, 8.5"	5504	0

**Table 3 Peak Rate of Discharge (cfs)**

Design Storm	Design Point 1	
	Pre-	Post-
2 year, 3.2"	0.57	0
10 year, 4.7"	0.85	0
100 year, 8.5"	1.54	0

## Soils

Soils Information obtained from the National Resources Conservation Service (NRCS) defines this area as 603 – Urban Land, excavated and filled land over herbaceous organic material and/or alluvium deposits.

## Erosion and Sediment Control Report

Elements of erosion control consist of wattles placed around the entire construction site, protection of the proposed infiltration systems during construction, truck wash-off area and street sweeping (See Civil Site Plan). In addition, the proposed development has taken into consideration:

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

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

- Initially, an erosion control barrier consisting of wattles will be installed at the limit of work along the down gradient site borders.
- Construction entrance apron pads will be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets.

## Operation and Maintenance Plan

The Operations and Maintenance Plan is attached, see Appendix A

## Documenting Compliance

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

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

- Standard 1 – No new untreated discharges.

- Standard 2 - Peak Rate Attenuation.
- Standard 3 - Recharge
- Standard 4 - Required Water Quality Volume.
- Standard 5 – 6: Computations used to demonstrate compliance with Standard 4.
- Standard 7: Computations demonstrating that peak rate attenuation, recharge, and water quality treatment is provided to maximum extent practicable
- Standard 8: Computations related to sizing of erosion and sediment controls
- Standard 9: Operation And Maintenance Plan
- Standard 10: Illicit Discharges to Drainage System

**STANDARD 1. NO UNTREATED DISCHARGES**

There are no new untreated discharges. Roof runoff is directed to infiltration system located under the driveway. Driveway runoff is collected via catch basins and directed to the infiltration system.

**STANDARD 2. PEAK RATE ATTENUATION**

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

**STANDARD 3. RECHARGE**

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

Existing Soils Evaluation

Soil conditions from the Geotechnical report indicate a sandy loam soil.

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

**Recharge Target Depth by Hydrologic Soil Group**

**Rawls Rates**

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

### Required Recharge Volume

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

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

*Rv* = Required Recharge Volume, expressed in Ft<sup>3</sup>, cubic yards, or acre-feet

*F* = Target Depth Factor associated with each Hydrologic Soil Group

*Impervious Area* = pavement area on site

This site:  $Rv = 0.35 * 8000 \text{ sf} / 12 = 233.3 \text{ CF}$  Required Recharge

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

### Proposed Recharge Volume

To comply with MassDEP, without taking into account the existing impervious area, the site requires a total recharge volume of 233.3 cubic feet. The proposed on-site infiltration system exceeds this volume as it provides approximately 618 cubic feet (see Civil site plan calculations). The site complies with the regulations relative to recharge to groundwater.

### Drawdown within 72 hours

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

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

$$= 233.3 / (1.02 \text{ in/hr})(1 \text{ ft}/12 \text{ in})(341 \text{ sf}) = 8 \text{ hrs}$$

Where:

*Rv* = Storage Volume

*K* = Saturated Hydraulic Conductivity For “Static” and “Simple Dynamic” Methods, use Rawls Rate (see Table 2.3.3).

*Bottom Area* = Bottom Area of Recharge Structure

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

#### **STANDARD 4. WATER QUALITY**

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

#### **STANDARD 5. LAND USES WITH HIGHER POTENTIAL POLLUTANT LOADS**

This site is not a LUHPPL.

#### **STANDARD 6. CRITICAL AREAS**

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

#### **STANDARD 7. REDEVELOPMENT**

This project is considered a redevelopment.

#### **STANDARD 8. CONSTRUCTION PERIOD CONTROLS**

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

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

- Initially, an wattles will be installed at the limit of work along the down gradient site borders.

- Construction entrance apron pads may be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets if this becomes an issue or problem.
- Silt sacks will be installed at catch basins within the street with in close proximity.

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

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

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

Drawings and specifications for erosion control BMPs: Contractor shall submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and/or temporary sedimentation basins.

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

## **STANDARD 9. OPERATION AND MAINTENANCE PLAN**

A stormwater operation and maintenance plan is included in Appendix A.

## **STANDARD 10. PROHIBITION OF ILLICIT DISCHARGES**

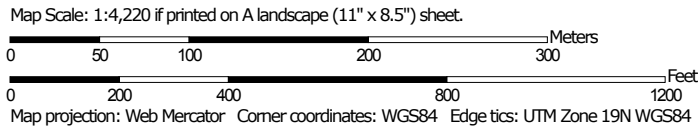
There are no illicit discharges proposed. An Illicit Discharge Compliance Statement will be submitted prior to the discharge of any stormwater to post-construction BMP's.



Soil Map—Norfolk and Suffolk Counties, Massachusetts



Soil Map may not be valid at this scale.





## Norfolk and Suffolk Counties, Massachusetts

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

#### Map Unit Setting

*National map unit symbol:* vkyl

*Mean annual precipitation:* 32 to 50 inches

*Mean annual air temperature:* 45 to 50 degrees F

*Frost-free period:* 120 to 200 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

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

#### Minor Components

##### Udorthents

*Percent of map unit:* 13 percent

*Hydric soil rating:* Unranked

##### Beaches

*Percent of map unit:* 2 percent

*Hydric soil rating:* Unranked

## Data Source Information

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts

Survey Area Data: Version 14, Sep 12, 2018

***Appendix 'A'***

***OPERATION AND MAINTENANCE PLAN/Long Term Pollution Prevention Plan***

*for*

***77-85 Liverpool St., East Boston, MA***

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

Stormwater Management System Owners: \_\_\_\_\_

Party Responsible for the O & M: owner

Schedule for Implementation: see O & M Schedule

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

Public Safety Features: Not Applicable.

Estimated Budget: To be determined.

Log Form: See below.

**Description of proposed O & M:**

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

An Illicit Discharge Compliance Statement will be submitted prior to the discharge of any stormwater to post-construction BMP's.

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

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

Accepted By: \_\_\_\_\_ Date:

Stormwater Management Operation and Maintenance Schedule

Property: \_\_\_\_\_

Date: \_\_\_\_\_

<b>BMP</b>	<b>Frequency</b>	<b>Date Performed</b>	<b>Comments</b>	<b>Cleaning/ Repair Needed? Yes/No</b>	<b>Date of Cleaning/ Repair</b>	<b>Performed By</b>
<u>Subsurface Infiltration System</u>  Inspect for proper functioning	Once at the end of construction and then video inspected every 5 years.					
<u>Catch Basin</u>	Once at the end of construction and then inspected every year. Any debris or sediments removed					
<u>Roof Drains</u> Inspect for proper functioning	Once at the end of construction and then every spring and fall. Roof area drains must be kept clear of ice and snow.					

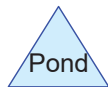
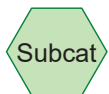
## *Appendix 'B'*

### HydroCad Calculations





Ex. Roof



# Liverpool St System

## Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
8,000	98	prop roof (14S)
<b>8,000</b>	<b>98</b>	<b>TOTAL AREA</b>

# Liverpool St System

Type III 24-hr 2-Year Rainfall=3.20"

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

### Subcatchment 14S: Ex. Roof

Runoff Area=8,000 sf 100.00% Impervious Runoff Depth>2.97"  
 Tc=5.0 min CN=98 Runoff=0.57 cfs 1,977 cf

**Total Runoff Area = 8,000 sf Runoff Volume = 1,977 cf Average Runoff Depth = 2.97"**  
**0.00% Pervious = 0 sf 100.00% Impervious = 8,000 sf**

# Liverpool St System

Type III 24-hr 2-Year Rainfall=3.20"

## Summary for Subcatchment 14S: Ex. Roof

Runoff = 0.57 cfs @ 12.07 hrs, Volume= 1,977 cf, Depth> 2.97"

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

Area (sf)	CN	Description
* 8,000	98	prop roof
8,000		100.00% Impervious Area

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

## Liverpool St System

Prepared by Columbia Design Group

HydroCAD® 10.00-19 s/n 05890 © 2016 HydroCAD Software Solutions LLC

Type III 24-hr 10-Year Rainfall=4.70"

Printed 11/2/2018

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

### Subcatchment 14S: Ex. Roof

Runoff Area=8,000 sf 100.00% Impervious Runoff Depth>4.46"  
Tc=5.0 min CN=98 Runoff=0.85 cfs 2,974 cf

**Total Runoff Area = 8,000 sf Runoff Volume = 2,974 cf Average Runoff Depth = 4.46"**  
**0.00% Pervious = 0 sf 100.00% Impervious = 8,000 sf**

## Liverpool St System

Prepared by Columbia Design Group

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Type III 24-hr 10-Year Rainfall=4.70"

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### Summary for Subcatchment 14S: Ex. Roof

Runoff = 0.85 cfs @ 12.07 hrs, Volume= 2,974 cf, Depth> 4.46"

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

Area (sf)	CN	Description
* 8,000	98	prop roof
8,000		100.00% Impervious Area

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

## Liverpool St System

Prepared by Columbia Design Group

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Type III 24-hr 50-Year Rainfall=5.90"

Printed 11/2/2018

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

### Subcatchment 14S: Ex. Roof

Runoff Area=8,000 sf 100.00% Impervious Runoff Depth>5.66"  
Tc=5.0 min CN=98 Runoff=1.07 cfs 3,773 cf

**Total Runoff Area = 8,000 sf Runoff Volume = 3,773 cf Average Runoff Depth = 5.66"**  
**0.00% Pervious = 0 sf 100.00% Impervious = 8,000 sf**

## Liverpool St System

Prepared by Columbia Design Group

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Type III 24-hr 50-Year Rainfall=5.90"

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### Summary for Subcatchment 14S: Ex. Roof

Runoff = 1.07 cfs @ 12.07 hrs, Volume= 3,773 cf, Depth> 5.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type III 24-hr 50-Year Rainfall=5.90"

