



605 Chelsea Street

East Boston, Massachusetts

Notice of Intent

October 6, 2020

submitted to the **Boston Conservation Commission**

submitted by
605 Chelsea Street LLC

prepared by
Fort Point Associates, Inc.

in association with
Handel Architects
CBI Consulting, LLC
Childs Engineering Corporation
DeSimone Consulting Engineers
Haley & Aldrich, Inc.



Fort Point Associates, Inc.
Urban Planning Environmental Consulting Project Permitting

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BOSTON APPLICATION FORM

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TRANSMITTAL FORM



Enter your transmittal number

X286238

Transmittal Number

Your unique Transmittal Number can be accessed online:

<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

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

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

3. Three copies of this form will be needed.

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

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

MassDEP
P.O. Box 4062
Boston, MA
02211

* Note:
For BWSC Permits,
enter the LSP.

A. Permit Information

WPA Form 3

Notice of Intent

1. Permit Code: 4 to 7 character code from permit instructions

2. Name of Permit Category

Test pits/borings

3. Type of Project or Activity

B. Applicant Information – Firm or Individual

605 Chelsea LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

2. Last Name of Individual

3. First Name of Individual

4. MI

c/o CargoVentures LLC, 1441 Brickell Avenue, Suite 1012

5. Street Address

Miami

FL

33131

212-248-3111

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Jacob Citrin

jcitrin@cargovertures.com

11. Contact Person

12. e-mail address

C. Facility, Site or Individual Requiring Approval

605 Chelsea Street

1. Name of Facility, Site Or Individual

605 Chelsea Street

2. Street Address

East Boston

MA

02128

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

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

Fort Point Associates, Inc.

1. Name of Firm Or Individual

31 State Street, 3rd Floor

2. Address

Boston

MA

02109

617-357-7044

205

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Katherine Moore

8. Contact Person

9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

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

EOEA File Number

F. Amount Due

Special Provisions:

- 1. Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).
There are no fee exemptions for BWSC permits, regardless of applicant status.
- 2. Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- 3. Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- 4. Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

197087612

\$42.50

9/24/2020

Check Number

Dollar Amount

Date

THE FACE OF THIS DOCUMENT CONTAINS A VOID PANTOGRAPH AND MICROPRINTING.

12140380144021133118040200100304010101012 0130



TETRA TECH, INC
3475 E. Foothill Blvd.
Pasadena CA 91107-6024
626.470.2300

TETRA TECH

WELLS FARGO BANK, N.A.
Positive Pay Protected

197087612

56-382/412

DATE 09/24/2020

Pay Forty-two And 50/100 Dollars

****\$42.50

TO
THE
ORDER
OF

MASSACHUSETTS DEPARTMENT OF ENVIRONMENT
PO BOX 4062
BOSTON, MA 02211

VOID AFTER 90 DAYS

⑈ 197087612⑈ ⑆041203824⑆9600048505⑈

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

A. General Information (continued)

6. General Project Description:

Seven test borings measuring four inches in diameter to a depth of approximately 50'-75' below grade and six test pits measuring 10'x10' to a depth of 8'-10' below grade to perform preliminary geotechnical analysis at 605 Chelsea Street in East Boston.

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)
57063	94
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
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 3. cubic yards dredged	2. square feet

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

2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 4,302 square feet

4. Proposed alteration of the Riverfront Area:

600 - temporary

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

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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

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Boston

City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input checked="" type="checkbox"/> Land Under the Ocean	5 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	1,001	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- August 2017
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

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

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

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Boston

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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

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

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

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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Boston

City/Town

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.

See Attachment A: Supplemental Information, Section A.8 NOI Plan List

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number

197087612

4. State Check Number

Tetra Tech, Inc.

6. Payor name on check: First Name

3. Check date

9/24/2020

5. Check date

Tetra Tech, Inc.

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

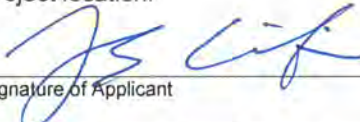
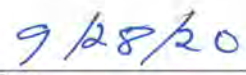

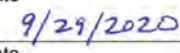
Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Boston
City/Town

F. Signatures and Submittal Requirements

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

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

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

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1(f) Monitoring Wells (test pits/borings)	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$107.06 (Boston fee)
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

BOSTON APPLICATION
FORM



A. GENERAL INFORMATION

1. Project Location

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address



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

- Yes No

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

6. General Information

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

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

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

- Yes No

1. Coastal Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____	_____	_____
	Square feet	Square feet	Square feet



4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?
- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
 - Applying for a Low Impact Development (LID) site design credits
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System
 - No. Check below & include a narrative as to why the project is exempt
 - Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas
5. Is the proposed project subject to Boston Water and Sewer Commission Review?
- Yes No

D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.



