

February 26, 2021

Boston Conservation Commission  
Boston City Hall, Room 709  
1 City Hall Square  
Boston, Massachusetts 02201

**RE: Notice of Intent Application  
Commercial Property  
370 McClellan Highway  
East Boston, Massachusetts  
Lightship Engineering Project No. 543.77.1**

Dear Commission Members:

On behalf of The Grossman Companies, Inc. (“Grossman”), Lightship Engineering, LLC (“Lightship”) is submitting this Notice of Intent (“NOI”) application to the City of Boston Conservation Commission associated with proposed repair work at the above referenced property (the “Site”). The proposed repair work includes the replacement of drainage piping associated with the stormwater system at the site (the “project”) which will occur within areas subject to the Wetlands Protection Act Regulations (310 CMR 10.00, the “Wetland Regulations”). All work associated with the proposed project will be conducted within the site boundaries. This NOI application includes the following:

- WPA Form 3 – Notice of Intent;
- City of Boston Notice of Intent Application Form;
- NOI filing fees – City of Boston and Massachusetts Department of Environmental Protection;
- Affidavit of Service; and
- Project Narrative and associated attachments.

If you have any questions or comments, please call Kevin Paradise at (508) 830-3344, extension 150.

Very truly yours,  
Lightship Engineering, LLC

Kevin Paradise, LSP  
Senior Project Manager

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

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission Staff: 617-635-3850 ([cc@boston.gov](mailto:cc@boston.gov)).

Please Submit the Following to the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.
- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission.
- (If applicable) Two hard copies of the Checklist for Stormwater Report
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project representing the wetland resource areas. Not Applicable
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- Two copies of an Abutters List, Affidavit of Service and [Abutter Notification](#), filed concurrently with the Notice of Intent. Abutter notices shall be sent in both English and the second most commonly spoken language(s) in the neighborhood(s) where the project is proposed. Notices shall also include Babel notice cards for additional translation and language access services. [All abutters within 300' of the project](#)

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

[property line](#) must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.  
EXCEPTION: When work is in land under water bodies and waterways or on a tract of land greater than 50 acres, written notification must only be given to abutters within 300 feet of the “project site.”

- Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission. Not Applicable
- Electronic copies.** Documents may be submitted via email, or via an email link to downloadable documents.



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.

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 #:
eDEP Transaction #:1095268
City/Town:BOSTON

A.General Information

1. Project Location:

a. Street Address 370 MCCLELLAN HIGHWAY
b. City/Town BOSTON c. Zip Code 02128
d. Latitude 42.39128N e. Longitude 71.01516W
f. Map/Plat # WARD 01 g.Parcel/Lot # 01666-000

2. Applicant:

Individual Organization

a. First Name DAVID b.Last Name GROSSMAN
c. Organization THE GROSSMAN COMPANIES, INC.
d. Mailing Address 859 WILLARD STREET, SUITE 501
e. City/Town QUINCY f. State MA g. Zip Code 02169
h. Phone Number 617-472-2025 i. Fax j. Email

3.Property Owner:

more than one owner

a. First Name JACOB b. Last Name CITRIN
c. Organization CV 370 MCCLELLAN LLC
d. Mailing Address 1441 BRICKELL AVE, SUITE 1012
e. City/Town MIAMI f.State FL g. Zip Code 33131
h. Phone Number 212-248-3111 i. Fax j.Email

4.Representative:

a. First Name KEVIN b. Last Name PARADISE
c. Organization LIGHTSHIP ENGINEERING
d. Mailing Address 39 INDUSTRIAL PARK ROAD, UNIT C
e. City/Town PLYMOUTH f. State MA g. Zip Code 02360
h.Phone Number 508-830-3344 i.Fax 508-830-3360 j.Email KParadise@lightshipengineering.com

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

a.Total Fee Paid 500.00 b.State Fee Paid 237.50 c.City/Town Fee Paid 262.50

6.General Project Description:

REPLACEMENT OF COLLAPSED DRAINAGE PIPES ASSOCIATED WITH THE STORMWATER SYSTEM

7a.Project Type:

- 1. Single Family Home 2. Residential Subdivision
3. Limited Project Driveway Crossing 4. Commercial/Industrial
5. Dock/Pier 6. Utilities
7. Coastal Engineering Structure 8. Agriculture (eg., cranberries, forestry)
9. Transportation 10. Other

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



**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 #:  
 eDEP Transaction #:1095268  
 City/Town:BOSTON

1.  Yes  No If yes, describe which limited project applies to this project:

2. Limited 10.24 (7)(C)(2) THE MAINTENANCE, REPAIR AND IMPROVEMENT (BUT NOT SUBSTANTIAL PROJECT ENLARGEMENT EXCEPT WHEN NECESSARY TO REDUCE OR ELIMINATE A TIDAL RESTRICTION) OF STRUCTURES, INCLUDING BUILDINGS, PIERS, TOWERS, HEADWALLS, BRIDGES AND CULVERTS WHICH EXISTED ON NOVEMBER 1, 1987.

8. Property recorded at the Registry of Deeds for:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
SUFFOLK		10146	138

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
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c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
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	3. cubic yards dredged	
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d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
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	3. cubic feet of flood storage lost	4. cubic feet replaced
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e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
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	2. cubic feet of flood storage lost	3. cubic feet replaced
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f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
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2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only
	<input type="checkbox"/> 100 ft. - New agricultural projects only
	<input type="checkbox"/> 200 ft. - All other projects

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



□ **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 #:  
eDEP Transaction #:1095268  
City/Town:BOSTON

5. Projects Involves Stream Crossings

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**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 of Endangered Species program (NHESP)?

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

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

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

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c.  MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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.

□ **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 #:  
eDEP Transaction #:1095268  
City/Town:BOSTON

a. NHESP Tracking Number

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.

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

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

a.  Not applicable - project is in inland resource area only

b.  Yes  No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

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 #:
eDEP Transaction #:1095268
City/Town:BOSTON

- 1. Single Family Home
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

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 by regular mail delivery.

- 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.
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.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

SEE ATTACHED DOCUMENTS

SEE ATTACHED DOCUMENTS

SEE ATTACHED DOCUMENTS

- 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.

□ **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 #:  
eDEP Transaction #:1095268  
City/Town:BOSTON

**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.

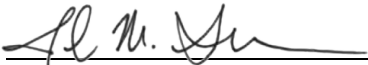
Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

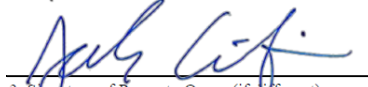
**F. Signatures and Submittal Requirements**

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

February 9, 2021  
2. Date

  
3. Signature of Property Owner (if different)

2/24/21  
4. Date

  
5. Signature of Representative (if any)

February 26, 2021  
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 Section C, Items 1-3, 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  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 MassDEP File #:  
 eDEP Transaction #:1095268  
 City/Town: BOSTON

**A. Applicant Information**

1. Applicant:

a. First Name	DAVID	b. Last Name	GROSSMAN		
c. Organization	THE GROSSMAN COMPANIES, INC.				
d. Mailing Address	859 WILLARD STREET, SUITE 501				
e. City/Town	QUINCY	f. State	MA	g. Zip Code	02169
h. Phone Number	6174722025	i. Fax	j. Email		

2. Property Owner:(if different)

a. First Name	JACOB	b. Last Name	CITRIN		
c. Organization	CV 370 MCCLELLAN LLC				
d. Mailing Address	1441 BRICKELL AVE, SUITE 1012				
e. City/Town	MIAMI	f. State	FL	g. Zip Code	33131
h. Phone Number	2122483111	i. Fax	j. Email		

3. Project Location:

a. Street Address	370 MCCLELLAN HIGHWAY	b. City/Town	BOSTON
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Are you exempted from Fee?  (YOU HAVE SELECTED 'NO')

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
J.) ANY OTHER ACTIVITY NOT IN CATEGORY 1,3,4,5 OR 6;	1	500.00		500.00

City/Town share of filing fee	\$262.50	State share of filing fee	\$237.50	Total Project Fee	\$500.00
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City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

### **INSTRUCTIONS FOR COMPLETING THE EXTENSION FORM**

Due to the ongoing public health crisis caused by COVID-19, Governor Baker signed Chapter 53 of the Acts of 2020 in April 2020 which allowed local permitting authorities to postpone processing permit applications and conduct meetings remotely without dire legal consequences while Governor Baker's March 10, 2020 COVID-19 state of emergency is in effect.

On November 17, 2020, Governor Baker signed Chapter 201 of the Acts of 2020, which ends the tolling of most timelines, including those for holding a public hearing for new filings; issuing a permit after the closure of a hearing; and holding a hearing on any application that was continued due to COVID-19. The normal regulatory timelines are back in effect as of December 1, 2020.

The Boston Conservation Commission has continued and will continue to accept applications, review project, and issue its final decisions within a timely manner throughout the state of emergency. However, there may be a need to extend the review of an application or the issuance of a final decision given the changing nature of the crisis. The Boston Conservation Commission is hereby requiring all submitted applications to include a completed Boston Extension Form acknowledging that there may be a delay in the review of the application and the issuance of a final decision.

Please complete the Boston Extension Form below and include it in your submission.





City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

**EXTENSION FORM**

The undersigned hereby allows the **Boston Conservation Commission** an extension of time, beyond the statutory limit, to review an application or issue a final decision under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4d during the state of emergency declared by the Governor on March 10, 2020.

**Applicant:**

DAVID JACOB

a. First Name

Grossman

b. Last Name

The Grossman Companies, Inc.

c. Company

One Adams Place, 859 Willard Street, Suite 501

d. Mailing Address

Quincy

e. City/Town

Massachusetts

f. State

02169

g. Zip Code

617-472-2025

h. Phone Number

i. Fax Number

j. Email address

[Signature]

Signature of Applicant

2/24/2021

Date

**Property Owner (if different):**

Jacob

a. First Name

Citrin

b. Last Name

CV 370 McClellan LLC

c. Company

C/o Cargo Ventures, LLC 1441 Brickell Ave, Suite 1012

d. Mailing Address

Miami

e. City/Town

Florida

f. State

33131

g. Zip Code

212-248-3111

h. Phone Number

i. Fax Number

j. Email address

[Signature]

Signature of Property Owner (if different)

2/24/21

Date

**Applications will only be accepted when submitted with a properly executed Extension Form.**



## INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

### INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

### INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm) or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581-3336  
508.792.7270



**A. GENERAL INFORMATION**

1. Project Location

<u>370 McClellan Highway</u>	<u>Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
<u>0101666000</u>	<u>0101666000</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>David</u>	<u>Grossman</u>	<u>The Grossman Companies, Inc.</u>
a. First Name	b. Last Name	c. Company

859 Willard Street Suite 501  
d. Mailing Address

<u>Quincy</u>	<u>Massachusetts</u>	<u>02169</u>
e. City/Town	f. State	g. Zip Code

<u>617-472-2025</u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>Jacob</u>	<u>Citrin</u>	<u>CV 370 McClellan LLC</u>
a. First Name	b. Last Name	c. Company

C/o Cargo Ventures, LLC 1441 Brickell Ave, Suite 1012  
d. Mailing Address

<u>Miami</u>	<u>Florida</u>	<u>33131</u>
f. State	g. Zip Code	

<u>212-248-3111</u>	<u></u>	<u></u>
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)

<u>Kevin</u>	<u>Paradise</u>	<u>Lightship Engineering, LLC</u>
a. First Name	b. Last Name	c. Company

39 Industrial Park Road, Unit C, Plymouth, MA 02360  
d. Mailing Address

<u>Plymouth</u>	<u>Massachusetts</u>	<u>02360</u>
e. City/Town	f. State	g. Zip Code

<u>508-830-3344</u>	<u>508-830-3360</u>	<u>KParadise@lightshipengineering.com</u>
h. Phone Number	i. Fax Number	j. Email address





<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
<input checked="" type="checkbox"/> 25-foot Waterfront Area	3,525	0	0
	Square feet	Square feet	Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	Square feet	Square feet	Square feet
<input type="checkbox"/> Riverfront Area	Square feet	Square feet	Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	Square feet	Square feet	Square feet
<input type="checkbox"/> Isolated Wetlands	Square feet	Square feet	Square feet
<input type="checkbox"/> Vernal Pool	Square feet	Square feet	Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	Square feet	Square feet	Square feet
<input type="checkbox"/> 25-foot Waterfront Area	Square feet	Square feet	Square feet
<input type="checkbox"/> Riverfront Area	Square feet	Square feet	Square feet

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

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- 2. 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://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

Yes  No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

**A. Submit Supplemental Information for Endangered Species Review**

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

- 3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

Yes  No

If yes, provide the name of the ACEC: \_\_\_\_\_

- 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

February 9, 2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

2/24/21

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative (if any)

February 26, 2021

\_\_\_\_\_  
Date




**AFFIDAVIT OF SERVICE  
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act  
and Boston Wetlands Ordinance**

I, \_\_\_\_\_, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice 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:

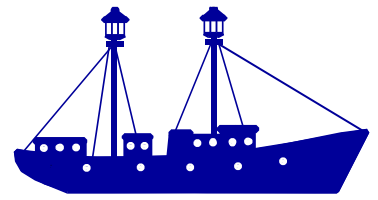
A \_\_\_\_\_ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by \_\_\_\_\_ for \_\_\_\_\_ located at \_\_\_\_\_.