Area (sf)	CN	Description
* 8,000	98	prop roof
8,000		100.00% Impervious Area

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

## Liverpool St System

Prepared by Columbia Design Group

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Type III 24-hr 100-Year Rainfall=8.50"

Printed 11/2/2018

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

### Subcatchment 14S: Ex. Roof

Runoff Area=8,000 sf 100.00% Impervious Runoff Depth>8.26"  
Tc=5.0 min CN=98 Runoff=1.54 cfs 5,504 cf

Total Runoff Area = 8,000 sf Runoff Volume = 5,504 cf Average Runoff Depth = 8.26"  
0.00% Pervious = 0 sf 100.00% Impervious = 8,000 sf

## Liverpool St System

Prepared by Columbia Design Group

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Type III 24-hr 100-Year Rainfall=8.50"

Printed 11/2/2018

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### Summary for Subcatchment 14S: Ex. Roof

Runoff = 1.54 cfs @ 12.07 hrs, Volume= 5,504 cf, Depth> 8.26"

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

Area (sf)	CN	Description
* 8,000	98	prop roof
8,000		100.00% Impervious Area

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

**INSTRUCTIONS:**

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location:

	B	C	D	E	F
	BMP <sup>1</sup>	TSS Removal Rate <sup>1</sup>	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
<b>TSS Removal Calculation Worksheet</b>	Deep Sump and Hooded Catch Basin	0.25	1.00	0.25	0.75
	Infiltration Basin	0.80	0.75	0.60	0.15
		0.00	0.15	0.00	0.15
		0.00	0.15	0.00	0.15
		0.00	0.15	0.00	0.15

**Total TSS Removal =**

**Separate Form Needs to be Completed for Each Outlet or BMP Train**

Project:   
 Prepared By:   
 Date:

\*Equals remaining load from previous BMP (E) which enters the BMP





# 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

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## 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.

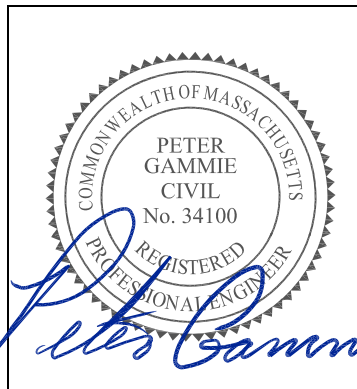
A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

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### Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



Peter Gammie, P.E. #34100, 11-5-2018

Signature and Date

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## 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): \_\_\_\_\_

### 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

## 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.



# Civil Site Plan

77-85 Liverpool St.  
East Boston, MA



WARD-PARCEL: 01-05566000 LAND USE CODE: RC  
WATER ACCOUNT: 323539000 Meter: 04015467

**BOSTON WATER AND SEWER COMMISSION**  
Reviewed and approved as to proposed connection to existing water and sewer facilities as shown on this plan, for use as a Building Permit Only. Additional Permitting may be required from BWSC prior to connection to existing facilities. See Appendix A for details on a permit on file 111 year from date of approval. 10/10/18  
JOHN P. SULLIVAN, JR. P.E.  
Chief Engineer

**BOSTON WATER & SEWER COMMISSION**  
Cross Connection  
Approval: [Signature] Date: 10/10/18  
Discharge Enforcement  
Approval: [Signature] Date: [ ]  
RESERVED FOR BWSC USE ONLY

**MATERIALS:**  
DRAIN LINES SHALL BE 6" SCH 40 w/ 2" MIN. COVER OVER PIPE. 1% SLOPE MIN  
SEWER SERVICE: 6" (SDR 35) 2% SLOPE MIN  
WATER: 4" DI CL ZINC COATED (MINIMUM OF 5 FEET BELOW GRADE)  
FIRE: 4" DI CL (MINIMUM OF 5 FEET BELOW GRADE)

PEAK WATER DEMAND = 54 GPM  
SEWER: 3080 GPD (28 BED x 110 GPD)

### INSPECTION CHECK LIST

- 4" DOMESTIC WATER
- 6" SEWER SERVICE
- CUT & CAP WATER
- SEWER DYE TEST
- 6" DRAIN SERVICE
- DRAIN DYE TEST
- FISH PLATE
- FISH PLATE
- INFILTRATION SYSTEM
- MINI CB
- MINI SMH
- 4" FIRE SERVICE
- TRENCH DRAIN
- OIL/GAS SEPARATOR
- CUT & CAP SEWER
- AREA DRAINS

AS-BUILT PREPARATION FEE IS REQUIRED

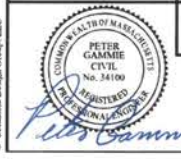
**REFERENCES:**  
SURVEY: Boston Survey, Inc.  
ARCHITECT: RCA, LLC  
APPLICANT: Condor Creek, LLC  
Ben Goodman, 617.721.4696  
42 Maverick Street, East Boston, MA 02128

No.	Date	Comment
#1	8-30-18	BWSC Comments

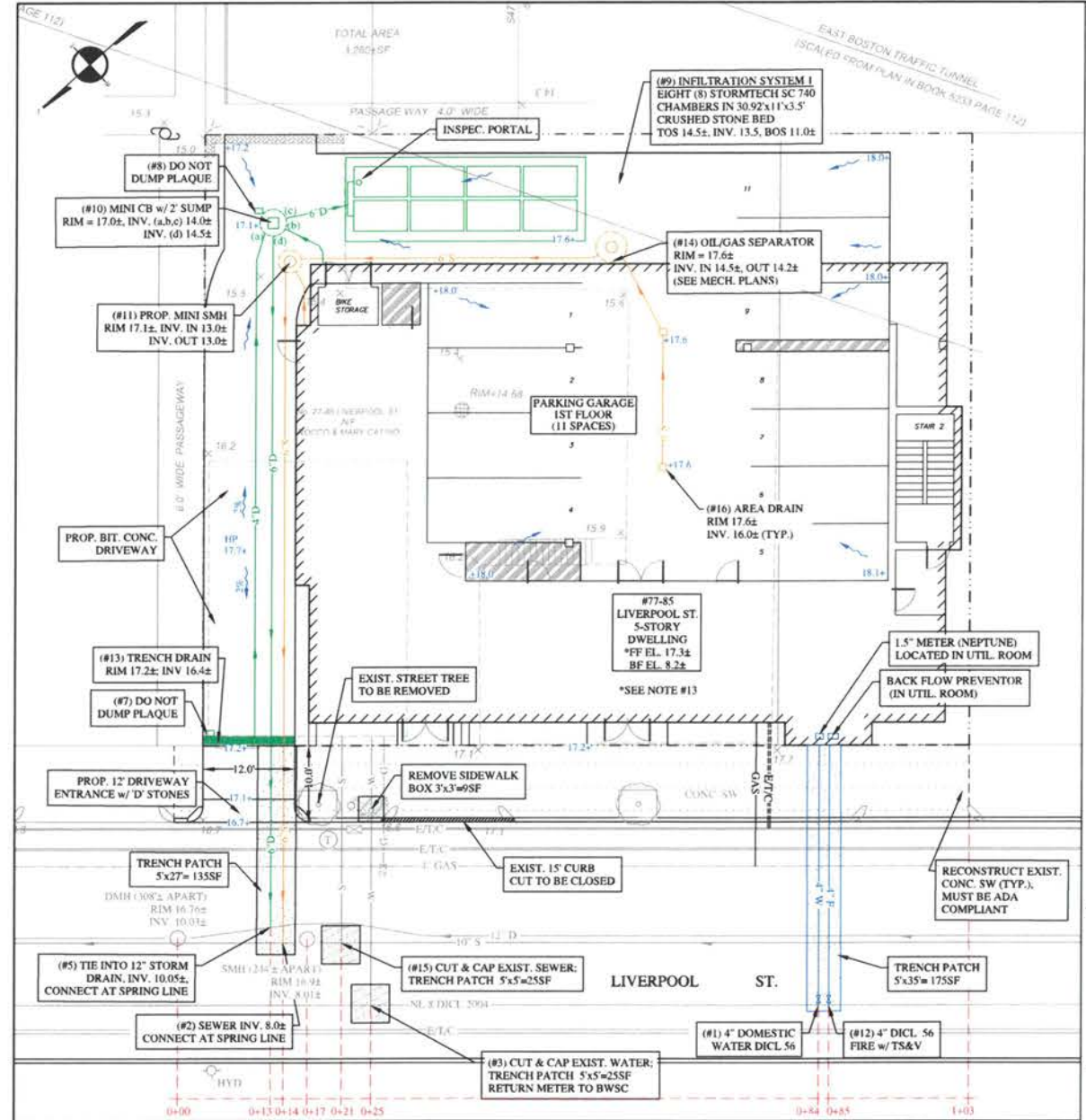
**Columbia Design Group, LLC**  
Consulting Engineers  
14 Upham Avenue  
Boston, MA 02125  
(T) 617.506.1474 (F) 617.507.7740