Signature of Applicant



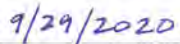
Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)



Date

Attachment A

SUPPLEMENTAL
INFORMATION

ATTACHMENT A: SUPPLEMENTAL INFORMATION

A.1 PROJECT SUMMARY

605 Chelsea LLC (the “Applicant”) is proposing to drill seven test borings and dig six test pits and to conduct a geotechnical analysis and preliminary evaluation of subsurface materials (the “Project”) at 605 Chelsea Street, East Boston, Massachusetts (the “Project Site”). The Applicant is submitting a Notice of Intent (NOI) to the City of Boston Conservation Commission for work within coastal wetlands protected under the Massachusetts Wetlands Protection Act (“WPA”): Land Under the Ocean, Land Subject to Coastal Storm Flowage, Designated Port Area, Riverfront Area, and the 100-foot Buffer Zone. The proposed work in the Riverfront Area and buffer zone alone would not require a NOI, but they are included here due to proposed work within other resource areas. The proposed work is also located within the Waterfront Area, as defined by the City of Boston Wetlands Ordinance. Property abutters have been notified per the WPA Regulations (see Attachment B: Notification).

A.2 EXISTING CONDITIONS

The Project Site is bound by the Chelsea Creek to the north, the Massachusetts Water Resources Authority (MWRA) Sewerage Pump Station building and a warehouse at 106 McClellan Highway to the south, property owned by the Commonwealth to the east, and the Chelsea Street Bridge to the west (see Figure 1: Locus Map and Figure 2: Aerial Photograph of the Project Site). The Project Site currently includes the historic East Boston Steam Sewerage Pump Station (the “Pump Station”), parking and roadway access, open space areas, and the watershed (Chelsea Creek), totaling 61,928 square feet (sf).

The property and building are currently vacant and have not been used as a pump station since 1993. The exterior of the Project Site is primarily impervious surface, composed of parking and a paved travel way. There is very little vegetation on the Project Site aside from one remaining deciduous tree (maple) directly in front of the building, grasses/weeds along the building edge, and shrubs along the eastern bank to Chelsea Creek. The east and west shoreline areas have been altered over time and now are primarily composed of seawalls and revetments. The western shoreline includes large stone riprap and a concrete seawall.

Historic records indicate that the original portion of the building (west wing) was constructed in 1894 on filled tidelands, contained by a 165-foot granite block seawall. The condition and strength of the building varies, ranging from intact brick walls and substantial steel beams to failing roof structures (see Figure 3 - Figure 6: Existing Conditions Photographs).

According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 25025C0019J, dated March 16, 2016, most of the Project Site is within Zone AE, with an elevation of +10 NAVD88. See Figure 7: FEMA Firmette.

A.3 PROJECT DESCRIPTION

The Applicant will drill seven test borings (designated B-1 to B-7) and dig six test pits (designated TP-01 to TP-06) and to determine the geotechnical conditions of subsurface materials at the Project Site (see Attachment C: Project Plans). Three test borings are proposed within the Chelsea Creek; the remaining four test borings will be located on land. Four of the test pits are proposed for inside the footprint of the existing building; two test pits are planned for exterior locations.

The subsurface investigation typically involves the installation of an approximately four-inch diameter steel casing which is drilled through the sediment using rotary wash and bore techniques and will be fully encased (including through the water column) to a depth consistent with the design requirements. Drill water will be contained and recirculated. Sediment samples are obtained through this casing. Once the design depth has been reached, the casing is removed and the borehole is allowed to be filled in. For these design activities the boring depths are assumed to range to between 50 to 75 feet below the existing grade, depending upon conditions encountered.

The three test borings proposed over the Chelsea Creek are located along the south bank of Chelsea Creek, adjacent to the 605 Chelsea Street building, which is supported by a granite block seawall. The borings will be conducted as close as practicable to the existing seawall structure and within the footprint of a historically present pile-supported wharf structure. The over-water borings will require a drill rig be staged upon a barge. The barge will be held in place by three to four 1-foot diameter anchors/spuds, which will allow for the barge to remain at one elevation while drilling and not be affected by tidal influences. Once the barge is positioned over the proper location, the spuds are lowered to the mudline and the barge deck is raised out of the water. The barge will remain in the raised position for the duration of the drilling activities at each location. Drill spoils will be containerized in a steel tub located on the boring barge. Upon completing test borings, the boreholes will be backfilled with drill cuttings or containerized in drums for future disposal. The over-water test borings will be terminated when the appropriate depth or condition is encountered and may require up to four days to complete each boring.