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

  
\_\_\_\_\_  
Name

February 26, 2021  
\_\_\_\_\_  
Date





## **NOTICE OF INTENT PROJECT NARRATIVE**



**Commercial Property  
370 McClellan Highway  
East Boston, Massachusetts**

Lightship Engineering Project No. 543.77.1

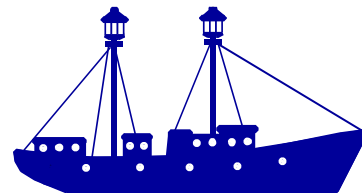
**February 23, 2021**

Applicant:

The Grossman Companies, Inc.  
One Adams Place  
859 Willard Street, Suite 501  
Quincy, Massachusetts 02169

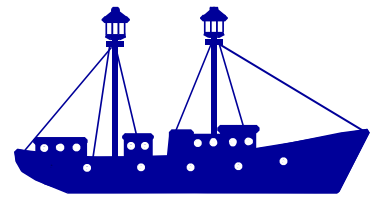
Applicant Representative:

Lightship Engineering, LLC  
39 Industrial Park Road, Unit C  
Plymouth, Massachusetts 02360



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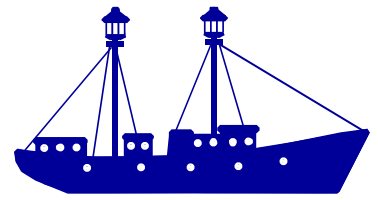
**APPENDICES**

APPENDIX A      FIGURES

- Figure 1-1      Site Locus Map
- Figure 1-2      Site Map
- Figure 1-3      FEMA Map
- Figure 1-4      Chelsea Creek Designated Port Area Map
- Figure 2-1      City of Boston Assessor's Map
- Figure 3-1      MassGIS Map
- Figure 5-1      Abutter Site Map

APPENDIX B      STORMWATER MANAGEMENT REPORT PREPARED BY  
LIGHTSHIP ENGINEERING DATED FEBRUARY 23, 2021

APPENDIX C      ABUTTER LIST AND NOTIFICATIONS



## 1.0 INTRODUCTION

On behalf of The Grossman Companies, Inc. (“Grossman”), Lightship Engineering, LLC (“Lightship Engineering”) is submitting this Notice of Intent (“NOI”) project narrative to the City of Boston Conservation Commission and Commonwealth of Massachusetts Department of Environmental Protection (“MassDEP”) associated with proposed repair work at the Grossman’s property located at 370 McClellan Highway in Boston, Massachusetts (the “Site”). The proposed repair work includes the replacement of drainage piping associated with the stormwater system at the site (the “project”), which will occur within areas subject to the Wetlands Protection Act Regulations (“Wetland Regulations”, 310 CMR 10.00). A Site Locus Map is provided as Figure 1-1, Appendix A. The project area and proposed repair work subject to the Wetland Regulations are indicated on Figure 1-2, Appendix A.

## 1.1 AREAS SUBJECT TO PROTECTION

### Land Subject to Coastal Storm Flowage

Based upon information available online from the Federal Emergency Management Agency (“FEMA”), the project area is located in area identified as Flood Zone AE based on the Flood Insurance Rate Map, Community Panel No. 25025C0019J. Flood Zone AE is associated with areas that are subject to inundation caused by a 100-year storm and are consistent with the definition of Land Subject to Coastal Storm Flowage, pursuant to 310 CMR 10.04. Pursuant to 310 CMR 10.02(1)(d), Land Subject to Coastal Storm Flowage is subject to the Wetlands Regulations. A portion of the FEMA map including the project area is provided as Figure 1-3, Appendix A.

### Land Under the Ocean

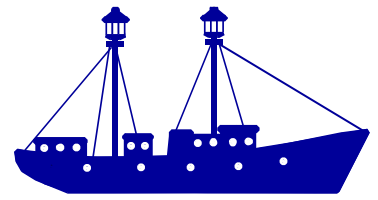
The project area is not located within Land Under the Ocean consistent with the definition of Land Under the Ocean, pursuant to 310 CMR 10.25(2). As indicated on Figure 1-2, Appendix A, no work is being conducted within Land Under the Ocean, therefore the proposed project is not subject to the Land Under the Ocean requirements and performance standards.

### Designated Port Areas

Based upon the Chelsea Creek Designated Port Area (“DPA”) map from the Massachusetts Office of Coastal Zone Management (“CZM”), the project area is located within the Chelsea Creek DPA boundary. A portion of the Chelsea Creek DPA map including the project area is provided as Figure 1-4, Appendix A. As set forth above, the project area is not located within Land Under the Ocean, therefore 310 CMR 10.26 is not applicable to the project.

### Riverfront Area

Pursuant to 301 CMR 10.01, the City of Boston is a Densely Developed Area, therefore is subject to a 25-foot Riverfront Area. As indicated on Figure 1-2, Appendix A, no work is



being conducted within the 25-foot Riverfront Area, therefore the proposed project is not subject to the Riverfront Area requirements and performance standards.

### Coastal Bank Buffer Zone

The project area is located within the 100-foot Buffer Zone of a Coastal Bank consistent with the definition of a Coastal Bank, pursuant to 310 CMR 10.30(2). Pursuant to 310 CMR 10.02(1)(a), a Coastal Bank is subject to the Wetlands Regulations. The project area subject to the Wetland Regulations is indicated on Figures 1-2, Appendix A.

### Land Subject to Tidal Action

The project area is not located within Land Subject to Tidal Action consistent with the definition of Land Subject to Tidal Action, pursuant to 310 CMR 10.04. As indicated on Figure 1-2, Appendix A, no work is being conducted within Land Subject to Tidal Action, therefore the proposed project is not subject to the Land Under the Ocean requirements and performance standards.

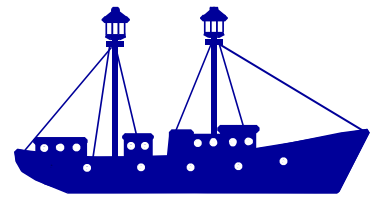
### Waterfront Area

Consistent with the City of Boston's *Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston* (the "City of Boston Wetlands Bylaw"), the Waterfront area is the portion of the buffer zone which extends 25 feet horizontally from the edge of select resource areas, including the Riverfront Area. As indicated on Figure 1-2, Appendix A, work within the 25-foot Waterfront Area is limited to placement and maintenance of temporary erosion controls that will be in place during the proposed repair work.

A description of how the proposed project meets the performance standards of each area subject to protection is set forth in Section 3.3.

## **1.2 LIMITED PROJECT DESIGNATION**

Pursuant to 310 CMR 10.24 (7)(c)(3), the proposed repair work is considered a "Limited Project" under the Wetlands Regulations. A discussion of the general provisions for Limited Projects is set forth in Section 4.0.

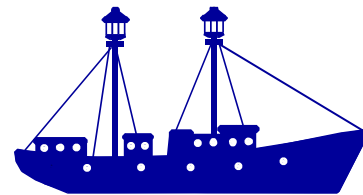


## 2.0 SITE AND SURROUNDING AREA DESCRIPTION

The City of Boston Assessor's Office identifies the Site as parcel 0101666000 with address of WM F McClellan Highway (referred to as 370 McClellan Highway) in East Boston, Massachusetts. The Site contains approximately 76,544 square feet of land and is currently used for freight forwarding services. A portion of the City of Boston Assessor's Map containing the Site is provided at Figure 2-1, Appendix A. Based on information available from the Massachusetts Geographic Information System ("MassGIS"), the approximate longitude and/or latitude and UTM coordinates of the Site are indicated on Figure 1-1, Appendix A and set forth below.

<b>Longitude</b>	-71° 0' 54.62"	<b>Easting</b>	334,135 m
<b>Latitude</b>	42° 23' 28.78"	<b>Northing</b>	4,695,192 m

The Site is currently used for commercial purposes (freight forwarding service) and is occupied by one approximately 16,101 square-foot building. The remainder of the property is generally asphalt paved parking areas and roadways. The site is surrounded by chain link fencing and is located in a predominately commercial/industrial area of Boston, with William F McClellan Highway abutting the Site to the southeast and commercial properties beyond.



### **3.0 DESCRIPTION OF PROJECT**

Catch basins CB-A1-1 and CB-A1-2 and manhole MH-A are located at the rear of the Site, at the locations indicated on Figure 1-2, Appendix A. During a recent inspection of the stormwater system, Lightship Engineering observed that the drainage pipes between catch basins CB-A1-1 and CB-A1-2 and between CB-A1-1 and manhole MH-A had collapsed and were no longer functional. The proposed repair work consists of:

- the replacement of approximately 10 feet of drainage pipe from MH-A to CB-A1-1; and
- approximately 30 feet of drainage pipe from CB-A1-1 to CB- A1-2.

The project area and proposed construction activities subject to the Wetland Regulations are indicated on Figure 1-2, Appendix A. The proposed repair work will require an estimated 10 days to complete.

The replacement of collapsed drainage pipes will involve excavating a trench using a backhoe or excavator. Excavated soil will be temporarily stored in a roll-off container or stockpiled on the asphalt pavement and/or gravel adjacent to the trench within the project area. The collapsed drainage pipes will be removed and the new drainage pipes of the same or similar construction will be installed. The trench will be backfilled as soon as practical and the asphalt pavement and/or gravel will be restored to match the surrounding grade and existing conditions.

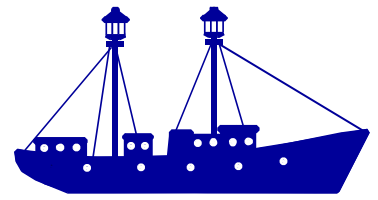
Excess and/or unsuitable soils will be transported off-Site disposal at a permitted disposal facility. The soil will either be loaded directly into trucks at the time of excavation or temporarily stockpiled on-Site until disposal can be coordinated. If temporarily stored on-Site, the soil will be placed on and covered with 6-millimeter polyethylene sheeting and surrounded with hay bales and/or straw wattles. The stockpile will be located within the project area.

### **3.1 CONSTRUCTION BEST MANAGEMENT PRACTICES**

The following Best Management Practices (“BMPs”) will be employed during construction to reduce impacts to the regulated areas.

- An erosion control barrier consisting of hay bales, silt fence and/or straw wattles will be placed along the interior side of the fence between the project area and Chelsea Creek, as indicated on Figure 1-2, Appendix A.
- Catch basins will be protected with filter fabric and/or silt sacs by temporarily removing the catch basin grate, installing the filter fabric and/or silt sac and replacement of the catch basin grate to ensure that sediments do not enter the municipal stormwater drainage system.
- The inlet in manhole MH-A from catch basin CB-A1-1 will be plugged with an inflatable membrane during the drainage line replacement. To the extent practicable, the work will be conducted during times when rainfall is not forecast. In the event that precipitation





occurs prior to completion of the project, stormwater will be transferred from CB-A1-1 and/or CB-A1-2 to manhole MH-A via submersible pumps and hoses.