**BWSC SITE PLAN**  
#18365

Date: July 21, 2018 Scale: 1" = 10'  
Project No.: 2018-139 Drawing by: PG



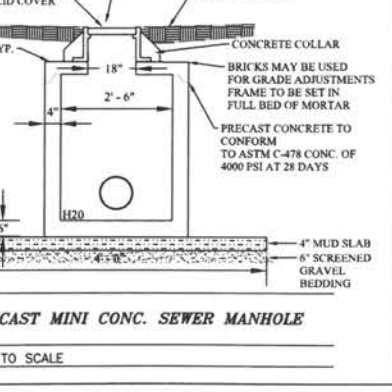
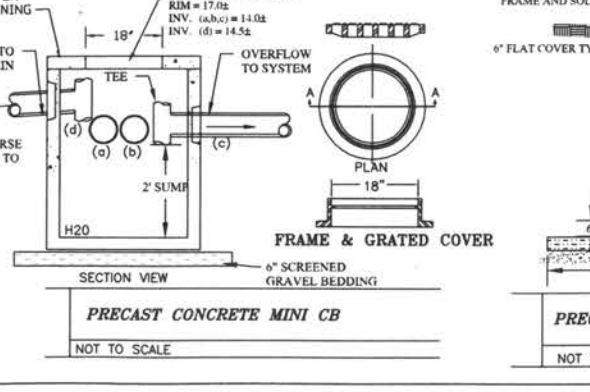
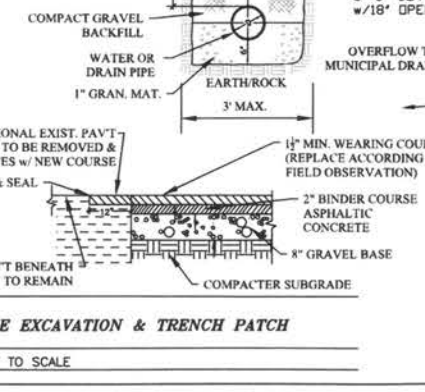
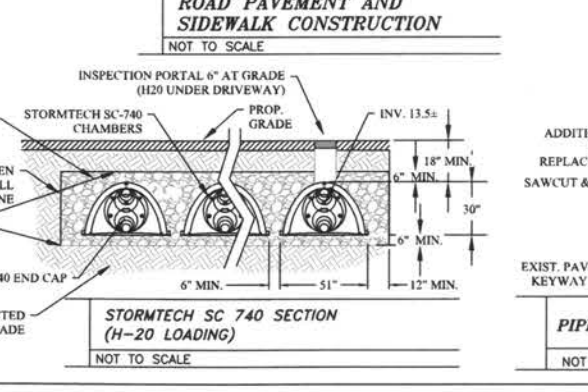
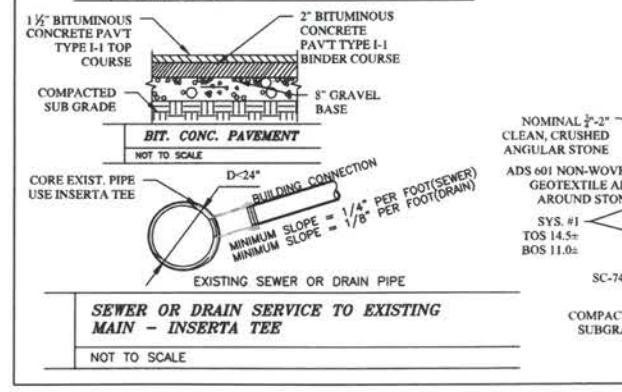
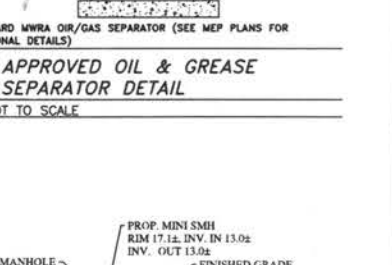
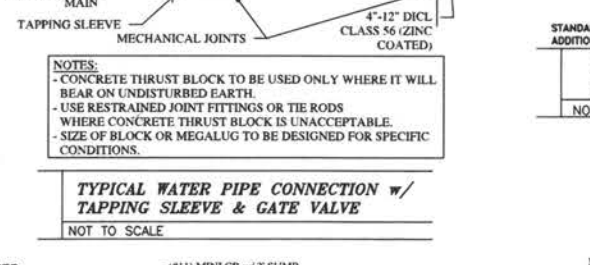
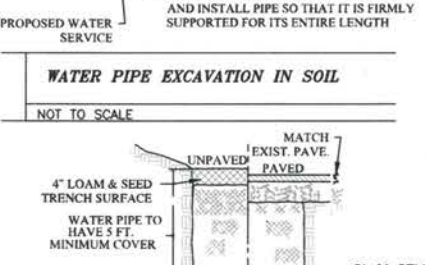
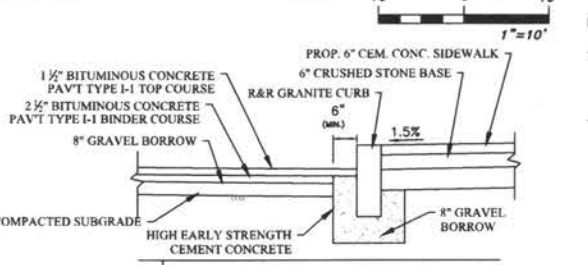
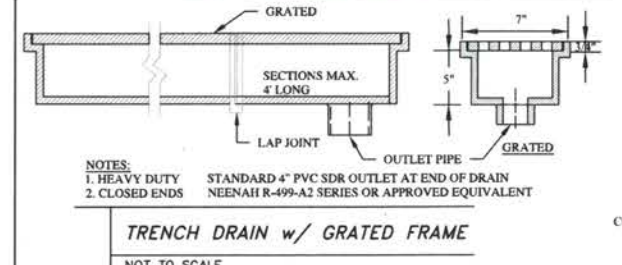
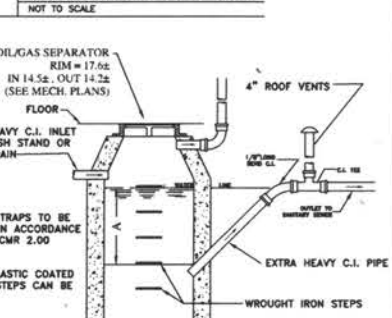
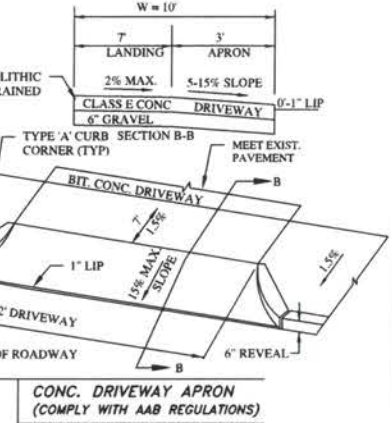
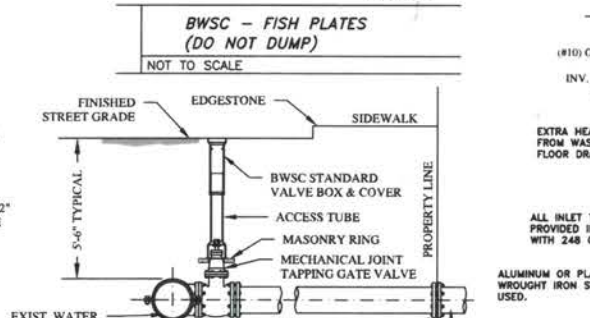
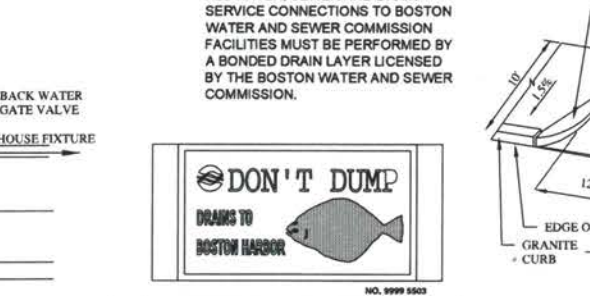
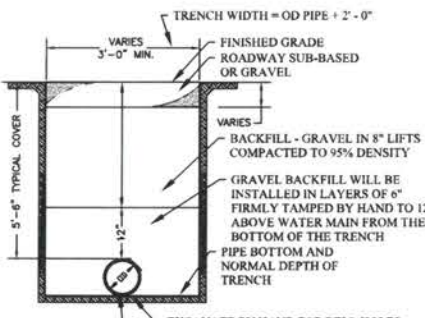
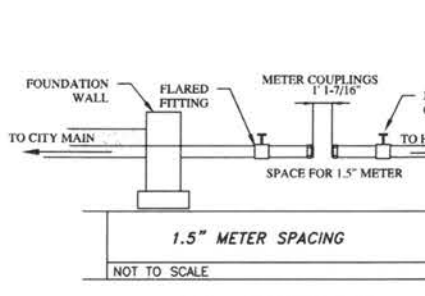
**C-1**  
Sheet 1 of 1



**DRAINAGE CALCULATIONS & LAYOUT NOTES:**  
IMPERVIOUS SURFACES:  
4,000(Roof area) + 2,000(paved) = 6,000 SF  
DESIGN STORMS:  
1" - OVER IMPERVIOUS AREA  
STORAGE REQUIRED: (6000sf/12) = 500 CF  
PROP. STORAGE:  
INFILTRATION SYSTEM #1  
51.0" Wide x 6.0" Spacing = 57.0" C-C Row Spacing  
4 Chambers/Row x 7.12" Long +0.44" Row Adjustment = 28.89" Row Length +12.0" End Stone x 2 = 30.89" Base Length  
2 Rows x 51.0" Wide x 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.00" Base Width  
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height  
4 Chambers x 45.9 of +0.44" Row Adjustment x 6.45 sf x 2 Rows = 373.2 of Chamber Storage  
1,190.4 of Field - 373.2 of Chambers = 817.2 of Stone x 30.0% Voids = 245.2 of Stone Storage  
Chamber Storage + Stone Storage = 618.3 CF  
NOTE: PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE 1" (24hr) STORM EVENT.

NOTE: IT IS VERY IMPORTANT THAT THE CONTRACTOR FIELD VERIFY EXISTING SITE GRADES, SEWER/DRAIN UTILITY LOCATIONS AT THE MAINS AT THE START OF CONSTRUCTION. IF CONDITIONS DIFFER SIGNIFICANTLY FROM WHAT IS SHOWN, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY OF THE SEWER OR DRAIN SYSTEMS.  
CONDO AGREEMENT:  
THE CONDO AGREEMENT SHALL PROVIDE LANGUAGE PERTAINING TO EACH UNIT OWNERS RIGHT TO HAVE ACCESS TO THE STORM DRAINAGE SYSTEM FOR MAINTENANCE AND REPAIRS.