The on-land borings will be drilled using a truck-mounted drill rig. The test borings will be drilled using rotary wash and bore techniques and will be fully encased (including through the water column); drill water will be contained and recirculated. Drill spoils will be containerized in a steel tub. Upon completing test borings, the boreholes will be backfilled

with drill cuttings or containerized in drums for future disposal. Each on-land test boring is anticipated to be completed in two work shifts.

The test pits will be roughly 10 feet x 10 feet to a depth of approximately 8 to 10 feet. At exterior locations, any pavement will be sawcut and taken offsite for proper disposal; the soil will be removed by an excavator and temporarily stockpiled adjacent to the pit. At interior locations, any concrete slab will be sawcut and stored in the building for proper future disposal; the soil will be removed using small mechanical equipment to start, followed by hand excavation. After excavation and documentation of conditions encountered are completed, the excavated soil will be returned to the open pit in lifts and compacted, and the pavement patched with asphalt. The need for dewatering is not anticipated; however, if it is necessary, the water would be pumped from one open test pit to another open test pit. No discharge of any water will be made to storm drains or to Chelsea Creek. Each test pit will be opened and will be completed in a single work shift, to the extent practical.

A.4 WETLAND RESOURCE AREAS

Based on the definitions provided in the WPA (310 CMR 10.21 through 10.37) the following wetland resource areas are present within the Project Site:

- Land Under the Ocean;
- Coastal Beach;
- Coastal Bank;
- Land Subject to Coastal Storm Flowage;
- Designated Port Area;
- Riverfront Area; and
- 100-foot Buffer Zone to the Coastal Bank

In addition, as defined by the City of Boston Wetlands Regulations, the Project Site has a Waterfront Area.

A.4.1 LAND UNDER THE OCEAN

The Land Under the Ocean (LUO) resource area is defined in 310 CMR 10.25(2) as:

Land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries.

The LUO resource area at the Project Site below Mean Low Water (MLW), which is identified as elevation 1.3 feet BCB (-5.16 feet NAVD88) at the Project Site. All land seaward of this elevation on the Project Site is regulated as LUO and consists of approximately 11,407 sf (0.26 acres).

A.4.2 COASTAL BEACH

The Coastal Beach resource area is defined in 310 CMR 10.27(2) as:

Unconsolidated sediment subject to wave, tidal and coastal storm action which forms the gently sloping shore of a body of salt water and includes tidal flats. Coastal beaches extend from the mean low water line landward to the dune line, coastal bankline or the seaward edge of existing human-made structures, when these structures replace one of the above lines, whichever is closest to the ocean.

Coastal beach resources within the Project Site extend from MLW to the concrete seawall and top of the coastal bank on the eastern edge of the Project Site (approximately 1,610 sf).

A.4.3 COASTAL BANK

The Coastal Bank resource area is defined in 310 CMR 10.30(2) as:

The seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a Coastal Beach, land subject to tidal action, or other wetland.

Within the Project Site, the Coastal Bank resource area is found in the northwestern and eastern edges of the Project Site. In the northwestern edge, the riprap revetment is the top of the Coastal Bank. The eastern Coastal Bank is composed of what appears to be material of various grain sizes and various types of debris including gravel, bricks, and stones located landward of the MLW line. A total of 127 linear feet (lf) of Coastal Bank is found within the Project Site.

A.4.4 LAND SUBJECT TO COASTAL STORM FLOWAGE

Land Subject to Coastal Storm Flowage (LSCSF) is defined in 310 CMR 10.04 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.

The LSCSF resource area was determined based on 100-year flood information provided by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (FIRM panel 25025C0019), effective March 16, 2016) and measured

based on actual elevation. The majority of the Project Site is within the FEMA 100-year flood elevation, which is 16.5 feet BCB (10.0 NAVD88) for the Project Site.

A.4.5 DESIGNATED PORT AREA

Land Under Ocean within a mapped Designated Port Area (DPA) is a wetland resource area. The resource area includes the surrounding watershed on the northern side of the Project Site.