- Erosion controls will be inspected routinely and maintained in proper working condition until the project activities are completed.
- In the event that trench dewatering is necessary, water will be pumped from the excavation and temporarily stored in a frac tank and re-infiltrated into the ground at the same location it was generated. If on-Site infiltration is not feasible, then groundwater will be transported off-Site for disposal at a permitted disposal facility.
- All asphalt-paved and/or gravel areas will be restored to match the existing conditions.

### 3.2 PERFORMANCE STANDARDS

A description of how the proposed project will meet the performance standards set forth in 310 CMR 10.00 and the City of Boston Wetlands Bylaws is set forth below.

#### Land Subject to Coastal Storm Flowage

Pursuant to 310 CMR 10.00, there are no performance standards associated with Land Subject to Coastal Storm Flowage. The repair work will restore the work area to existing conditions and, therefore, there are no adverse impacts to the flood storage capacity, erosion or water quality associated with the project.

#### Waterfront Area

Consistent with the City of Boston Wetlands Bylaws, the following performance standards apply to the Waterfront Area:

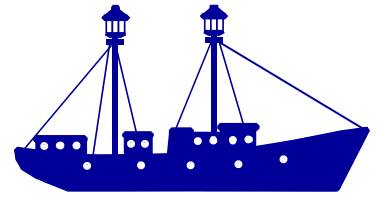
*The Commission therefore may require that any person filing an application (hereinafter, the Applicant) restore or maintain a strip of continuous, undisturbed or restored vegetative cover or waterfront public access throughout the Waterfront Area, unless the Commission determines, based on adequate evidence, that the area or part of it may be altered without harm to the values of the resource areas protected by the Ordinance. Such disturbed areas must be minimized to the greatest extent possible.*

As indicated on Figure 1-2, Appendix A, work within the 25-foot Waterfront Area is limited to placement and maintenance of temporary erosion controls that will be in place during the proposed repair work. Any disturbance will be minor and restored to a similar condition upon completion of the proposed repair work.

#### Coastal Bank Buffer Zone

Pursuant to 310 CMR 10.30, the following performance standards apply to the Buffer Zone associated with Coastal Banks.





*(3) No new bulkhead, revetment, seawall, groin or other coastal engineering structure shall be permitted on such a coastal bank except that such a coastal engineering structure shall be permitted when required to prevent storm damage to buildings constructed prior to the effective date of 310 CMR 10.21 through 10.37 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.21 through 10.37 (August 10, 1978), including reconstructions of such buildings subsequent to the effective date of 310 CMR 10.21 through 10.37, provided that the following requirements are met:*

- (a) a coastal engineering structure or a modification thereto shall be designed and constructed so as to minimize, using best available measures, adverse effects on adjacent or nearby coastal beaches due to changes in wave action, and*
- (b) the applicant demonstrates that no method of protecting the building other than the proposed coastal engineering structure is feasible.*
- (c) protective planting designed to reduce erosion may be permitted.*

There are no new bulkheads, revetments, seawalls, groins or other coastal engineering structures are proposed as part of the proposed project, therefore 310 CMR 10.30(3) is not applicable to the project.

*(4) Any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.*

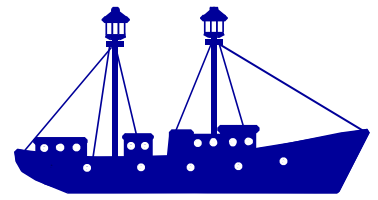
The project will not result in changes to wave action and sediment transport and does not include the alteration of any coastal banks, coastal beaches, coastal dunes, salt marshes or barrier beaches.

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

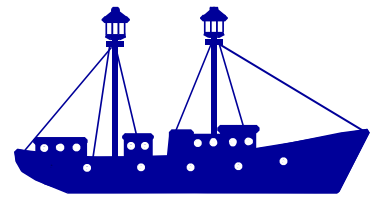
There are no new buildings as part of the proposed project, therefore 310 CMR 10.30(5) is not applicable to the project.

### Climate Change

The proposed project is limited to repair of collapsed stormwater drainage piping and will not result in adverse impacts to resource areas as a result of climate change. There will be no



permanent structures constructed and the Site will be restored to the existing conditions prior to repair (*i.e.* – asphalt pavement will be replaced with asphalt pavement and gravel areas will be replaced with gravel), therefore there will be no increase in impervious area as a result of the proposed project and no loss in flood storage capacity at the Site and surrounding area. The proposed repair work will repair the collapsed drainage lines and restore the stormwater capacity to the original approved design for the Site.



#### 4.0 EVALUATION OF GENERAL PROVISIONS (310 CMR 10.24)

As set forth above, the project area is located within Land Subject to Coastal Storm Flowage and, as a result, is subject to 310 CMR 10.21 through 10.37.

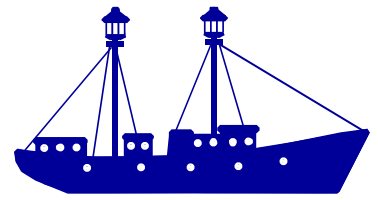
##### Other Regulations (310 CMR 10.24(4))

Based on a review of the following regulations, the project is subject to the following regulations:

- Waterways Laws (Chapter 91)
  - The project area is located within a DPA, therefore is subject to Chapter 91.

Based on a review of the following regulations, the project is not subject to the following regulations:

- Coastal Restrictions Act
  - The project area is not located within the boundaries of a registered wetland, pursuant to 310 CMR 12.00 and therefore, the Coastal Wetland Restriction Act is not applicable.
- Ocean Sanctuaries Act
  - The project is not located in an area considered an Ocean Sanctuary and, therefore the Ocean Sanctuaries Act is not applicable to the project.
- Mineral Resources Act
  - The project does not meet any of the criteria set forth in Massachusetts General Law Chapter 21, Sections 54 through 58 and, therefore the Mineral Resources Act is not applicable to the project.
- Massachusetts Clean Water Act
  - The project does not meet any of the criteria set forth in Massachusetts General Law Chapter 21, Sections 26 through 53 and, therefore the Massachusetts Clean Water Act is not applicable to the project.
- Massachusetts Environmental Policy Act (“MEPA”)
  - The project does not meet any of the review thresholds set forth in 310 CMR 11.03 and, therefore the project is not subject to MEPA.
- Martha’s Vineyard Commission
  - The Site is not located on Martha’s Vineyard and, therefore is not subject to review by the Martha’s Vineyard Commission.



- Scenic Rivers Act
  - The Site is not located along a river that is considered a Wild and Scenic River and, therefore the Scenic Rivers Act is not applicable to the project.

Areas of Critical Environmental Concern (310 CMR 10.24(5))

As indicated on the MassGIS Priority Resources Map, Figure 3-1, Appendix A, the Site is not located with an Area of Critical Environmental Concern and, therefore 310 CMR 10.24(5) is not applicable to the project.

Ecological Restoration Project (310 CMR 10.24(6))

The project does not include ecological restoration activities and, therefore, 310 CMR 10.24(6) is not applicable to the project.

Adverse Effects (310 CMR 10.24(7)(b)(1) and (2))

The repair work will restore the work area to existing conditions and, therefore, there is no impact to the flood storage capacity associated with the project. Construction best management practices designed to limit the potential for resource area impacts are set forth in Section 3.1 and the *Stormwater Management Report* prepared by Lightship Engineering and dated January 22, 2021 (the “Stormwater Report”) provided in Appendix B. Therefore, no adverse effects to the resource area (Land Subject to Coastal Flowage) are expected.

Restoration (310 CMR 10.24(7)(b)(3))

As set forth above, all asphalt paved and/or gravel areas will be restored to match the surrounding elevation prior to the commencement of the project. No vegetated areas will be disturbed as part of the project and, therefore 310 CMR 10.24(7)(b)(3) is not applicable to the project.

Salt Marsh (310 CMR 10.24(7)(b)(4) and (5))

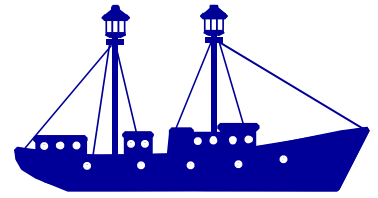
The project is not located within a Salt Marsh and, therefore 310 CMR 10.24(7)(b)(4) and (5) are not applicable to the project.

Permanent Access Roads (310 CMR 10.24(7)(b)(6))

The project does not include permanent access roads and, therefore 310 CMR 10.24(7)(b)(6) is not applicable to the project.

Sewer Lines (310 CMR 10.24(7)(b)(7))

New sewer lines will be constructed so as to be watertight so as to prevent inflow and leakage and, therefore to 310 CMR 10.24(7)(b)(7) is not applicable to the project.



*Fuel Lines (310 CMR 10.24(7)(b)(8))*

The project does not include the installation of fuel lines and, therefore 310 CMR 10.24(7)(b)(8) is not applicable to the project.

*Wave Action or Sediment Transport (310 CMR 10.24(7)(b)(9))*

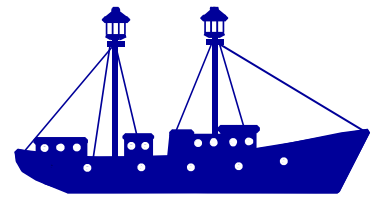
The project will not result in changes to wave action and sediment transport and does not include the alteration of any coastal banks, coastal beaches, coastal dunes, salt marshes or barrier beaches and, therefore 310 CMR 10.24(7)(b)(9) is not applicable to the project.

*Operation and Maintenance Plan (310 CMR 10.24(9))*

An Operation and Maintenance Plan is provided in the Stormwater Report provided as Appendix B.

*Stream Crossings (310 CMR 10.24(10))*

The project does not include a stream crossing and, therefore 310 CMR 10.24(10) is not applicable to the project.



## **5.0 ABUTTER NOTIFICATION**

Pursuant to 310 CMR 10.05(4) and the City of Boston Wetlands Bylaws, notification to all abutters within 300 feet of the Site has been provided concurrently with this NOI submittal via certified mail, return receipt requested. A figure indicated the location of the abutters is provided at Figure 5-1, Appendix A and the copies of the abutter list and notifications are provided at Appendix C.

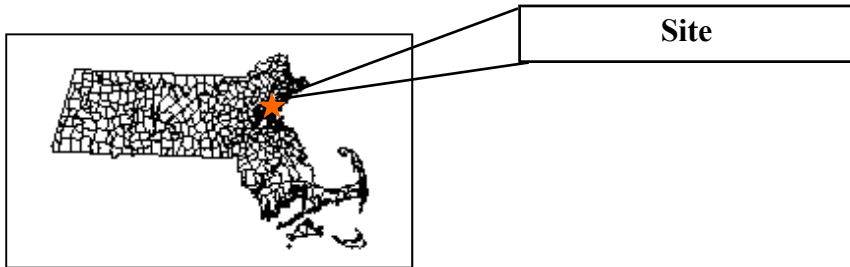
# APPENDIX A

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## FIGURES

Figure 1-1	Site Locus Map
Figure 1-2	Site Map
Figure 1-3	FEMA Map
Figure 1-4	Chelsea Creek Designated Port Area Map
Figure 2-1	City of Boston Assessor's Map
Figure 3-1	MassGIS Map
Figure 5-1	Abutter Site Map





UTM Coordinate (NAD83):  
 4,695,192 m North  
 334,135 m East

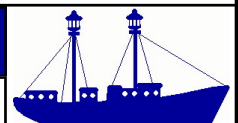
Latitude: 42° 23' 28.78"  
 Longitude: -71° 00' 54.62"

Scale: 1 inch ~ 1,000 feet  
 Radii: 500 feet and 1/2 mile

PREPARED FOR	PROJECT
The Grossman Companies, Inc. One Adams Place 859 Willard Street, Suite 501 Quincy, Massachusetts 02169	Commercial Property 370 McClellan Highway East Boston, Massachusetts