- ### GENERAL NOTES
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSC FOR THE PROPOSED 4" WATER, 4" FIRE SERVICE, SEWER SERVICE AND DRAIN SERVICES. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS.
  - THE APPLICANT FOR THIS PROPERTY IS:  
Condor Creek, LLC  
Ben Goodman, 617.721.4696  
42 Maverick Street, East Boston, MA 02128
  - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSC, DPW AND BTD.
  - THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
  - THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
  - BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES SHALL BE PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSC FIELD SERVICES DEPARTMENT AT 617-898-7348. CONTACT DIG-SAFE AT 1-888-344-7213 AT LEAST 72 HRS PRIOR TO EXCAVATION.
  - ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
  - THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
  - NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
  - UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
  - THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
  - FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE CONFIRMED BASED ON FIELD CONDITIONS AND THE ARCHITECTURAL PLANS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.
  - CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTION SERVICES DEPARTMENT AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
  - THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH THE ENGINEER AND PROVIDE AS-BUILT DRAWINGS TO BWSC.
  - THE CONTRACTOR SHALL VERIFY EXISTING AND EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE GRADES SHOWN. IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
  - THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARKATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
  - THE FINISHED FLOOR ELEVATIONS (FFE) IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.
  - EXISTING METER TO BE RETURNED TO BWSC.





ATTACHMENT C

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CLIMATE CHANGE QUESTIONNAIRE



# Boston Planning & Development Agency Climate Resiliency Report Summary



**Submitted:** 11/06/2018 15:01:07

## A.1 - Project Information

Project Name:	77-85 Liverpool Street		
Project Address:	75 and 77-85 Liverpool Street		
Filing Type:	Initial (PNF, EPNF, NPC or other substantial filing)		
Filing Contact:	Ken Fields	Fort Point Associates, Inc.	kfields@fpa-inc.com 617-357-7044 x203
Is MEPA approval required?	No	MEPA date:	

## A.2 - Project Team

Owner / Developer:	Flying Cloud REalty Trust
Architect:	Roche-Christopher Architects, LLC
Engineer:	Columbia Design Group, LLC
Sustainability / LEED:	N/A
Permitting:	Fort Point Associates, Inc.
Construction Management:	N/A

## A.3 - Project Description and Design Conditions

List the principal Building Uses:	Mixed Use Residential
List the First Floor Uses:	Office, Mechanicals, Storage, Parking, upper floor access
List any Critical Site Infrastructure and or Building Uses:	

### Site and Building:

Site Area (SF):	8000	Building Area (SF):	4000
Building Height (Ft):	51.73	Building Height (Stories):	5
Existing Site Elevation – Low (Ft BCB):	15.45	Existing Site Elevation – High (Ft BCB):	17.69
Proposed Site Elevation – Low (Ft BCB):	15.52	Proposed Site Elevation – High (Ft BCB):	17.69
Proposed First Floor Elevation (Ft BCB):	19.31	Below grade spaces/levels (#):	0

### Article 37 Green Building:

LEED Version - Rating System:	N/A	LEED Certification:	No
Proposed LEED rating:		Proposed LEED point score (Pts.):	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:	38	Exposed Floor :	30
Foundation Wall:	19	Slab Edge (at or below grade):	15
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:	0.42
Area of Framed & Insulated / Standard Wall:	N/A	Wall Value:	13 + 7.5 c.i.
Area of Vision Window:	N/A	Window Glazing Assembly Value:	N/A
		Window Glazing SHGC:	0.40
Area of Doors:	N/A	Door Assembly Value :	0.80

**Energy Loads and Performance**

For this filing – describe how energy loads & performance were determined	N/A		
Annual Electric (kWh):		Peak Electric (kW):	
Annual Heating (MMbtu/hr):		Peak Heating (MMbtu):	
Annual Cooling (Tons/hr):		Peak Cooling (Tons):	
Energy Use - Below ASHRAE 90.1 - 2013 (%):		Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code (%):		Energy Use Intensity (kBtu/SF):	

**Back-up / Emergency Power System**

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

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

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

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

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

**B.1 – GHG Emissions - Design Conditions**

For this filing - Annual Building GHG Emissions (Tons): [Redacted]

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

N/A [Redacted]

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

N/A [Redacted]

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

N/A [Redacted]

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

N/A [Redacted]

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

N/A [Redacted]

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

N/A [Redacted]

**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):

N/A

**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 (Deg.):	32	Temperature Range - High (Deg.):	70
Annual Heating Degree Days:	180	Annual Cooling Degree Days:	180

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

Days - Above 90° (#):	9	Days - Above 100° (#):	0
Number of Heatwaves / Year (#):	3	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:

N/A

**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:

N/A

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:

N/A

**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**

What is the project design precipitation level? (In. / 24 Hours)

1

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

All Stormwater will be infiltrated on site

## 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):

Oversize infiltration system x 2.3 with overflow to BWSC Storm drain

## E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, the sea level 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 Special Flood Hazard Area? Yes

What Zone: AE

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)? 15.86

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))? Yes

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2' of sea level rise above 2013 tide levels, an additional 2.5" to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project's Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12" of freeboard for buildings, and 24" of freeboard for critical facilities and infrastructure and any ground floor residential units.



What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.3		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	19.3	First Floor Elevation (Ft BCB):	19.31
What are the Site Elevations at Building (Ft BCB)?	15.52	What is the Accessible Route Elevation (Ft BCB)?	15.52

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.:

Omit approved basement and elevate first floor

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.:

elevate mechanical above Design Flood Elevation

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:

Living units are above first floor

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

extra size infiltration unit and overflow to BWSC

**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.:

Oversize stormwater system; Mechanical above DFE

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

first floor above DFE

Thank you for completing the Boston Climate Change Checklist!

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

ATTACHMENT D

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ABUTTER NOTIFICATION

## ATTACHMENT D: ABUTTER NOTIFICATION

The following table outlines abutters of the Project within 100 feet of the property line as gathered from the City of Boston Assessing Department.

Parcel ID	Property	Owner	Owner Address
0105569000	LIVERPOOL ST BOSTON, MA 02128	MASS TURNPIKE AUTHORITY	10 PARK PLAZA #4160 BOSTON, MA 02116
0105568000	91-93 LIVERPOOL ST BOSTON, MA 02128	KIM VELEZ	91 LIVERPOOL ST EAST BOSTON, MA 02128
0105567000	87-89 LIVERPOOL ST BOSTON, MA 02128	KIM VELEZ	91 LIVERPOOL ST EAST BOSTON, MA 02128
0105564000	73 LIVERPOOL ST BOSTON, MA 02128	GUILLERMO VAQUERANO	73 LIVERPOOL ST EAST BOSTON, MA 02128
0105563000	71 LIVERPOOL ST BOSTON, MA 02128	COUGAR REALTY TRUST	500 WEST CUMMINGS PK SUITE 240 WOBURN, MA 01801
0105562000	65 LIVERPOOL ST BOSTON, MA 02128	CITY OF BOSTON	65 LIVERPOOL EAST BOSTON, MA 02128
0105562001	65 LIVERPOOL ST BOSTON, MA 02128	AT&T	575 MOROSGO DR 12F N TOWER ATLANTA, GA 30324
0105591000	62 LIVERPOOL ST BOSTON, MA 02128	ANGELO PAGLUCCA	62 LIVERPOOL ST EAST BOSTON, MA 02128
0105581000	LIVERPOOL ST BOSTON, MA 02128	ANGELO PAGLUCCA	62 LIVERPOOL ST EAST BOSTON, MA 02128
0105580010	72 LIVERPOOL ST BOSTON, MA 02128	RANGEL DAROSA	72 LIVERPOOL ST EAST BOSTON, MA 02128
0105579010	74 LIVERPOOL ST BOSTON, MA 02128	RANGEL DAROSA	74 LIVERPOOL ST EAST BOSTON, MA 02128
0105590100	75-109 BORDER ST BOSTON, MA 02128	COPPERSMITH VILLAGE RENTAL	143 BORDER ST EAST BOSTON, MA 02128
0105590200	76-106 LIVERPOOL ST BOSTON, MA 02128	PEACE PROPERTIES INC	143 BORDER ST EAST BOSTON, MA 02128
0105535000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118
0105534000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118

Parcel ID	Property	Owner	Owner Address
0105536000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118
0105537000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118
0105538000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118
0105539000	LONDON ST BOSTON, MA 02128	CITY OF BOSTON	c/o PARKS AND RECREATION 1010 MASSACHUSETTS AVE 3 <sup>RD</sup> FLOOR BOSTON, MA 02118
0105540000	74 LONDON ST BOSTON, MA 02128	EAST BREEZE LLC	42 MAVERICK ST EAST BOSTON, MA 02128
0105541000	72 LONDON ST BOSTON, MA 02128	EAST BREEZE LLC	42 MAVERICK ST EAST BOSTON, MA 02128
0105542000	70 LONDON ST BOSTON, MA 02128	EAST BREEZE LLC	42 MAVERICK ST EAST BOSTON, MA 02128
0105543000	68 LONDON ST BOSTON, MA 02128	HOUVER PUERTA	68 LONDON ST EAST BOSTON, MA 02128
0105544000	66 LONDON ST BOSTON, MA 02128	BENJAMIN GOODMAN	PO BOX 201 N QUINCY, MA 02171
0105545000	64 LONDON ST BOSTON, MA 02128	EAST WIND PROPERTIES LLC	42 MAVERICK ST EAST BOSTON, MA 02128
0105546000	62 LONDON ST BOSTON, MA 02128	SMITH HILL REALTY TRUST	PO BOX 201 N QUINCY, MA 02171
0105547000	60 LONDON ST BOSTON, MA 02128	MARIA E SANTOS	PO BOX 288 E BOSTON, MA 02128
0105548000	58 LONDON ST BOSTON, MA 02128	BENJAMIN GOODMAN	PO BOX 201 N QUINCY, MA 02171
0105549000	56 LONDON ST BOSTON, MA 02128	BENJAMIN GOODMAN	PO BOX 201 N QUINCY, MA 02171
0105550000	54 LONDON ST BOSTON, MA 02128	FRANCISCO A LOPEZ	54 LONDON ST EAST BOSTON, MA 02128

## Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

- A. The name of the applicant is **Flying Cloud Realty Trust**. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission to remove, till, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40).
- B. The address of the lot where the activity is proposed is **77-85 Liverpool Street, East Boston, Massachusetts 02128**.
- C. Copies of the notice of Intent may be examined at **Boston City Hall** between the hours of **9 AM and 5 PM** on the following days of the weeks: **Monday through Friday**. For more information, call Boston City Hall at **(617) 635-3850**.
- D. Copies of the Notice of Intent may be obtained from the applicant's representative by calling this telephone number **(617) 357-7044 x 203** between the hours of **9 AM and 5 PM** on the following days of the week: **Monday through Friday**.
- E. Information regarding the date, time, and place of the public hearing may be obtained from **Boston Conservation Commission** by calling this telephone number: **(617) 635-3850** between the hours of and on the following days of the week: **9 AM to 5 PM, Monday through Friday**.