A.4.6 RIVERFRONT AREA

The Riverfront Area on the Site is a protected zone paralleling the mean annual high-water line along the tidal Chelsea Creek, which at the subject parcel is at an elevation of 10.79 feet BCB (4.33 feet NAVD88). The Riverfront Area extends 25 feet landward of the Mean High Water line within Boston. There are approximately 4,302 sf of Riverfront Area associated with the Project Site.

A.4.7 BUFFER ZONE

The Buffer Zone is defined in 310 CMR 10.04 as:

That area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

The buffer zone extends 100-feet inland from the top of the Coastal Bank resource area on the Project Site.

A.4.8 WATERFRONT AREA

The Boston Wetlands Regulations define the Waterfront Area as:

lands adjoining coastal beach, dune, bank, tidal flats, rocky intertidal shores, salt marshes or land containing shellfish; or inland bank, lake, pond, intermittent stream, brook, creek or riverfront area out to a distance of twenty five (25) feet, known as the Waterfront Area

The Waterfront Area is approximately 5,634 sf, excluding the area inside the building, within the Project Site.

A.5 IMPACTS TO WETLAND RESOURCE AREAS

The Project has been designed to fully comply with the performance standards of each impacted resource area and potential Project impacts will be minimized to the greatest extent possible. Project work and impacts within, or adjacent to, wetland resource areas are

summarized in Table 1, below. The following sections identify and demonstrate how the Project complies with relevant WPA standards and City of Boston Wetlands Regulations.

Table 1: Alteration of Wetland Resource Areas

Resource Area	Existing Condition	Project-related Impacts
Land Under the Ocean	± 11,407 sf	Three borings – 1 sf temporary impact Over-water drill rig anchors/spuds – 4 sf temporary impact Total Impact: 5 sf, temporary
Coastal Beach	± 1,610 sf	<i>No work in the Coastal Beach</i>
Coastal Bank	± 127 lf	<i>No work in the Coastal Bank</i>
Land Subject to Coastal Storm Flowage	± 3,901 sf	One boring – 1 sf temporary impact Five test pits – 500 sf temporary impact Excavated soil stockpile – 500 sf temporary impact Total Impact: 1,001 sf, temporary
Designated Port Area	Chelsea Creek Designated Port Area – the surrounding watersheet	Seven borings – 1 sf temporary impact Over-water drill rig anchors/spuds – 4 sf temporary impact Six test pits – 600 sf temporary impact Excavated soil stockpile – 600 sf temporary impact Total Impact: 1,211 sf, temporary
Riverfront Area	25-feet landward of MHW	Three test pits – 300 sf temporary impact Excavated soil stockpile – 300 sf temporary impact Total Impact: 600 sf, temporary
Buffer Zone	100-feet landward of the Top of Coastal Bank	Three borings – 1 sf temporary impact Five test pits – 500 sf temporary impact Excavated soil stockpile – 500 sf temporary impact Total Impact: 1,001 sf, temporary
Waterfront Area	25-feet landward of the Riverfront Area	Two borings – 1 sf temporary impact Total Impact: 1 sf, temporary

A.5.1 LAND UNDER THE OCEAN

Impacts within the LUO resource area are expected to be minimal and temporary due to the limited area and the nature of the work. Each boring and its casing will have an impact of less than 1 sf. The impact of the over-water drill rig anchors/spuds will be less than 4 sf. Cumulative temporary impacts of the borings and the over-water drill rig anchors/spuds will amount to approximately 5 sf.

LUO is likely to be significant to marine fisheries, storm damage prevention, flood control, and protection of wildlife habitat. When nearshore areas of LUO are significant to storm damage prevention or flood control, the bottom topography of such land is critical to the protection of those interests. The Project's compliance with relevant performance standards are described below:

- *310 CMR 10.25(5): Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.*

The Project does not alter bottom topography, and therefore, will not increase storm damage or erosion of nearby resource areas.

- *310 CMR 10.25(6): Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects...on marine fisheries habitat or wildlife habitat caused by:*
 - (a) alterations in water circulation;*
 - (b) destruction of eelgrass (*Zostera marina*) or widgeon grass (*Ruppia maritima*) beds;*
 - (c) alterations in the distribution of sediment grain size;*
 - (d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or*
 - (e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.*

All proposed activities are water-dependent. The test borings will only temporarily impact the resource area for the purpose of obtaining sediment samples for analysis. No permanent structures will be erected that would alter water circulation or sediment grain size distribution. Construction phase turbidity is expected to be minimal, as the use of oversized casings will contain the work within an enclosed system. No work will occur in proximity to eelgrass or widgeon grass beds.

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

There are no specified habitat sites of rare vertebrate or invertebrate species in or near the Project Site.