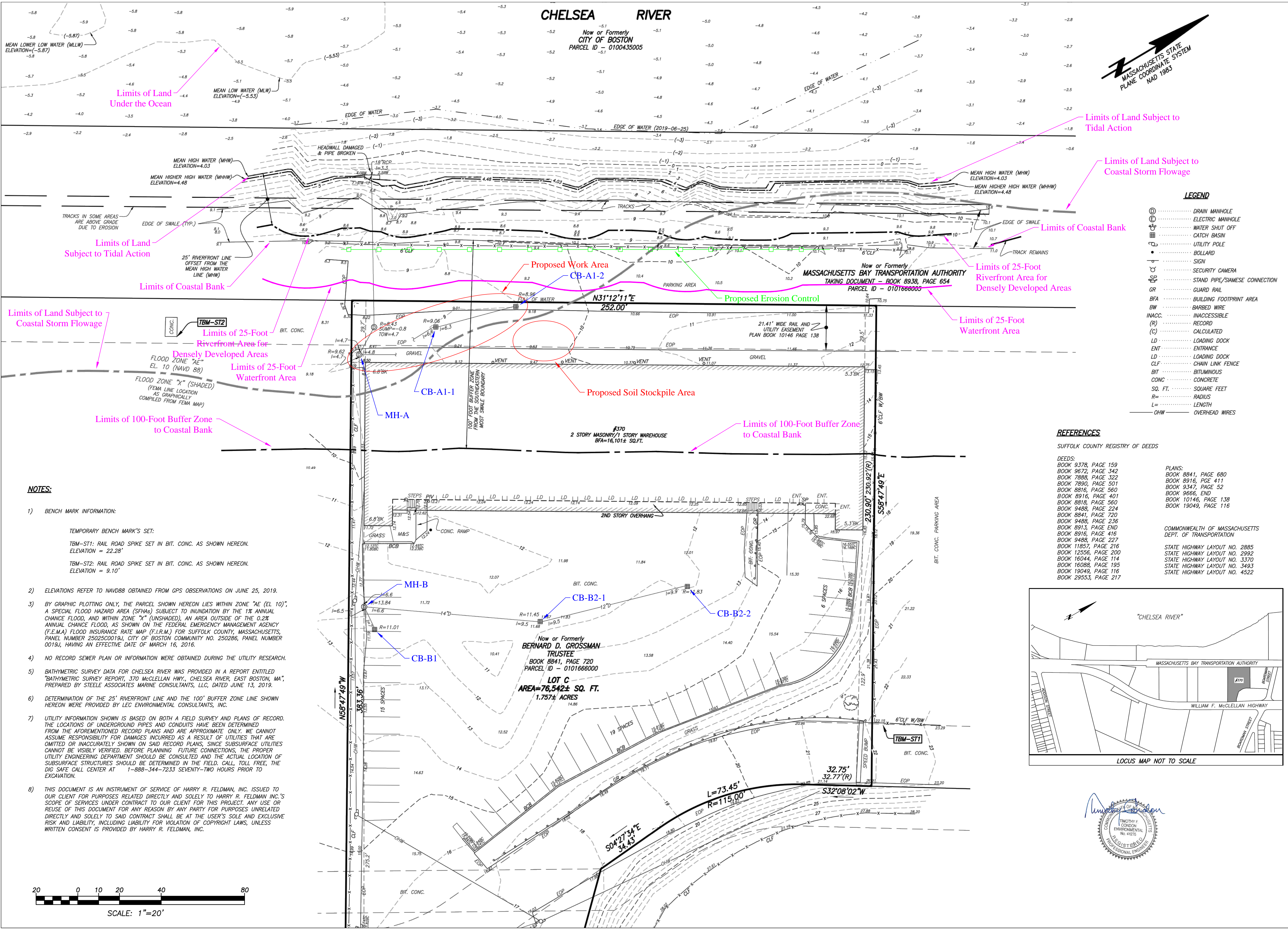
**FIGURE 1-1**  
 Site Locus Map

**LIGHTSHIP**  
**ENGINEERING**



ENVIRONMENTAL & LAND-USE CONSULTANTS





Limits of Land Subject to Tidal Action

Limits of Land Subject to Coastal Storm Flowage

Limits of Coastal Bank

Limits of 25-Foot Riverfront Area for Densely Developed Areas

Limits of 25-Foot Waterfront Area

Limits of 100-Foot Buffer Zone to Coastal Bank

**LEGEND**

- ⊙ ..... DRAIN MANHOLE
- ⊙ ..... ELECTRIC MANHOLE
- ⊙ ..... WATER SHUT OFF
- ⊙ ..... CATCH BASIN
- ⊙ ..... UTILITY POLE
- ⊙ ..... BOLLARD
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**REFERENCES**

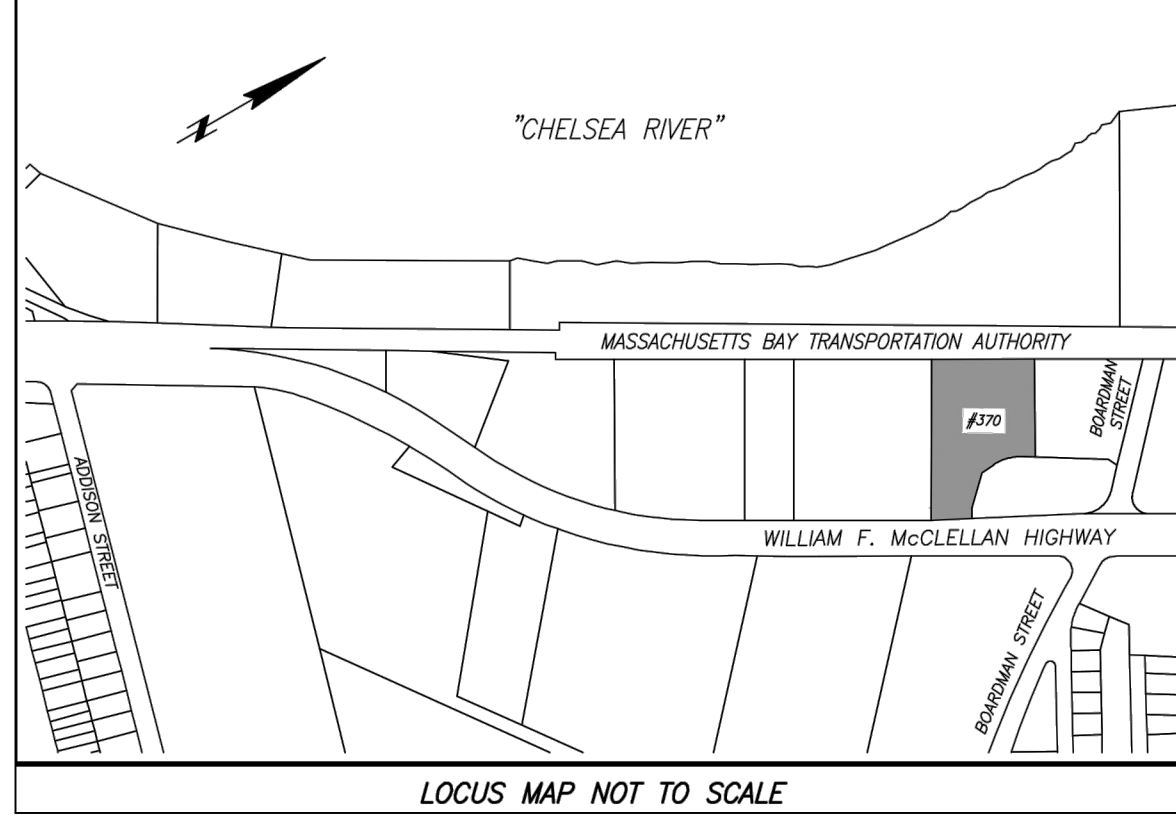
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COMMONWEALTH OF MASSACHUSETTS  
 DEPT. OF TRANSPORTATION

STATE HIGHWAY LAYOUT NO. 2885  
 STATE HIGHWAY LAYOUT NO. 2992  
 STATE HIGHWAY LAYOUT NO. 3370  
 STATE HIGHWAY LAYOUT NO. 3463  
 STATE HIGHWAY LAYOUT NO. 4522



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  - NO RECORD SEWER PLAN OR INFORMATION WERE OBTAINED DURING THE UTILITY RESEARCH.
  - BATHYMETRIC SURVEY DATA FOR CHELSEA RIVER WAS PROVIDED IN A REPORT ENTITLED "BATHYMETRIC SURVEY REPORT, 370 MCCLELLAN HWY., CHELSEA RIVER, EAST BOSTON, MA", PREPARED BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC, DATED JUNE 13, 2019.
  - DETERMINATION OF THE 25' RIVERFRONT LINE AND THE 100' BUFFER ZONE LINE SHOWN HEREON WERE PROVIDED BY LEC ENVIRONMENTAL CONSULTANTS, INC.
  - UTILITY INFORMATION IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.



**LIGHTSHIP ENGINEERING**  
 ENVIRONMENTAL & LAND-USE CONSULTANTS  
 39 Industrial Park Road • Unit C • Plymouth, Massachusetts 02360 • TEL:(508) 850-3344 • FAX:(508) 850-3360

NO.	DATE	DESCRIPTION
1	4/21	Con Comm Comments

**PROJECT NAME AND LOCATION**  
 Commercial Property  
 370 McClellan Highway  
 East Boston, Mass

**CLIENT NAME AND LOCATION**  
 Grossman Companies  
 859 Willard St, Ste 501  
 Quincy, Mass


**DRAWING TITLE**  
**FIGURE 1-2**  
 Site Map

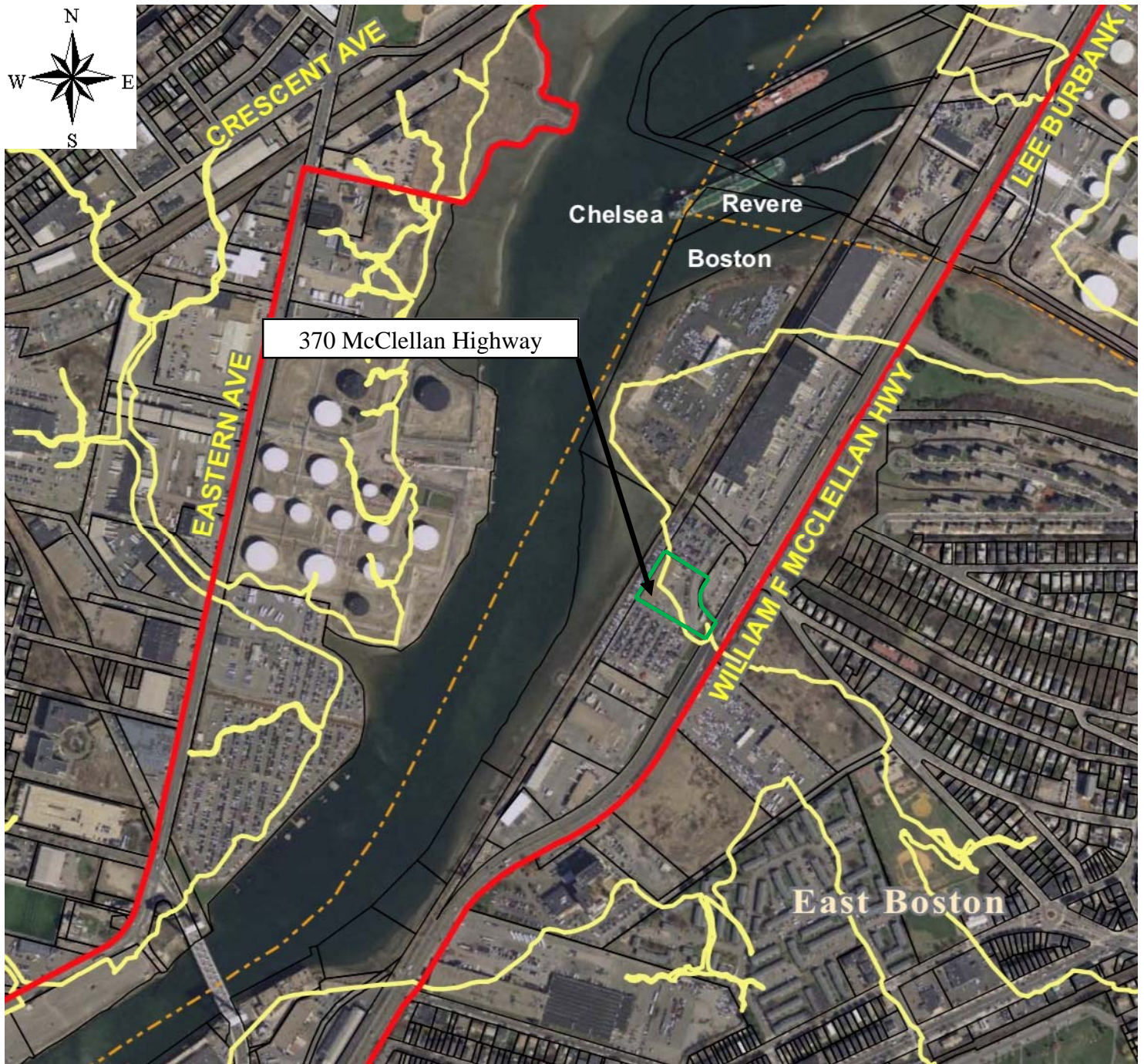
<b>SOURCE</b> Existing Conditions Plan Prepared by Feldman Land Surveyors dated 7/11/2019	<b>CADD FILE</b> 543.77/NOI/Figures/Figures.dwg
<b>DRAWN BY:</b> KDP	<b>REGISTERED PROFESSIONAL ENGINEER</b> TIMOTHY J. CONDON No. 41275
<b>REVIEWED BY:</b> TC	<b>DATE:</b> 1/22/2021
<b>DWG SCALE:</b> 1" = 20'	