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

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

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



ATTACHMENT E

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PLANS

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 30, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM A GPS OBSERVATION.

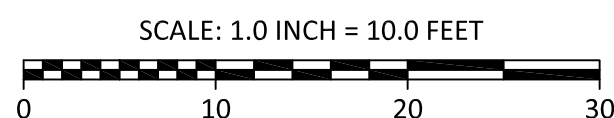
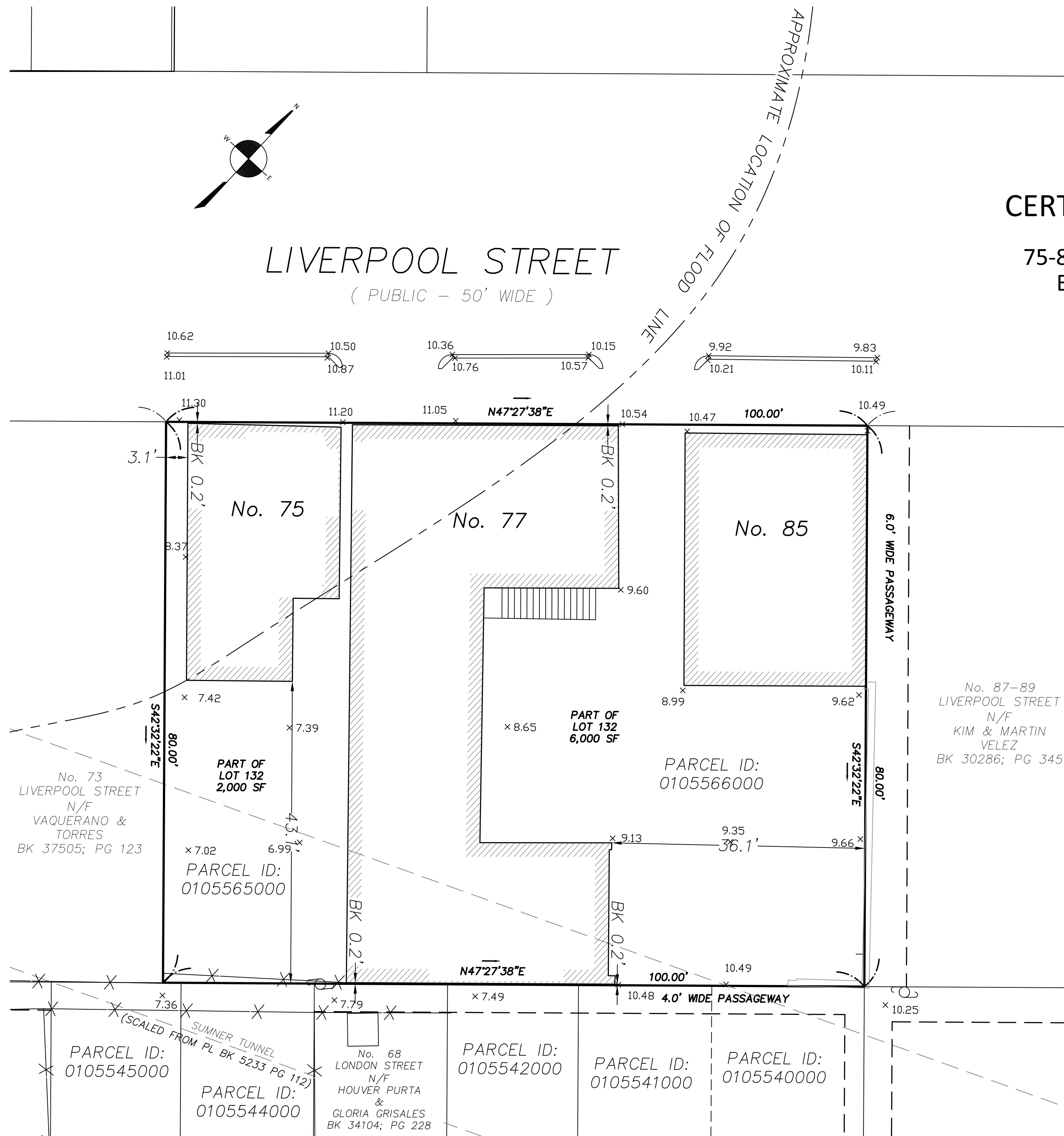
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: AE  
 COMMUNITY PANEL: 25025C0081J  
 EFFECTIVE DATE: MARCH 16, 2016

**PREPARED FOR:**  
 BENJAMIN P. GOODMAN  
 77 - 85 LIVERPOOL ST.  
 EAST BOSTON, MA 02128

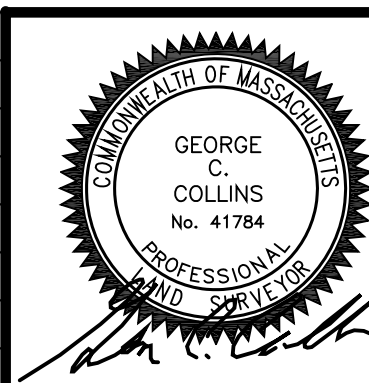
DEED: BK 42819; PG 4  
 BK 54666; PG 175  
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 BK 1170; PG 300

**NOTES:**  
 PARCEL ID: 010556500 & 0105566000

**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**75-85 LIVERPOOL STREET**  
**EAST BOSTON, MA**



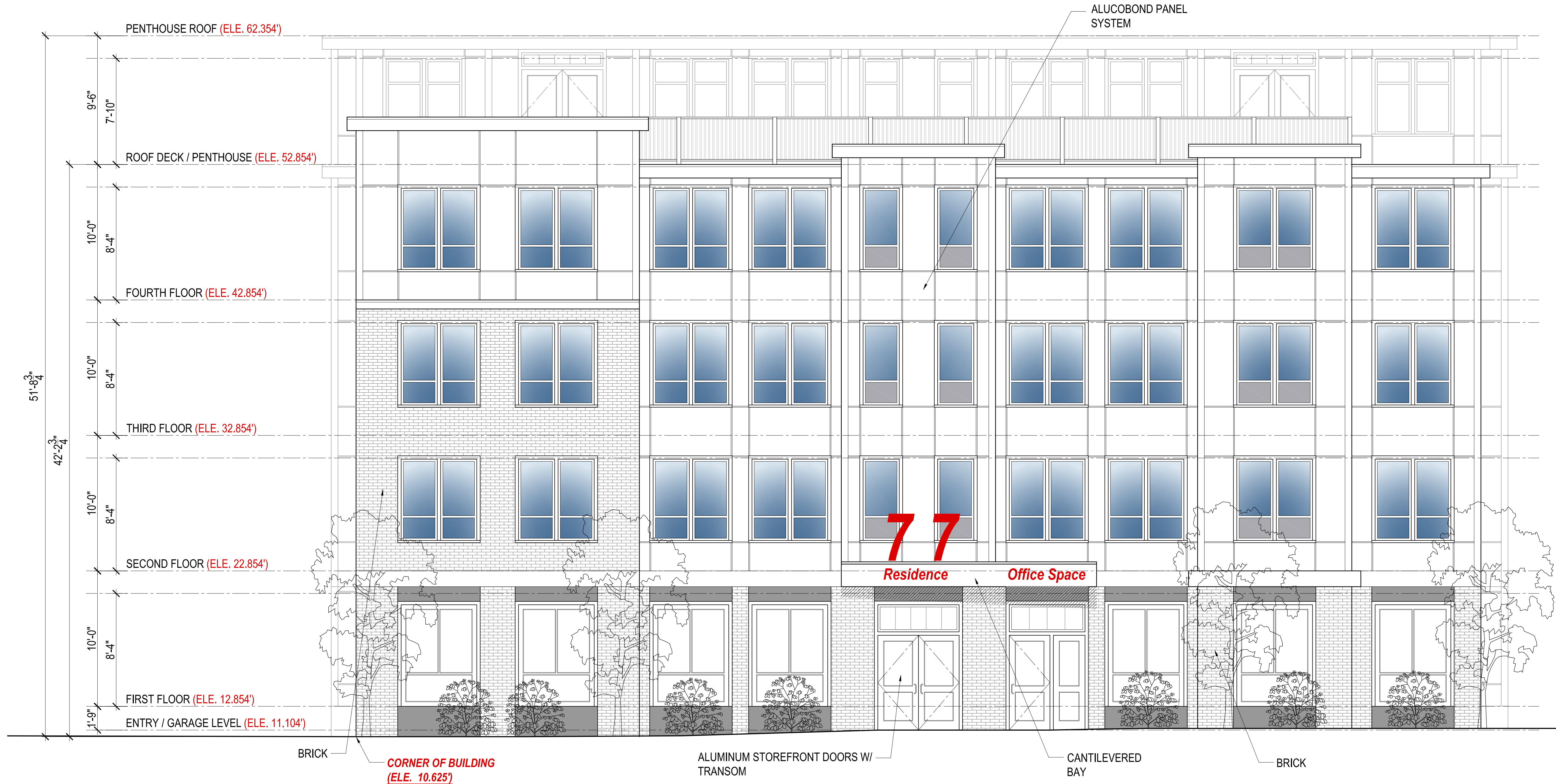
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DRAFT:	JJH/SAP/RAP
CHECK:	GCC
DATE:	08/30/18
JOB #	17-00589







REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 1

**RCA, LLC**  
 Telephone: 617-352-6936  
 Fax: 617-352-1898  
 415 Newport Ave.  
 Davenport, Massachusetts 01922

Fast Forwards Management LLC  
 77- 85 Liverpool Street  
 East Boston, Ma 02128

PROJECT #  
18-022  
 DATE: 10-31-18  
 REV:  
 SCALE:  
1/4" = 1'-0"  
 DRAWN BY:  
CD  
 CHECKED BY:  
R.P.B.