A.5.2 COASTAL BEACH

Coastal Beaches within a DPA are not likely to be significant to marine fisheries, storm damage prevention or flood control. There will be no work in, or adverse Project-related impacts to, the Coastal Beach resource area.

A.5.3 COASTAL BANK

There will be no work in, or adverse Project-related impacts to, the Coastal Bank resource area.

A.5.4 LAND SUBJECT TO COASTAL STORM FLOWAGE

While there are no performance standards for the LSCSF resource area, the Project will not have any adverse effects on LSCSF. Impacts within the LSCSF resource area will include conducting a boring and excavating test pits and are expected to be minimal and temporary due to the limited area and the nature of the work. Activities within the LSCSF will include one boring and four test pits (one exterior and three interior). The boring and its casing will have a temporary impact of less than 1 sf. Each test pit will have a temporary impact of 100 sf and a temporary impact of 100 sf due to the associated excavated soil stockpile. The cumulative temporary impact of the boring and test pits will amount to 1,001 sf (201 sf in exterior locations and 800 sf in interior locations).

The test borings will be drilled using rotary wash and bore techniques and will be fully encased; drill water will be contained and recirculated. Drill spoils will be containerized in a steel tub located on the boring barge. Upon completing test borings, the boreholes will be backfilled with drill cuttings or containerized in drums for future disposal.

At exterior locations, any pavement will be sawcut and taken offsite for proper disposal; the soil will be removed by an excavator and temporarily stockpiled adjacent to the pit. At interior locations, any concrete slab will be sawcut and stored in the building for proper future disposal; the soil will be removed using small mechanical equipment to start, followed by hand excavation. After excavation and documentation of conditions encountered are completed, the excavated soil will be

returned to the open pit in lifts and compacted, and the pavement patched with asphalt. The need for dewatering is not anticipated; however, if it is necessary, the water would be pumped from one open test pit to another open test pit. No discharge of any water will be made to storm drains or to Chelsea Creek.

A.5.5 DESIGNATED PORT AREA

Work within the DPA area includes seven borings and six test pits. Each boring and its casing will have an impact of less than 1 sf. The impact of the over-water drill rig anchors/spuds will be less than 4 sf. Each test pit will have a temporary impact of 100 sf and a temporary impact of 100 sf due to the associated excavated soil stockpile. Cumulative temporary impact of the borings, over-water drill rig anchors/spuds, and test pits will amount to approximately 1,211 sf within the DPA resource area.

Land Under the Ocean in DPAs is likely to be significant to marine fisheries, storm damage prevention, and flood control. The Project's compliance with relevant performance standards are described below:

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

The Project has been designed to minimize adverse effects on marine fisheries caused by changes in water circulation and water quality. There will be no alterations in water circulation, distribution of sediment grain size, water quality, or shallow submerged lands with high densities of polychaetes, mollusks, or macrophytic algae. Temporary water quality impacts during test borings will be mitigated using rotary wash and bore techniques and the test borings will be fully encased; drill water will be contained and recirculated. The Applicant will reach out to the Division of Marine Fisheries (DMF) to discuss the appropriate mitigating measures to protect winter flounder spawning. No dredging is proposed.

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

The Project's on-water borings do not alter bottom topography, and therefore, will not change the land's ability to provide flood protection and storm control. Temporary impacts due to on-land boreholes will be mitigated by backfilling with drill cuttings. Temporary impacts due to test pits will be

mitigated as the test pits will be opened and completed in a single work shift, to the extent practical. After excavation and documentation of conditions encountered are completed, the excavated soil will be returned to the open pit in lifts and compacted, and the pavement patched with asphalt.

A.5.6 RIVERFRONT AREA

Work in the Riverfront Area includes three test pits and is unavoidable due to the location of the subsurface soil which needs to be characterized for Site planning. Each test pit will have a temporary impact of 100 sf and a temporary impact of 100 sf due to the associated excavated soil stockpile. Erosion controls will be deployed surrounding the work area so as to reduce the potential for any adverse impacts to the resource area during construction, and any disturbed areas will be backfilled and stabilized. Cumulative temporary impact of the test pits will amount to approximately 600 sf within the Riverfront Area resource. This work will have negligible impacts and is necessary for planning and design purposes and is therefore exempted from requirements for the Riverfront Area per 310 CMR 10.02(2)(a)1 as minor activities within the Riverfront Area meeting the requirement of 310 CMR 10.02(2)(b)1. and 310 CMR 10.02(2)(b)2(g).