**LIGHTSHIP REF. NUMBER**  
**543.77.1**  
**SHEET NO: 1 OF 1**





<p><b>PREPARED FOR</b></p> <p>The Grossman Companies, Inc.          One Adams Place          859 Willard Street, Suite 501          Quincy, Massachusetts 02169</p>	<p><b>PROJECT</b></p> <p>Commercial Property          370 McClellan Highway          East Boston, Massachusetts</p>	<p><b>FIGURE 1-3</b>  <b>FEMA Map</b></p>	<p><b>LIGHTSHIP</b>  <b>ENGINEERING</b></p> <p>ENVIRONMENTAL &amp; LAND-USE          CONSULTANTS</p> 
<p>Source: FEMA Flood Insurance Rate Map No. 25025C0019J dated March 16, 2016.</p>		<p>39 Industrial Park Road • Unit C • Plymouth, Massachusetts 02360 • (508) 830-3344 • Fax: (508) 830-3360</p>	



**LEGEND**

- Site Boundary
- Chelsea Creek Designated Port Area Boundary
- Chapter 91 Presumptive Line

**PREPARED FOR**

The Grossman Companies, Inc.  
 One Adams Place  
 859 Willard Street, Suite 501  
 Quincy, Massachusetts 02169

**PROJECT**

Commercial Property  
 370 McClellan Highway  
 East Boston, Massachusetts

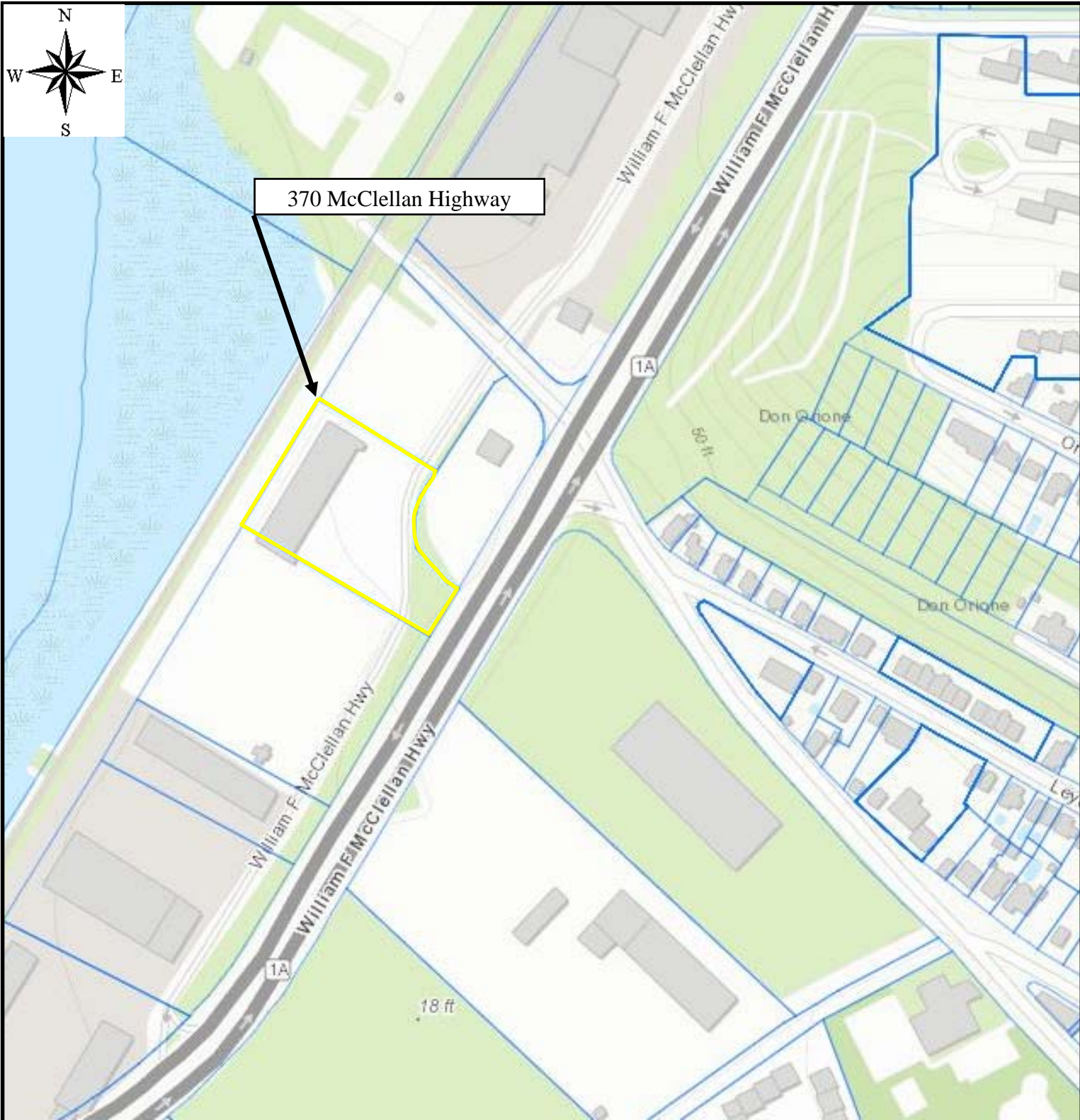
**FIGURE 1-4**  
 Chelsea Creek  
 Designated Port  
 Area Map

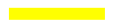
**LIGHTSHIP**  
**ENGINEERING**

ENVIRONMENTAL & LAND-USE  
 CONSULTANTS







 = Site Boundary

<p><b>PREPARED FOR</b></p> <p>The Grossman Companies, Inc.          One Adams Place          859 Willard Street, Suite 501          Quincy, Massachusetts 02169</p>	<p><b>PROJECT</b></p> <p>Commercial Property          370 McClellan Highway          East Boston, Massachusetts</p>
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**FIGURE 2-1**  
 City of Boston  
 Assessor's Map

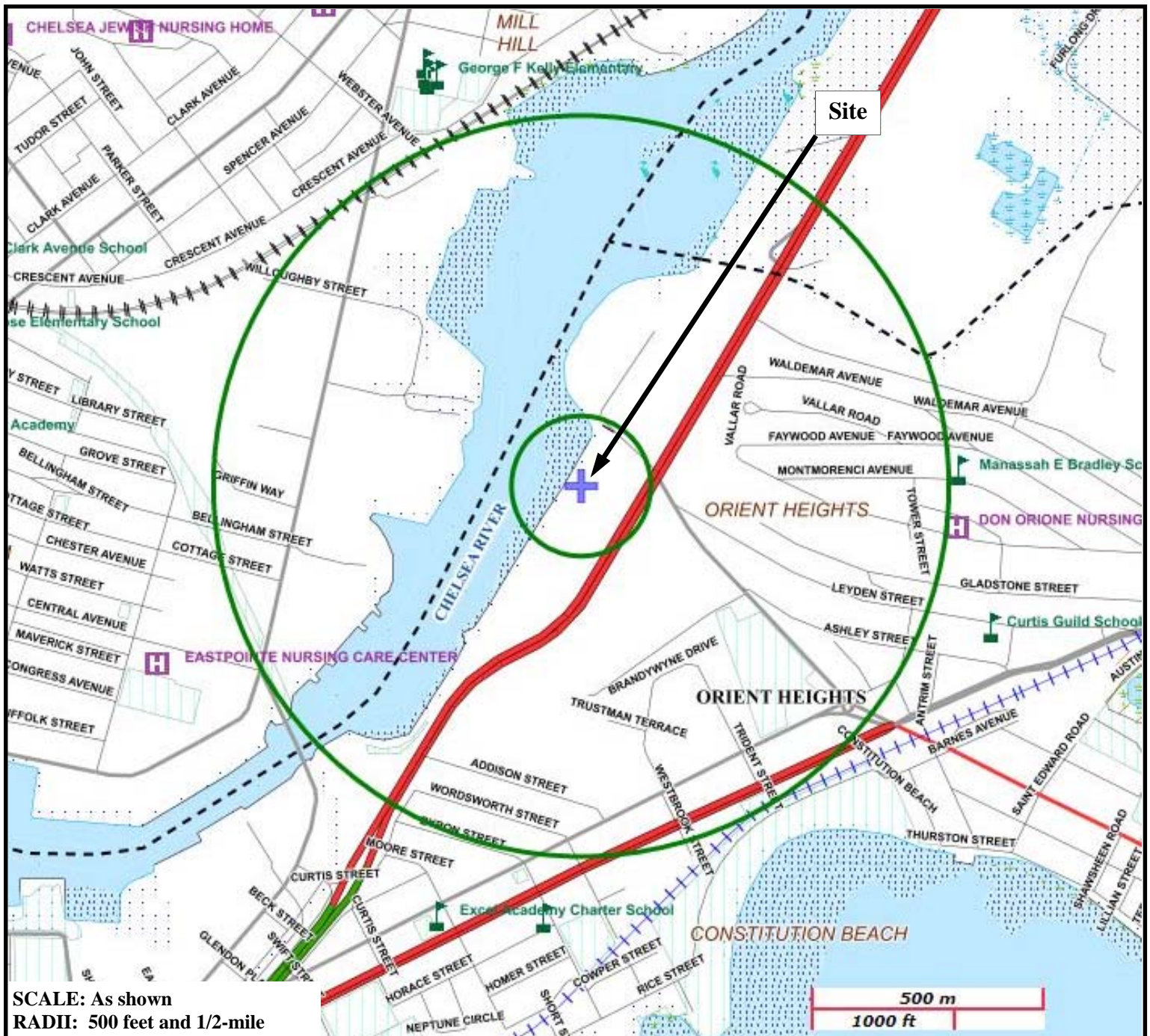
**LIGHTSHIP ENGINEERING**  
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Source: City of Boston Tax Parcel Viewer





SCALE: As shown  
 RADII: 500 feet and 1/2-mile

**MAP LEGEND**

Community Groundwater Well	Town and State Boundary	Pipeline	Potentially Productive High Yield Aquifer	Surface Water Supply Watershed Boundary
Community Surface Water Intake	DEP Region Boundary	Powerline	Potentially Productive Medium Yield Aquifer	Public Water Supply Protection Area (Zone A)
Emergency Surface Water Intake	15 Meter Contour Interval	MBTA Blue Line	Open Water	Interim Wetland Protection Area (IWPA)
Non-Community Groundwater Well	3 Meter Contour Interval	MBTA Green Line	Public Water Supply Reservoir	Approved Wetland Protection Area (Zone II)
NHESP Certified Vernal Pool	Perennial Stream or Shoreline	MBTA Orange Line	Tidal Flat	Solid Waste Landfill
NHESP Potential Vernal Pool	Intermittent Stream	MBTA Red Line	Inundated Area	Areas of Critical Environmental Concern
School	Intermittent Shoreline	Active Rail Lines	Fresh Water Wetland	EPA Designated Sole Source Aquifer
Hospital	Intermittent Shoreline	Major Highway - Limited Access	Cranberry Bog	Protected Open Space
Long Term Care Residence	Ditch or Canal	Major Road - Not Limited Access	Salt Water Wetland	Non-Potential Drinking Water Source Area: High Yield
Prison	Aqueduct	Local Street or Road	NHESP Estimated Habitat of Rare Wildlife	Non-Potential Drinking Water Source Area: Medium Yield