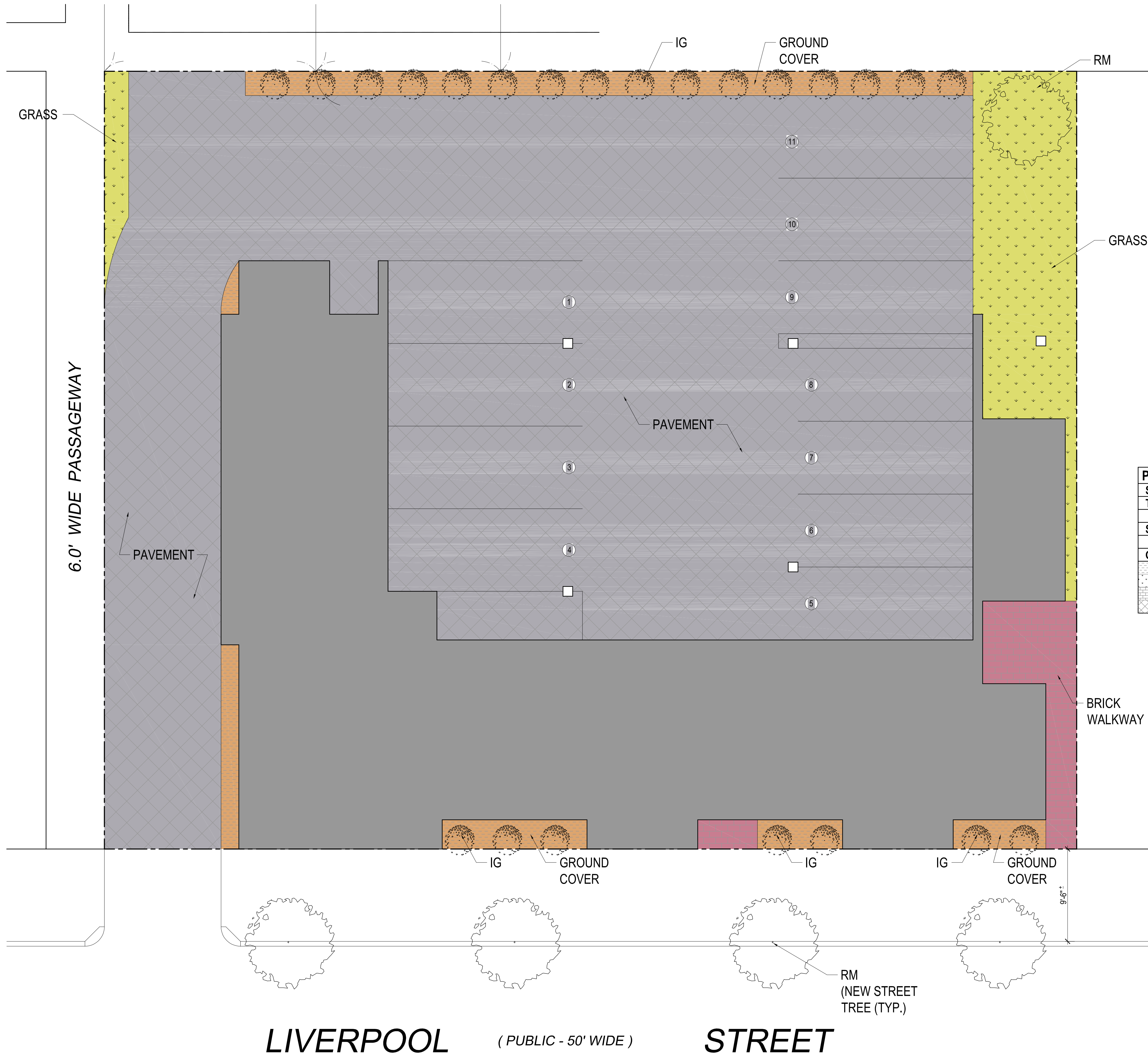
PROPOSED ELEVATION

A6

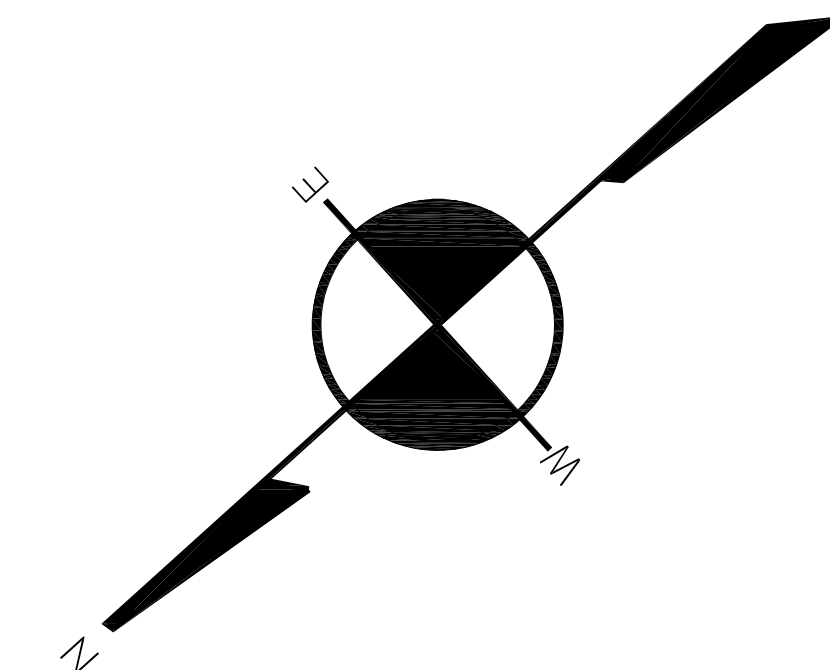
GENERAL NOTE:  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN  
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



PLANT MATERIAL LIST						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>TREES</b>						
RM	5	RED MAPLE		8-0'	-	
<b>SHRUBS</b>						
IG	25	ILEX GALABRA	INK BERRY	2-3'	-	
<b>GROUND COVER</b>						
		GROUND COVER				
		GRASS				
		BRICK				
		PAVEMENT				



**LIVERPOOL** (PUBLIC - 50' WIDE) **STREET**  
**LANDSCAPE PLAN**

**GENERAL NOTE:**  
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**RCA, LLC**  
 415 Newport Ave.  
 Davenport, Massachusetts 01922  
 Telephone: 617-282-6909  
 Fax: 617-282-1898

Fast Forwards Management LLC  
 77- 85 Liverpool Street  
 East Boston, Ma 02128

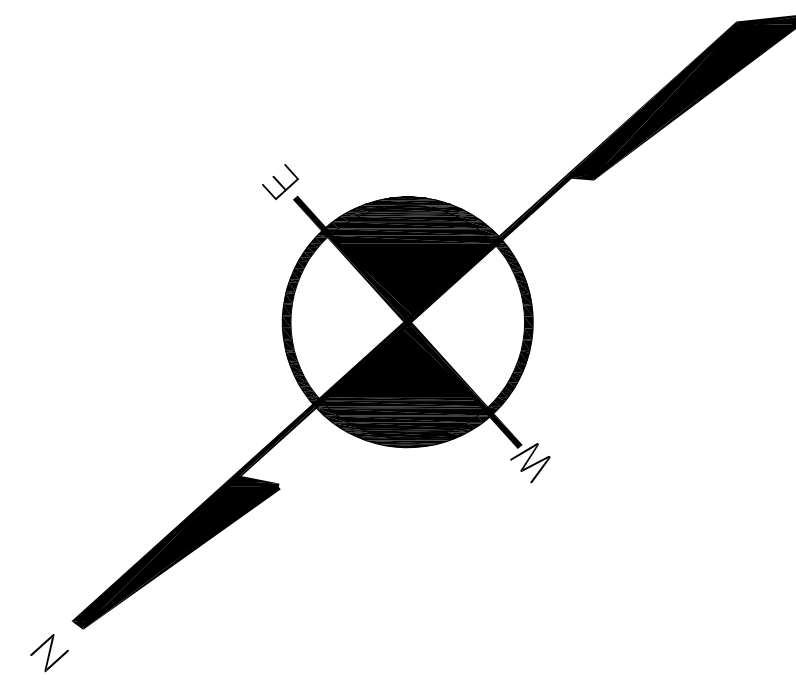
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 18-022  
 DATE: 10-31-18  
 REV:  
 SCALE:  
 3/16" = 1'-0"  
 DRAWN BY:  
 CD  
 CHECKED BY:  
 R.P.B.