A.5.7 BUFFER ZONE

Impacts within the 100-foot Coastal Bank Buffer Zone are expected to be minimal and temporary due to the limited area and the nature of the work. Activities within the 100-foot Coastal Bank Buffer Zone will include three borings and five test pits (one exterior and four interior). Each boring and its casing will have a temporary impact of less than 1 sf. Each test pit will have a temporary impact of 100 sf and a temporary impact of 100 sf due to the associated excavated soil stockpile. Cumulative temporary impact of the borings and test pits will amount to 1,001 sf (203 sf in exterior locations and 800 sf in interior locations). The proposed work will not have any adverse effects on the stability of the Coastal Bank.

The test borings will be drilled using rotary wash and bore techniques and will be fully encased; drill water will be contained and recirculated. Drill spoils will be containerized in a steel tub located on the boring barge. Upon completing test borings, the boreholes will be backfilled with drill cuttings or containerized in drums for future disposal.

At exterior locations, any pavement will be sawcut and taken offsite for proper disposal; the soil will be removed by an excavator and temporarily stockpiled adjacent to the pit. At interior locations, any concrete slab will be sawcut and stored in the building for proper future disposal; the soil will be removed using small mechanical equipment to start, followed by hand excavation. After excavation and

documentation of conditions encountered are completed, the excavated soil will be returned to the open pit in lifts and compacted, and the pavement patched with asphalt. The need for dewatering is not anticipated; however, if it is necessary, the water would be pumped from one open test pit to another open test pit. No discharge of any water will be made to storm drains or to Chelsea Creek.

A.5.8 WATERFRONT AREA

While there are no performance standards for the Waterfront Area, the Project will not have any adverse effects on the Waterfront Area. Impacts within the Waterfront Area will include conducting two borings and is expected to be minimal and temporary due to the limited area and the nature of the work. Each boring and its casing will have a temporary impact of less than 1 sf. The cumulative temporary impact of the borings will amount to 1 sf.

A.6 MITIGATION MEASURES

The Project will cause few, if any, impacts to wetland resources. The Applicant will commit to the following mitigation measures to avoid or eliminate secondary impacts:

- There will be no discharge of any pollutants during construction or upon completion.
- The Project Site will be maintained in a clean and orderly manner during construction.
- An erosion control barrier consisting of hay bales, silt fence and/or straw wattles will be placed between the test pits boring locations and Chelsea Creek.
- Catch basins will be protected with filter fabric and/or silt sacs by temporarily removing the catch basin grate and placing the filter fabric and/or silt sacs below the catch basin grate to ensure that sediments do not enter the municipal stormwater drainage system.
- Erosion controls will be inspected routinely and maintained in working condition until the project activities are completed.
- In the event that test pit dewatering is necessary, water will be pumped from one open test pit to another open test pit. No discharge of any water will be made to storm drains or to Chelsea Creek.
- All asphalt paved areas will be restored to match the existing conditions.

- Boring material will be containerized in drums on the barge and brought over water to landside for proper disposal.
- Casings approximately twice the diameter of the boring drill will be employed to maintain work within a closed system and minimize turbidity.
- A senior geologist will be on-site during all work activities to monitor for any sign of hazardous waste or a spill of hazardous materials.
- A Spill Management Plan will be prepared prior to work and available on-site so that procedures are easily followed in the event of a spill.
- Upon completion of the site work, all erosion control measures will be removed and all structures will be cleaned of silt and debris. At that time, all construction related materials will be cleared from the Project Site.