**PREPARED FOR**

The Grossman Companies, Inc.  
 One Adams Place  
 859 Willard Street, Suite 501  
 Quincy, Massachusetts 02169

**PROJECT**

Commercial Property  
 370 McClellan Highway  
 East Boston, Massachusetts

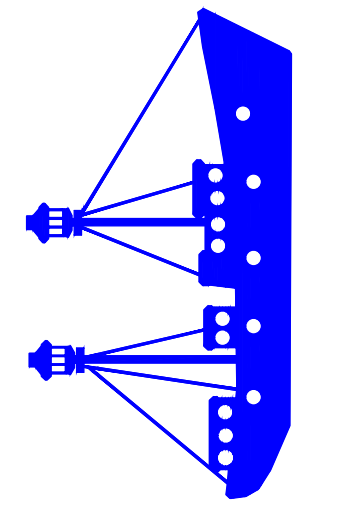
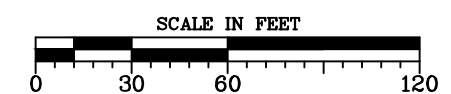
**FIGURE 3-1  
 MassGIS Map**

**LIGHTSHIP  
 ENGINEERING**

ENVIRONMENTAL & LAND-USE  
 CONSULTANTS







**LIGHTSHIP**  
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NO.	DATE	REVISIONS DESCRIPTION

PROJECT NAME AND LOCATION Commercial Property 370 McClellan Highway East Boston, Mass	CLIENT NAME AND LOCATION Grossman Companies 859 Willard St, Ste 501 Quincy, Mass
--	---

DRAWING TITLE  
**FIGURE 5-1**  
Abutter  
Site Map

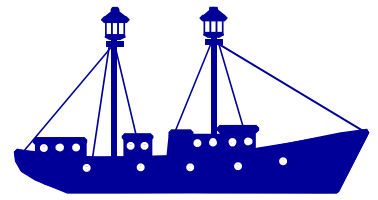
SOURCE Existing Conditions Plan Prepared by Feldman Land Surveyors dated 7/11/2019	CADD FILE 543.77/NOI/Figures/Figures.dwg	DRAWN BY: KDP	REVIEWED BY: TC	DATE: 2/12/2021	DWG SCALE: 1" = 60'
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LIGHTSHIP REF. NUMBER  
**543.77.1**  
SHEET NO: 1 OF 1

## **APPENDIX B**

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**STORMWATER MANAGEMENT REPORT  
PREPARED BY LIGHTSHIP ENGINEERING  
DATED FEBRUARY 23, 2021**



# STORMWATER MANAGEMENT REPORT



**Commercial Property  
370 McClellan Highway  
East Boston, Massachusetts**

Lightship Engineering Project No. 543.77.1

**February 23, 2021**



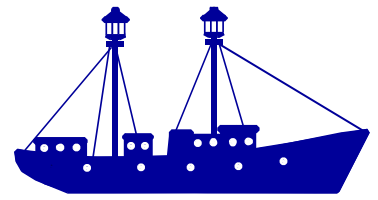
Applicant:

The Grossman Companies, Inc.  
One Adams Place  
859 Willard Street, Suite 501  
Quincy, Massachusetts 02169

Applicant Representative:

Lightship Engineering, LLC  
39 Industrial Park Road, Unit C  
Plymouth, Massachusetts 02360





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1.0 INTRODUCTION .....1

2.0 PRE-DEVELOPMENT CONDITIONS.....1

    2.1 SITE CONDITIONS.....1

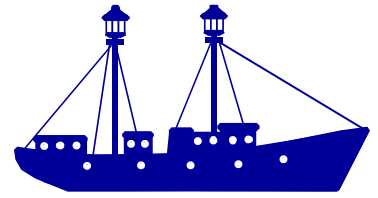
    2.2 SOIL DESCRIPTION.....1

3.0 POST-DEVELOPMENT CONDITIONS .....1

    3.1 DESIGN STRATEGY .....1

    3.2 COMPLIANCE WITH DEP STORMWATER MANAGEMENT STANDARDS2

    3.3 ILLICIT DISCHARGE COMPLIANCE STATEMENT.....4



**ATTACHMENTS**

ATTACHMENT 1    MAPS

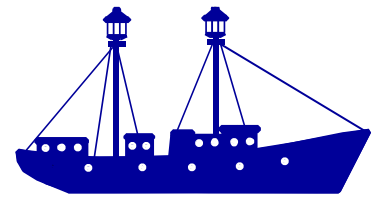
Map 1    Site Map

Map 2    Soil Map

ATTACHMENT 2    STORM DRAINAGE PLAN PREPARED BY EDWARDS & KELCEY  
DATED JANUARY 20, 1984 AND DESIGN NOTES

ATTACHMENT 3    SITE OWNER'S MANUAL

ATTACHMENT 4    CONSTRUCTION SEDIMENT, EROSION & POLLUTION  
PREVENTION PLAN



## **1.0 INTRODUCTION**

Catch basins CB-A1-1 and CB-A1-2 and manhole MH-A are located at the rear of the Site, at the locations indicated on Map 1, Attachment 1. During a recent inspection of the stormwater system, Lightship Engineering observed that the drainage pipes between catch basins CB-A1-1 and CB-A1-2 and between CB-A1-1 and manhole MH-A had collapsed and were no longer functional. The proposed repair work consists of the removal of collapsed drainage pipes and the installation of new drainage pipes.

## **2.0 PRE-DEVELOPMENT CONDITIONS**

### **2.1 SITE CONDITIONS**

The Site is currently used for commercial purposes (freight forwarding service and temporary parking associated with Logan Airport) and is occupied by one approximately 16,101 square foot building. The remainder of the property is generally asphalt paved parking areas and roadways. The site is surrounded by chain link fencing and is located in a predominately commercial/industrial area of Boston, with William F McClellan Highway abutting the Site to the southeast and commercial properties beyond.

Based upon information available online from the Federal Emergency Management Agency (“FEMA”), the project area is located in area identified as Flood Zone AE based on the Flood Insurance Rate Map, Community Panel No. 25025C0019J.

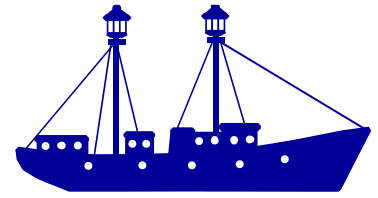
### **2.2 SOIL DESCRIPTION**

The Natural Resources Conservation Service (“NRCS”) lists the on-site soils as Udorthends. This mapping unit is indicative of fill layers deposited over natural silty material. Based upon the nature of the fill material on-site, soils are assumed to be Hydrologic Soil Class C. A soil map with soil information is provided as Map 2, Attachment 1.

## **3.0 POST-DEVELOPMENT CONDITIONS**

### **3.1 DESIGN STRATEGY**

The proposed project (repair of damaged drainage piping) will not change the existing design of stormwater system designed in 1984 and installed at the Site. Therefore, no pre- and post-hydrologic calculations are included. The stamped storm drainage plan prepared by Edwards and Kelcey, Inc. (“Edwards & Kelcey”) dated January 20, 1984 and associated design notes with calculations were provided by The Grossman Companies, Inc. (“Grossman”) and copies are provided as Attachment 2. According to the Boston Water and Sewer Commission (“BWSC”), the proposed repair work does not require a BWSC permit or BWSC approval.



## 3.2 COMPLIANCE WITH DEP STORMWATER MANAGEMENT STANDARDS

The proposed stormwater management system was designed in compliance with the 10 DEP Stormwater Management Standards. The following summary provides key information related to the proposed stormwater management system, its design elements, and mitigation measures for potential impacts.

- **STANDARD 1: No new stormwater conveyance (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.**

The proposed project will not create any new outfalls to the adjacent wetland.

- **STANDARD 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.**

The proposed project will not produce a change in runoff, therefore the proposed project will not increase peak rates of runoff.

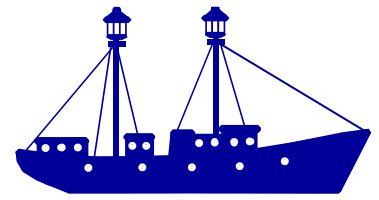
- **STANDARD 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater management practices and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil types. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.**

The proposed project will not change the annual recharge. Therefore, this standard does not apply.

- **STANDARD 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (“TSS”).**

New impervious areas requiring treatment for TSS are not proposed for this project. Therefore, this standard does not apply.

- **STANDARD 5: For land uses with higher potential pollutant loads (“LUHPPLs”), source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.**



The proposed project is not associated with stormwater discharges from land uses with higher potential pollutant loads. Therefore, this standard does not apply.

- **STANDARD 6: Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. Critical areas are Outstanding Resource Waters, shellfish beds, swimming beaches, cold water fisheries and recharge areas for public water supplies.**

There are no stormwater discharges to critical areas associated with this project. Therefore, this standard does not apply.

- **STANDARD 7: Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable. However, if it is not practicable to meet all the Standards, new (retrofitted or expanded) stormwater management systems must be designed to improve existing conditions.**

The proposed project is not associated with redevelopment of previous developed site. Therefore, this standard does not apply.

- **STANDARD 8: A plan to control construction-related impacts during erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.**

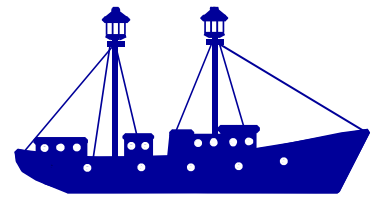
Erosion control barriers are proposed to protect adjacent offsite areas. A Construction Sediment, Erosion and Pollution Prevention Plan has been developed for the Contractor to follow during project construction and is provided as Attachment 4.

- **STANDARD 9: A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.**

A Long-Term Operation and Maintenance Plan outlining maintenance requirements of the stormwater system is included in the Site Owner's Manual provided as Attachment 3.

- **STANDARD 10: All illicit discharges to the stormwater management system are prohibited.**

There will be no illicit discharges to the stormwater system associated with the proposed project.



### 3.3 ILLICIT DISCHARGE COMPLIANCE STATEMENT

An illicit discharge is any discharge to a separate storm sewer that is not comprised entirely of stormwater, discharges from fire-fighting activities, and certain non- designated non-stormwater discharges.

To the best of my knowledge, no detectable illicit discharge exists on site. The site plans included with this report detail the storm sewers that convey stormwater on the site and demonstrate that these systems do not include the entry of an illicit discharge. A Site Owner's Manual is also included, which contains the Long-Term Pollution Plan that outlines measures to prevent future illicit discharges. As the Site Owner, I will ultimately be responsible for implementing the Long-Term Pollution Prevention Plan.

Signature:

A handwritten signature in blue ink, appearing to read 'Jacob Citrin', written over a horizontal line.