PROPOSED LANDSCAPE  
 PLAN

**L1**

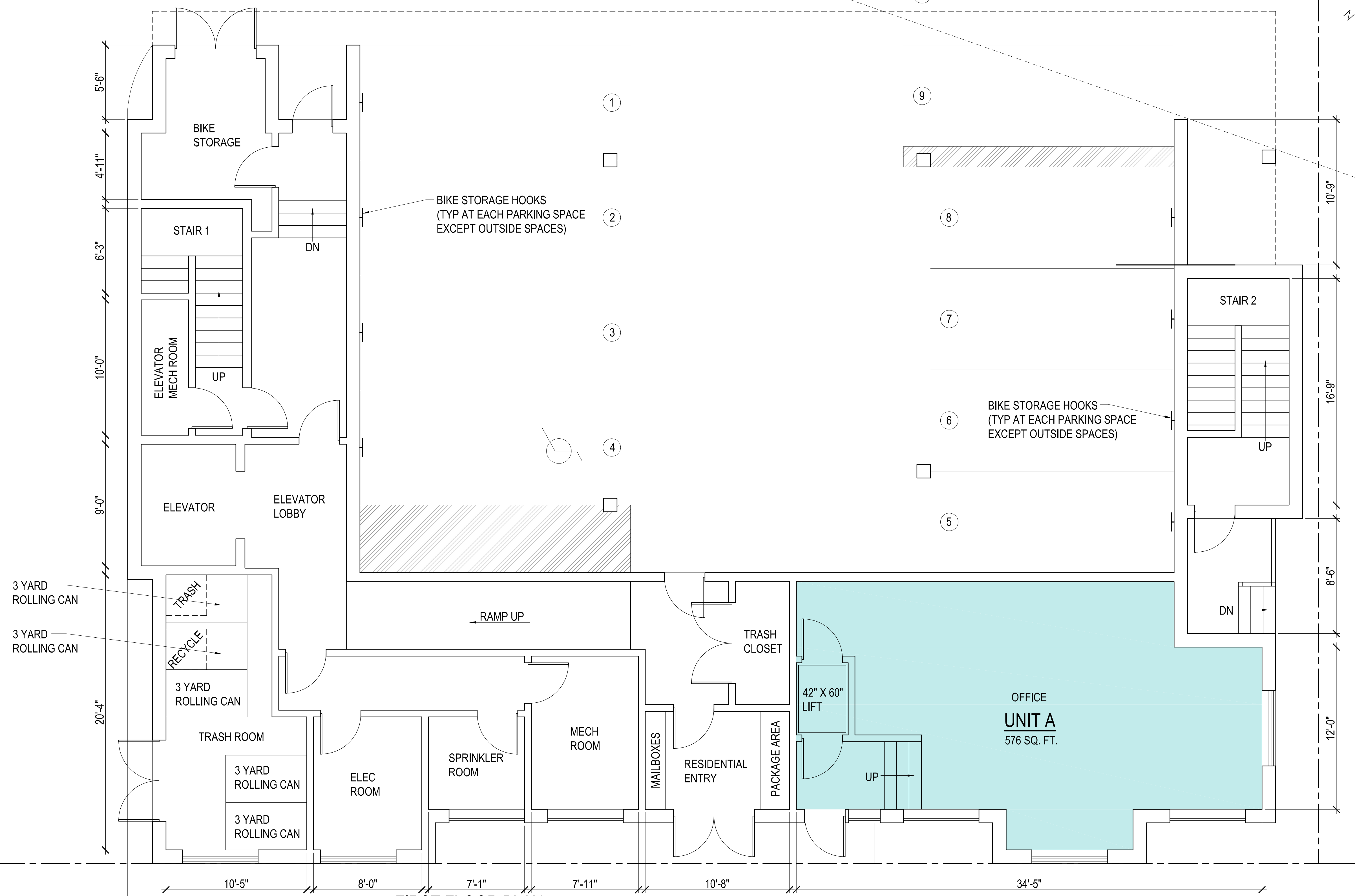


REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



EAST BOSTON TRAFFIC TUNNEL

6.0' WIDE PASSAGEWAY



FIRST FLOOR PLAN

**RCA, LLC**  
 415 Newport Ave.  
 Davenport, Massachusetts 01922  
 Telephone: 617-282-6936  
 Fax: 617-282-1898  
 www.rca-llc.com

Fast Forwards Management LLC  
 77- 85 Liverpool Street  
 East Boston, Ma 02128

PROJECT #	18-022
DATE:	10-31-18
REV:	
SCALE:	1/4" = 1'-0"
DRAWN BY:	CD
CHECKED BY:	R.P.B.

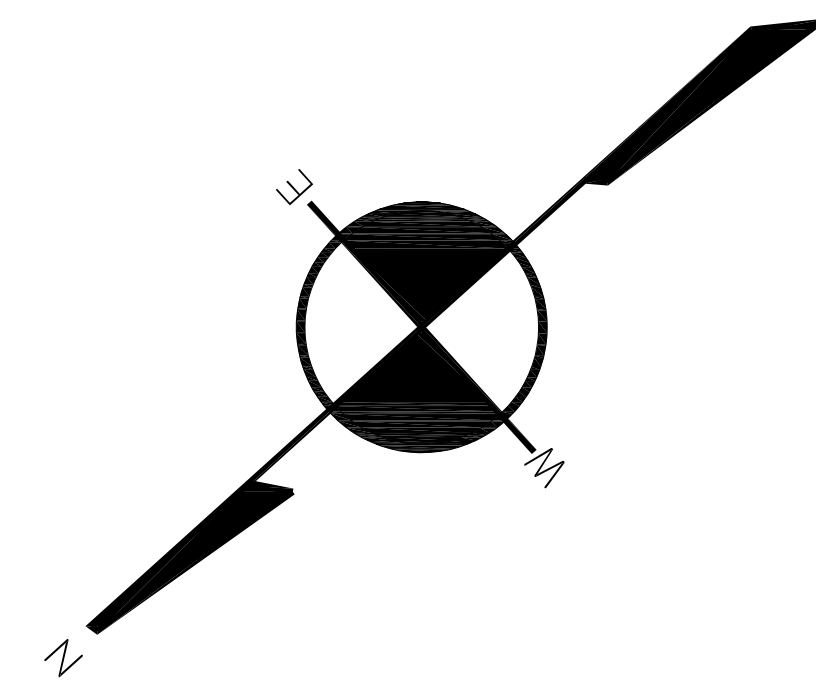
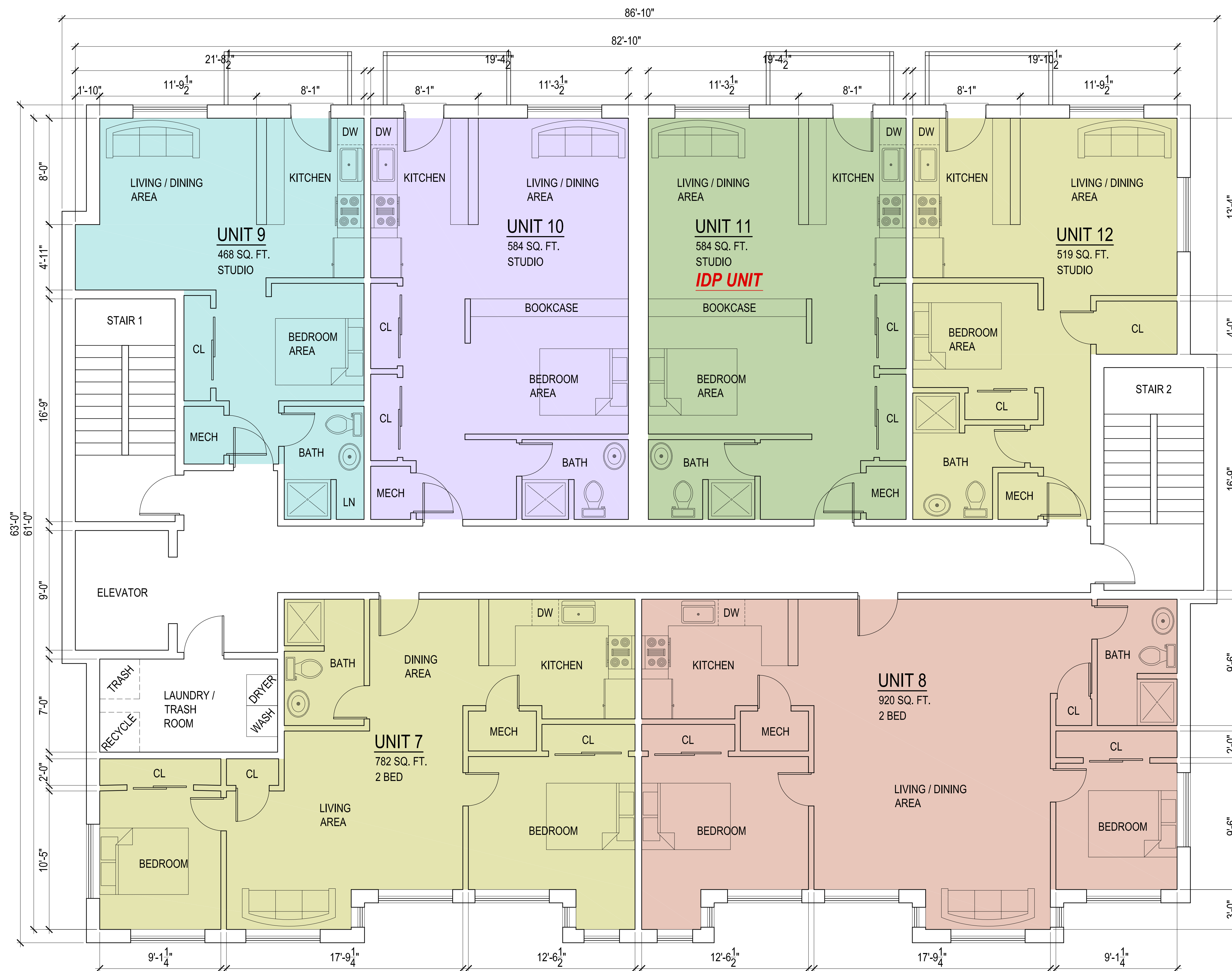
PROPOSED FLOOR PLAN