A.7 STORMWATER MANAGEMENT

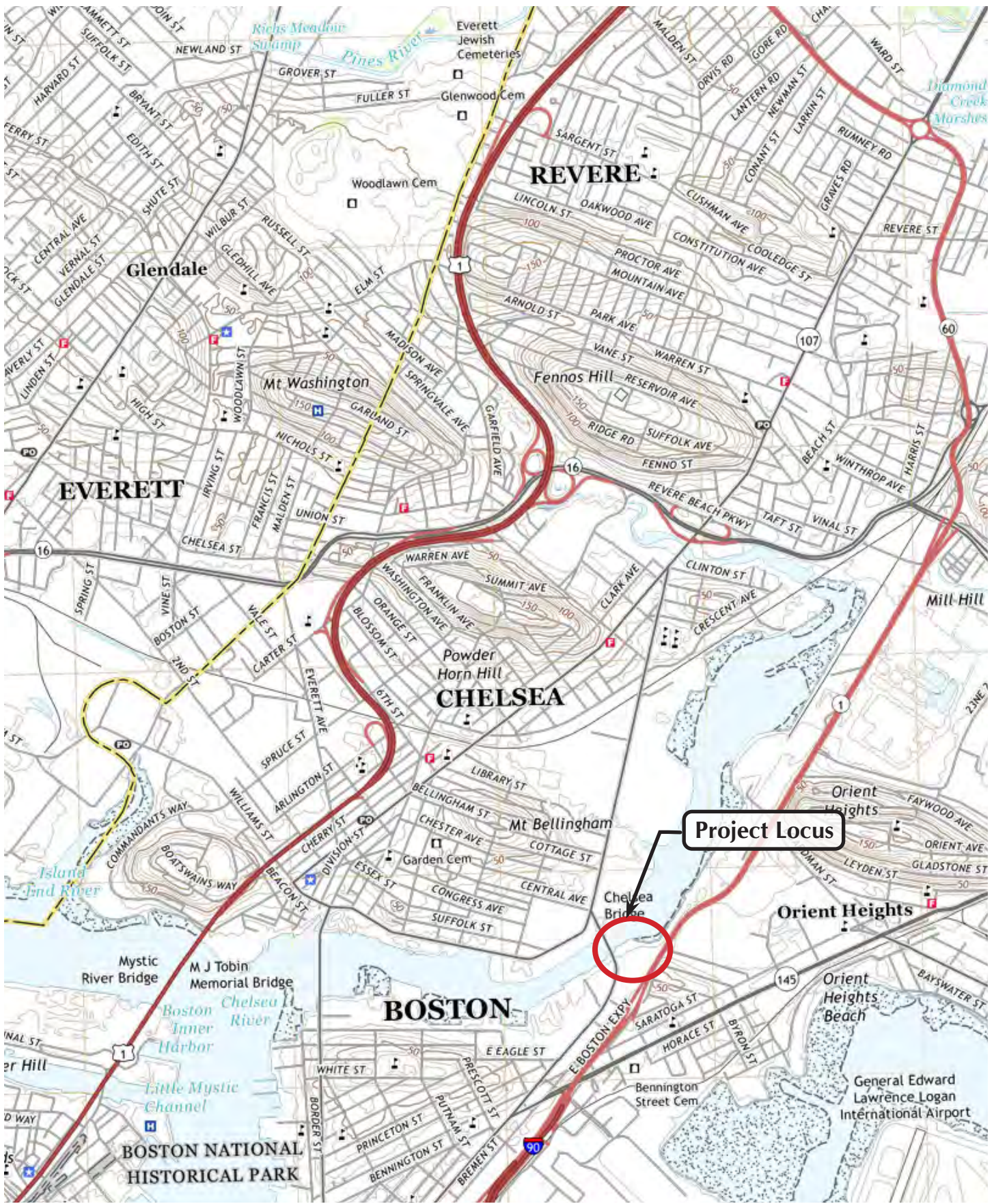
The Project will not create any additional impervious areas. Excavated soil will be returned to the open test pit and compacted. Any pavement removed will be patched with asphalt. Boreholes on-land will be backfilled with drill cuttings or containerized in drums for future disposal.

A.8 NOI PLAN LIST

Table 2: Plan List

Sheet Number	Plan Title	Prepared by	Date	Scale
SK-01	605 Chelsea St, Boston, MA Existing Site Plan	Childs Engineering	October 1, 2020	1":20'
SK-02	605 Chelsea St, Boston, MA Proposed Soil Boring Location Plan	Childs Engineering	October 1, 2020	1":20'

FIGURES



East Boston, Massachusetts

Figure 1
Locus Map

Source: U.S. Geological Service, 2018





View of Project Site from Chelsea Creek



View of southwestern corner of the building from the Chelsea Street bridge



Southwestern corner of the building and Chelsea Creek



Chelsea Street bridge easement area



Southern face of the building



Northeastern corner of the building



Aerial image of southern face of the building.



Figure 7
FEMA Firmette
Source: Federal Emergency Management Agency, 2016

Attachment B

NOTIFICATIONS

ATTACHMENT B – NOTIFICATIONS

The following table lists abutters of the Project within 300 feet of the property line, as gathered from the City of Boston Assessing Department.