Jacob Citrin, on behalf of  
CV 370 McClellan LLC

# ATTACHMENT 1

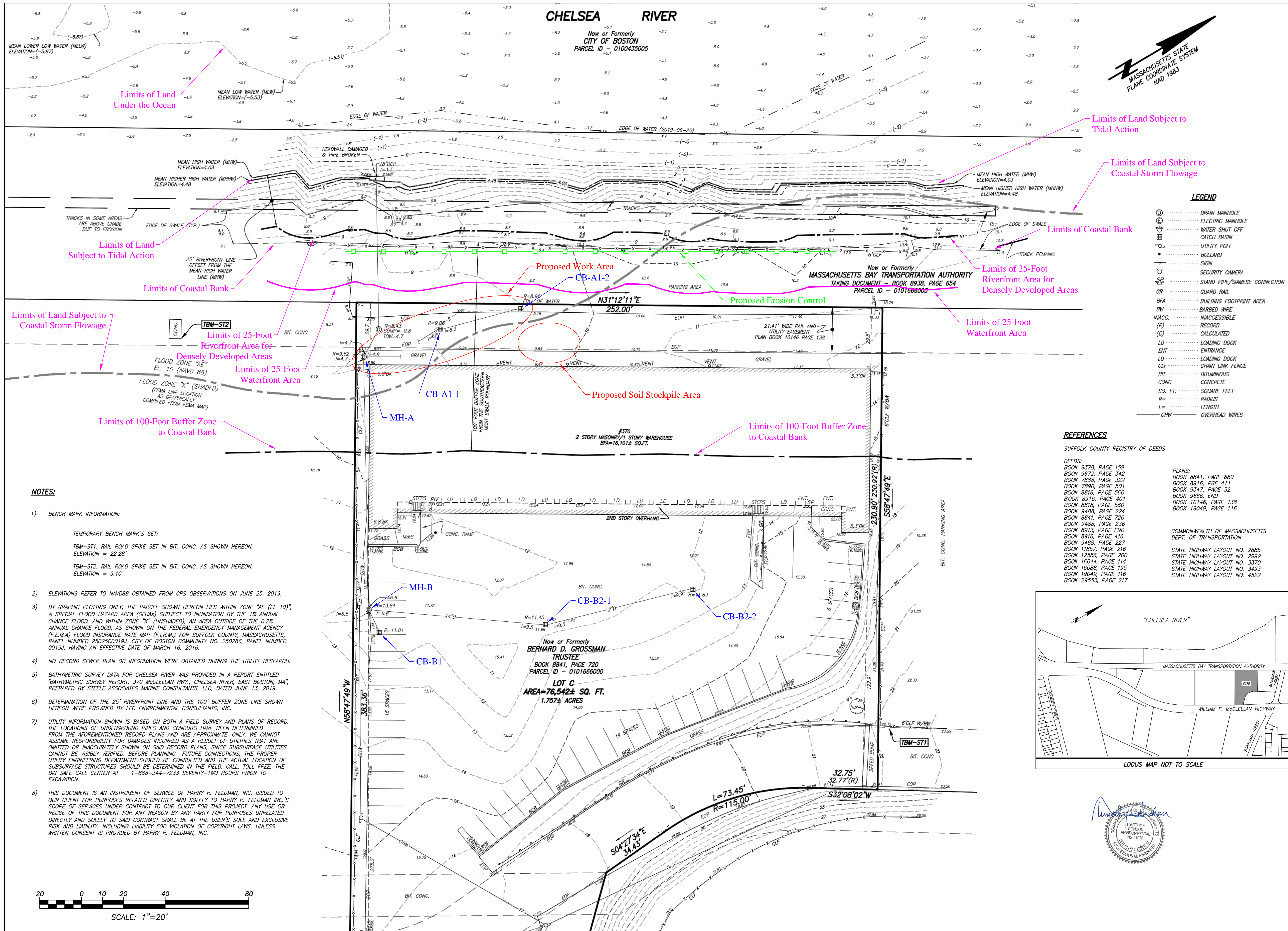
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## MAPS

Map 1 Site Map

Map 2 Soil Map





**LEGEND**

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- ⊙ ..... ELECTRIC MANHOLE
- ⊙ ..... WATER SHUT OFF
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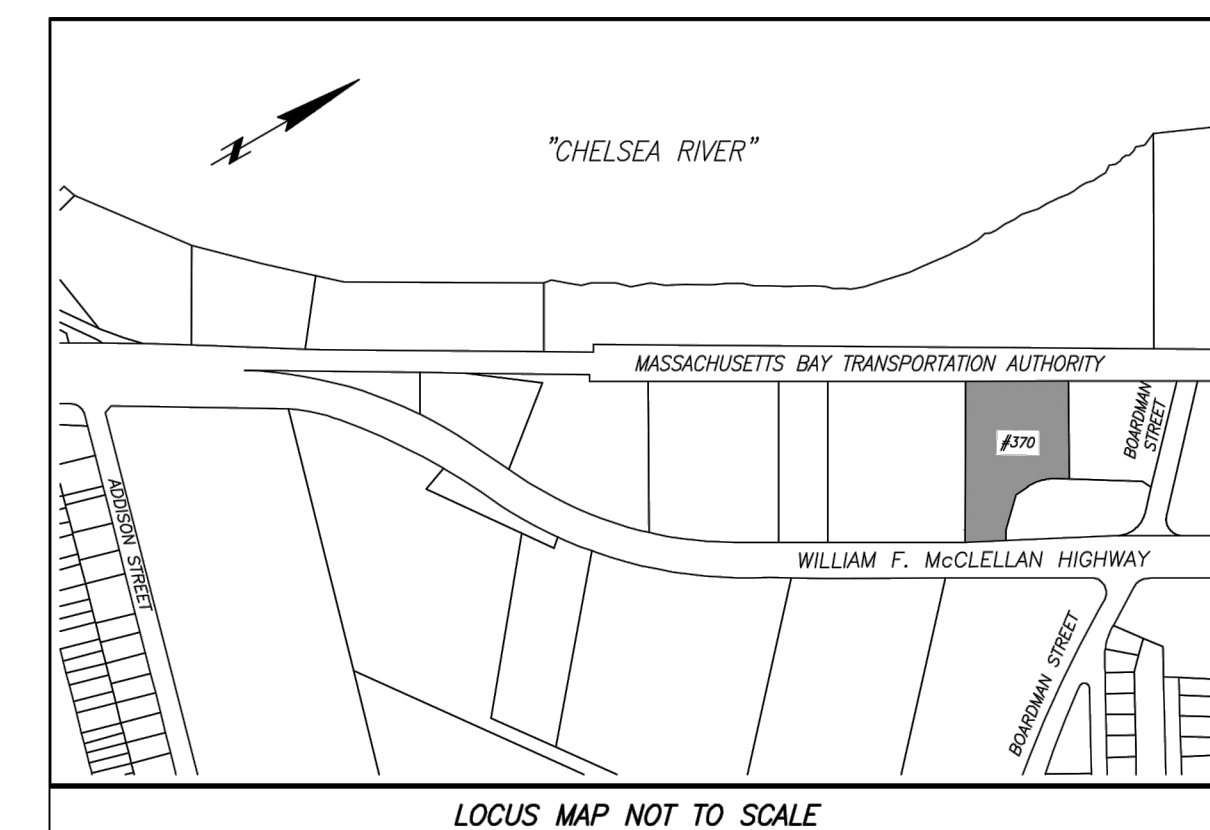
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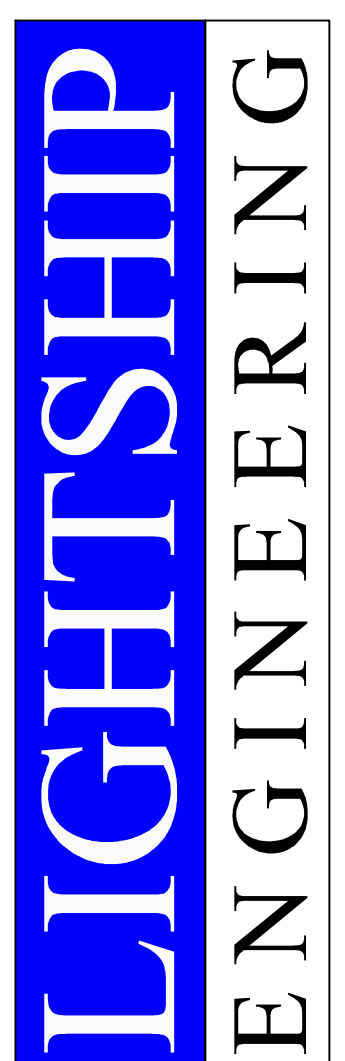
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- NOTES:**
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  - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE "AE (EL 10)", A SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND WITHIN ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, PANEL NUMBER 25025C0019J, CITY OF BOSTON COMMUNITY NO. 250286, PANEL NUMBER 0019J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
  - NO RECORD SEWER PLAN OR INFORMATION WERE OBTAINED DURING THE UTILITY RESEARCH.
  - BATHYMETRIC SURVEY DATA FOR CHELSEA RIVER WAS PROVIDED IN A REPORT ENTITLED "BATHYMETRIC SURVEY REPORT, 370 MCCLELLAN HWY., CHELSEA RIVER, EAST BOSTON, MA", PREPARED BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC, DATED JUNE 13, 2019.
  - DETERMINATION OF THE 25' RIVERFRONT LINE AND THE 100' BUFFER ZONE LINE SHOWN HEREON WERE PROVIDED BY LEC ENVIRONMENTAL CONSULTANTS, INC.
  - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.





**ENVIRONMENTAL & LAND-USE CONSULTANTS**  
 39 Industrial Park Road • Unit C • Plymouth, Massachusetts 02360 • TEL:(508) 850-3344 • FAX:(508) 850-3360

NO.	DATE	DESCRIPTION
1	4/21	Con Comm Comments

<p><b>PROJECT NAME AND LOCATION</b>          Commercial Property          370 McClellan Highway          East Boston, Mass</p>	<p><b>CLIENT NAME AND LOCATION</b>          Grossman Companies          859 Willard St, Ste 501          Quincy, Mass</p>
--	---

<p><b>SOURCE</b>          Existing Conditions Plan          Prepared by Feldman Land          Surveyors dated 7/11/2019</p>	<p><b>CADD FILE</b>          543.77/NOI/Figures/Figures.dwg</p>
<p><b>DRAWN BY:</b> KDP</p>	<p><b>REVIEWED BY:</b> TC</p>
<p><b>DATE:</b> 1/22/2021</p>	<p><b>DWG SCALE:</b> 1" = 20'</p>

LIGHTSHIP REF. NUMBER

# 543.77.1

SHEET NO: 1 OF 1







## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts

Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2014—Aug 25, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	120.7	15.1%
325D	Newport silt loam, 15 to 25 percent slopes	66.1	8.3%
602	Urban land, 0 to 15 percent slopes	5.1	0.6%
603	Urban land, wet substratum, 0 to 3 percent slopes	273.1	34.2%
610	Beaches	5.8	0.7%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	10.1	1.3%
627C	Newport-Urban land complex, 3 to 15 percent slopes	79.5	10.0%
628C	Canton-Urban land complex, 3 to 15 percent slopes	6.2	0.8%
653	Udorthents, sandy	6.0	0.8%
655	Udorthents, wet substratum	226.3	28.3%
<b>Totals for Area of Interest</b>		<b>798.9</b>	<b>100.0%</b>