A1

GENERAL NOTE:  
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REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



**THIRD FLOOR PLAN**  
6 UNITS PER FLOOR

**GENERAL NOTE:**  
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**RCA, LLC**  
415 Neponset Ave.  
Dorchester, Massachusetts 02122  
Telephone: (617) 252-0909  
Fax: (617) 252-1088  
www.rca-llc.com

Fast Forwards Management LLC  
77-85 Liverpool Street  
East Boston, Ma 02128

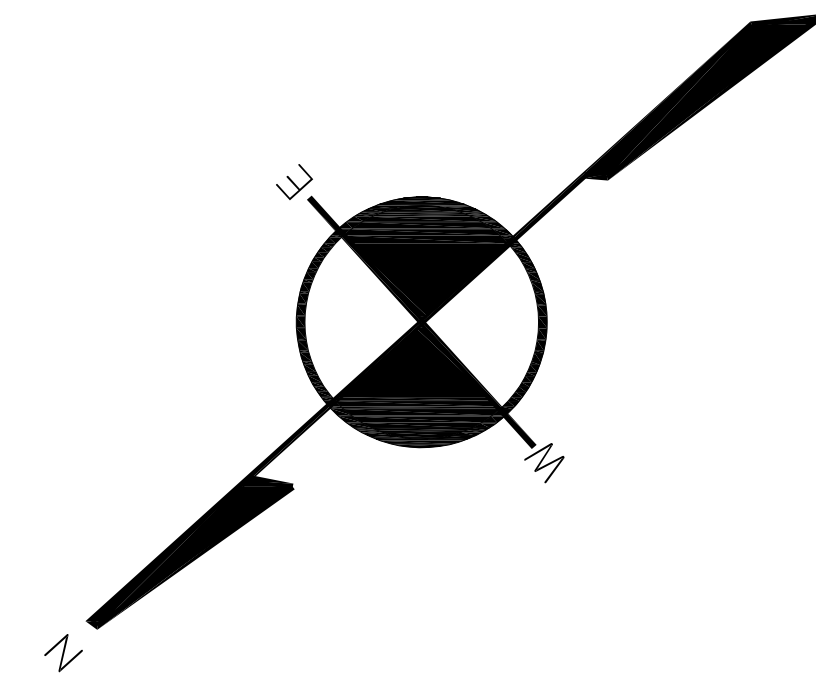
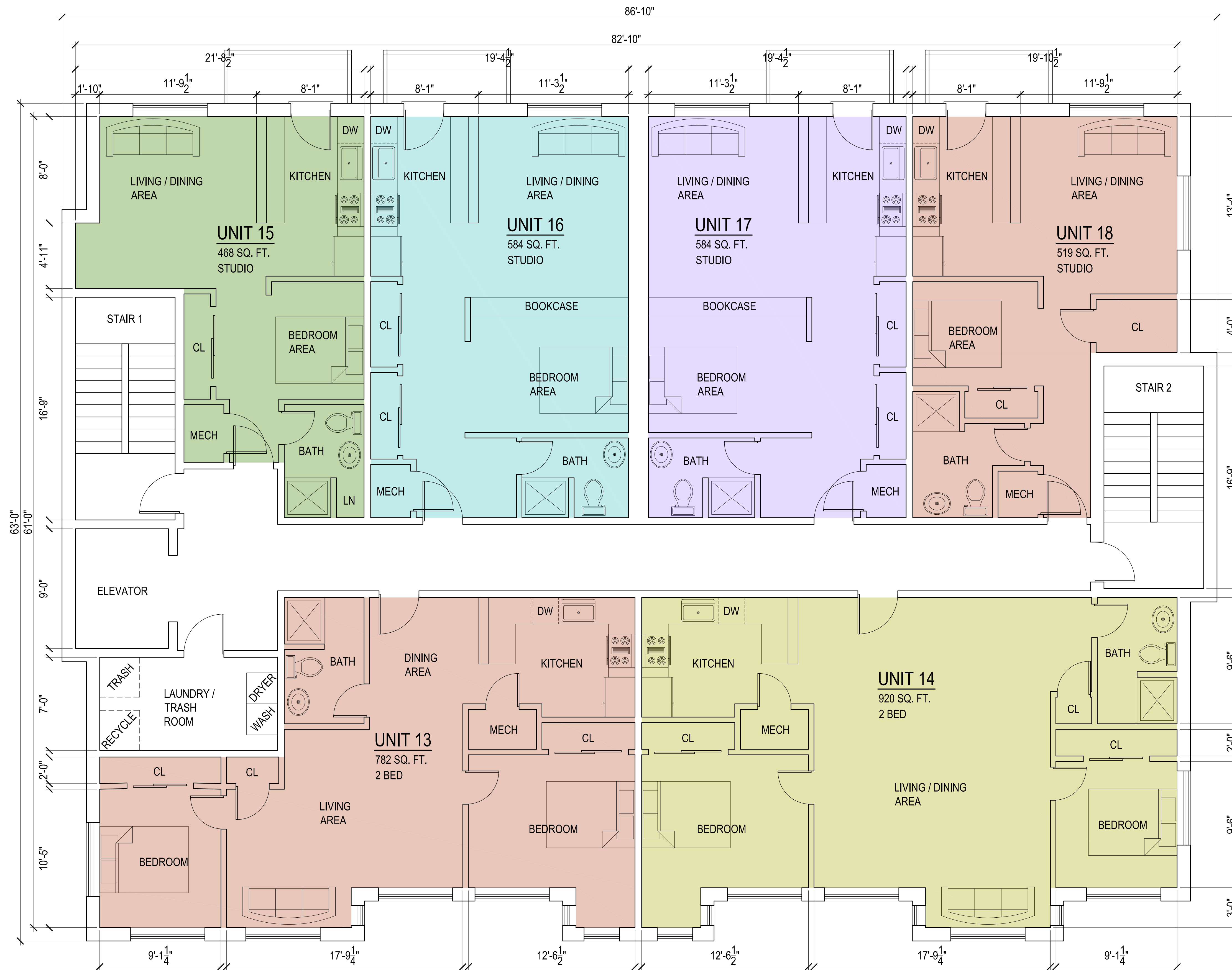
PROJECT #  
18-022  
DATE: 10-31-18  
REV:  
SCALE:  
1/4" = 1'-0"  
DRAWN BY:  
CD  
CHECKED BY:  
R.P.B.

**PROPOSED FLOOR PLAN**

**A3**



REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



**FOURTH FLOOR PLAN**  
6 UNITS PER FLOOR

**GENERAL NOTE:**  
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**RCA, LLC**  
415 Newport Ave. | www.rca-llc.com  
Dorchester, Massachusetts 02122 | Telephone: 617-252-0909 | Fax: 617-252-1898

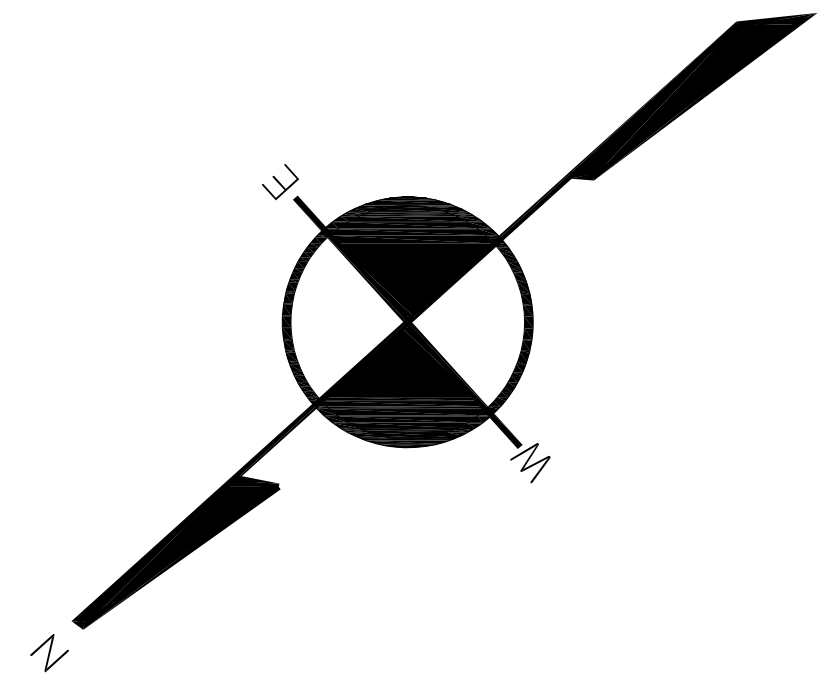
Fast Forwards Management LLC  
77- 85 Liverpool Street  
East Boston, Ma 02128

PROJECT #  
18-022  
DATE: 10-31-18  
REV:  
SCALE:  
1/4" = 1'-0"  
DRAWN BY:  
CD  
CHECKED BY:  
R.P.B.

**PROPOSED FLOOR PLANS**

**A4**

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



**PENTHOUSE LEVEL PLAN**  
4 UNITS PER FLOOR

**RCA, LLC**  
415 Napanese Ave.  
Dorchester, Massachusetts 02122  
Telephone: (617) 252-0909  
Fax: (617) 252-1088  
www.rca-llc.com  
www.tech-illustrator.com

Fast Forwards Management LLC  
77-85 Liverpool Street  
East Boston, Ma 02128

PROJECT #  
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1/4" = 1'-0"  
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CHECKED BY:  
R.P.B.

PROPOSED FLOOR PLANS

**A5**

**GENERAL NOTE:**  
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