Parcel Number	Property Address	Owner	Owner's Mailing Address
100436001	Boston and Maine Railroad	Massachusetts Department of Transportation	10 Park Plaza, Boston, MA 02116
100436003	William F McClellan Highway	Clear Channel Outdoor Inc.	89 Maple Street, Stoneham, MA 02180
100437000	150 William F McClellan Highway	Cube Smart LP	P.O. Box 320099, Alexandria, VA 22320
100437100	William F McClellan Highway	Massachusetts Bay Transportation Authority	William F McClellan Highway, East Boston, MA 02128
100438000	William F McClellan Highway	Commonwealth of Massachusetts	20 Somerset Street, Boston, MA 02108
100438010	William F McClellan Highway	Horizon/McClellan LLC	c/o Kim Aboulhosn, 1441 Brickell Avenue, Suite #1012, Miami, FL 33131
100439000	Curtis Street	Sunoco Partners Marketing & Terminals LP	c/o KE Andrews & Company, 1900 Dalrock Road, Rowlett, TX 75088
100439020	Chelsea Street	Massachusetts Water Resource Authority	Chelsea, East Boston, MA 02128
100439030	611 Chelsea Street	Massachusetts Department of Transportation; Massachusetts Water Resource Authority	611 Chelsea Street, East Boston, MA 02128
103711006	570-600 Chelsea Street	Sunoco Partners Marketing & Terminals LP	c/o KE Andrews & Company, 1900 Dalrock Road, Rowlett, TX 75088
103711010	610 Chelsea Street	Eagle Hill Real Estate Company LLC	1 Curtis Street, East Boston, MA 02128

**Notification to Abutters
Boston Conservation Commission**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

- A. **605 Chelsea Street LLC** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is **605 Chelsea Street, East Boston, Massachusetts 02128.**
- C. The project involves **conducting six test pits and seven test borings for geotechnical analysis and preliminary evaluation of subsurface materials.**
- D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at **CC@boston.gov.**
- E. Copies of the Notice of Intent may be obtained from the **Applicant's Representative** at **(617) 357-7044 x 205** between the hours of **9 AM and 5 PM, Monday through Friday.**
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place virtually at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing **CC@boston.gov** or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday.**

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

NOTE: *Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.*

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

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

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

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

- A. **605 Chelsea Street LLC** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.
- B. La dirección del lote donde se propone la actividad es **605 Chelsea Street, East Boston, Massachusetts 02128**.
- C. El proyecto consiste en **realizar seis pruebas de fosos y siete pruebas de sondeos para un análisis geotécnico y para una evaluación preliminar de los materiales del subsuelo**.
- D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en **CC@boston.gov**.
- E. Las copias de la notificación de intención pueden obtenerse en **Representante del Solicitante** al **(617) 357-7044 x205** entre las **9 AM y las 5 PM, de lunes a viernes**.
- F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.
- G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a **CC@boston.gov** o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a **CC@boston.gov** o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدها. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

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

Portuguese:

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

French:

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




AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act

I, Katherine Moore, hereby certify under the pains and penalties of perjury that on October 6, 2020, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

The applicant has filed a Notice of Intent for the project at 605 Chelsea Street, East Boston, Massachusetts, 02128.

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



Name

October 6, 2020
Date

COMMONWEALTH OF MASSACHUSETTS



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

October 6, 2020

Division of Marine Fisheries
30 Emerson Avenue
Gloucester, MA 01930
Via Email: DMF.EnvReview-North@state.ma.us

Subject: Notice of Intent 605 Chelsea Street, East Boston, Test Borings and Test Pits
Boston Harbor

To Whom It May Concern:

On behalf of 605 Chelsea LLC (the "Applicant"), please accept the enclosed Notice of Intent (NOI) for the proposed test borings, test pits, and geotechnical analysis and preliminary evaluation of subsurface materials (the "Project") at 605 Chelsea Street in East Boston, Massachusetts (the "Project Site"). The Applicant is submitting this NOI to the Boston Conservation Commission seeking an Order of Conditions under the Massachusetts Wetland Protection Act (WPA) for work within coastal wetland resource areas.

Work below the Mean High Water Line will include three test borings. Each boring and its casing will have an impact of less than 1 square foot (sf). The impact of the over-water drill rig anchors/spuds will be less than 4 sf. Cumulative temporary impacts of the borings and the over-water drill rig anchors/spuds will amount to approximately 5 sf. These specific work elements, associated impacts, and WPA compliance and mitigation are described in the NOI and supporting materials.

Please feel free to contact me at 617-357-7044, ext. 205, with any questions or concerns.

Sincerely,

Katherine Moore
Environmental Planner

Cc: Boston Conservation Commission
MA Department of Environmental Protection - NERO

Encl: Notice of Intent and Attachments

Attachment C

PROJECT PLANS