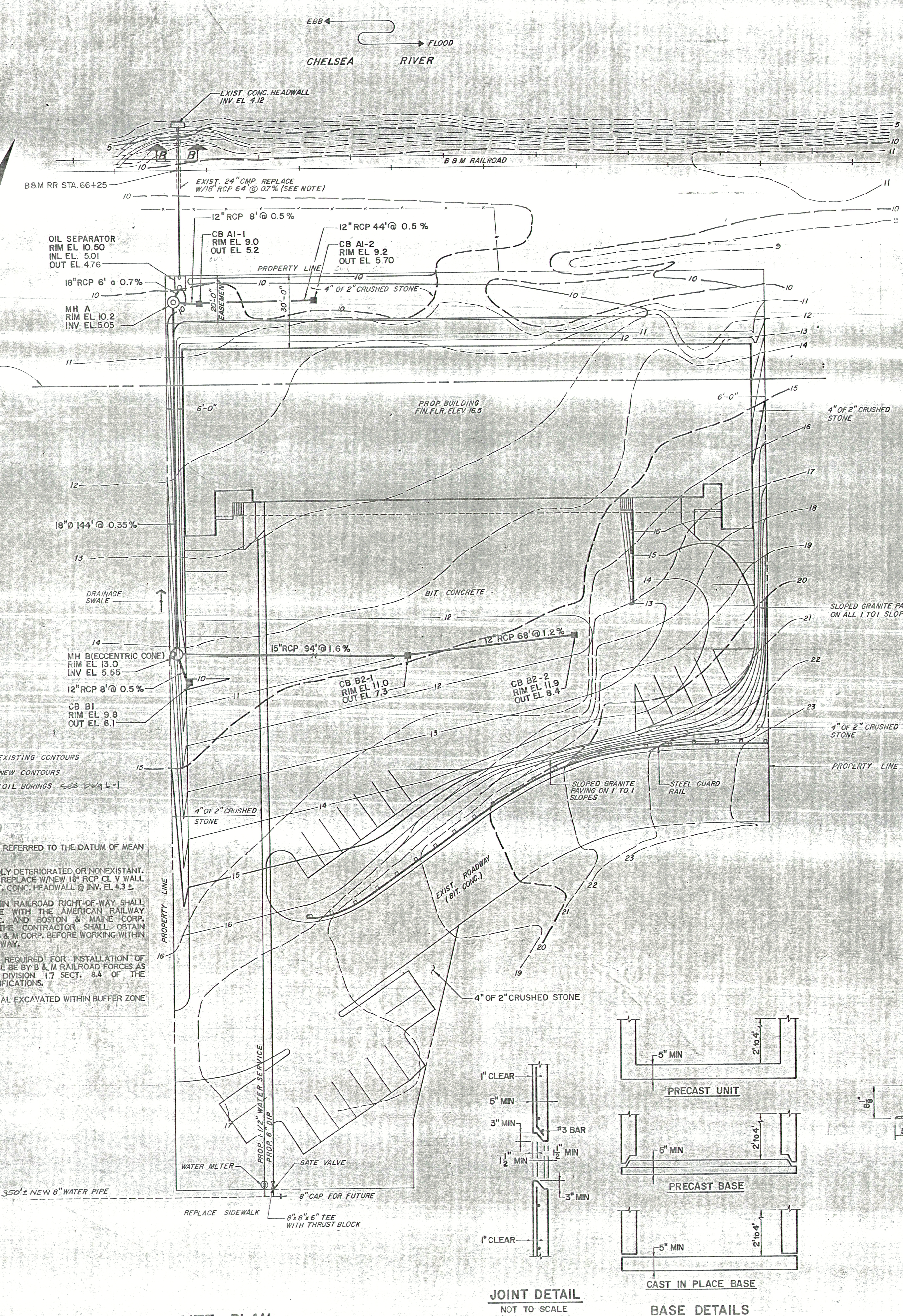
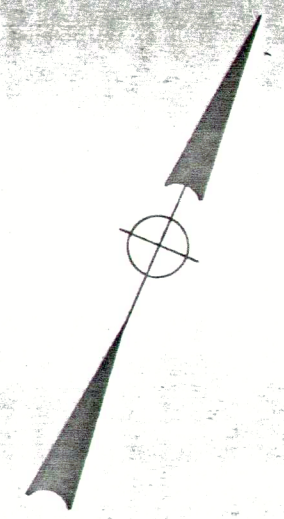


## **ATTACHMENT 2**

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**STAMPED STORM DRAINAGE PLAN PREPARED BY EDWARDS &  
KELCEY DATED JANUARY 20, 1984 AND DESIGN NOTES**





**LEGEND**

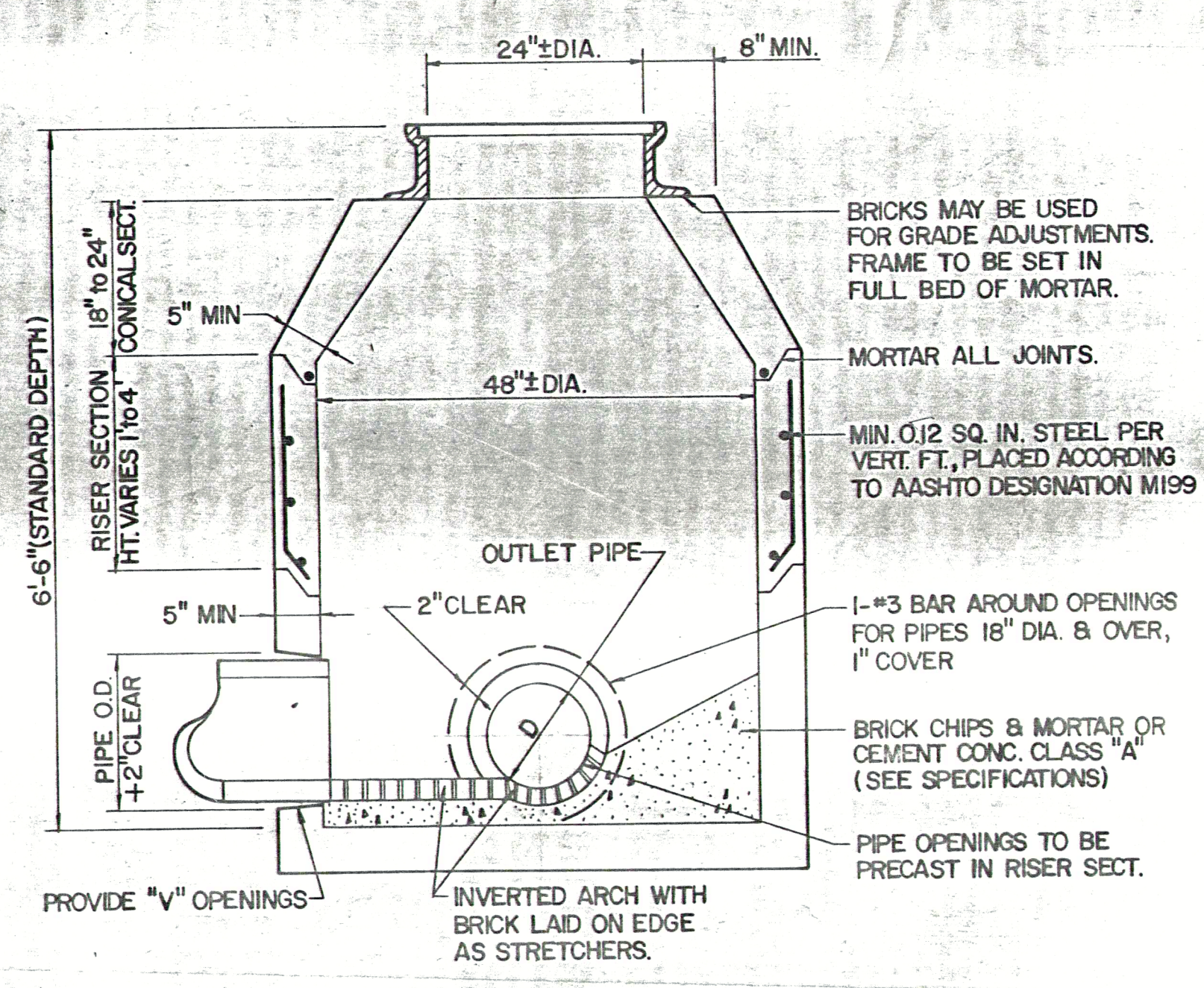
- 20--- EXISTING CONTOURS
- - -20- - - NEW CONTOURS
- ⊙ SOIL BORINGS SEE DWG. L-1

- NOTES:**
1. ALL ELEVATIONS ARE REFERRED TO THE DATUM OF MEAN SEAL LEVEL.
  2. EXIST. 24" CMP IS BADLY DETERIORATED OR NONEXISTENT. CONTRACTOR SHALL REPLACE W/NEW 18" RCP CL V WALL 8" INSTALLED IN EXIST. CONC. HEADWALL @ INV. EL. 4.3 ±.
  3. CONSTRUCTION WITHIN RAILROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AMERICAN RAILWAY ENGINEERING ASSOC. AND BOSTON & MAINE CORP. SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN PERMISSION OF THE B & M CORP. BEFORE WORKING WITHIN RAILROAD RIGHT-OF-WAY.
  4. ALL TRACK WORK REQUIRED FOR INSTALLATION OF DRAINAGE PIPE SHALL BE BY B & M RAILROAD FORCES AS SPECIFIED UNDER DIVISION 17 SECT. 84 OF THE CONSTRUCTION SPECIFICATIONS.
  5. ESTIMATE OF MATERIAL EXCAVATED WITHIN BUFFER ZONE = 126 C.Y.

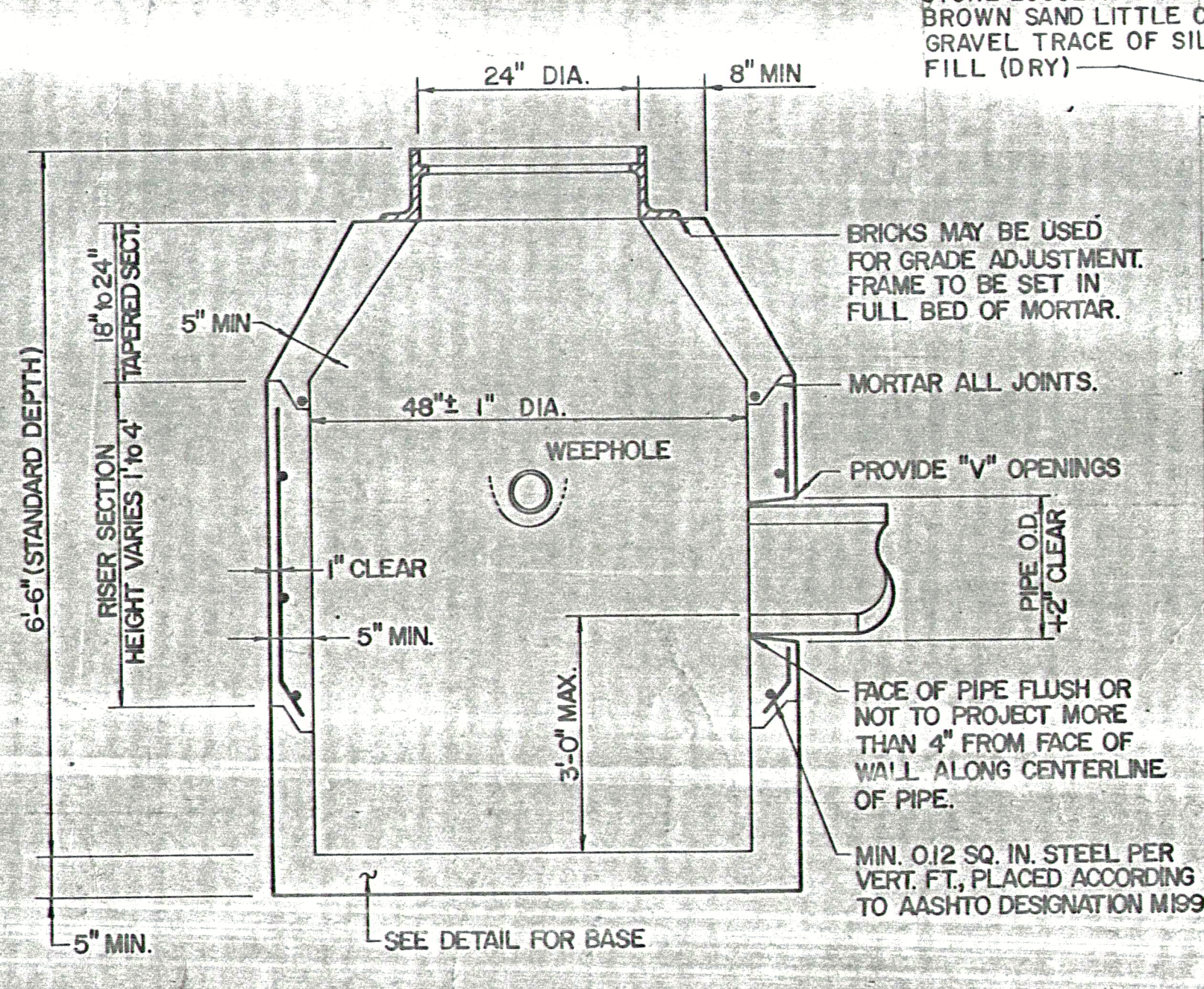
**SITE PLAN**  
1" = 20'-0"

**JOINT DETAIL**  
NOT TO SCALE

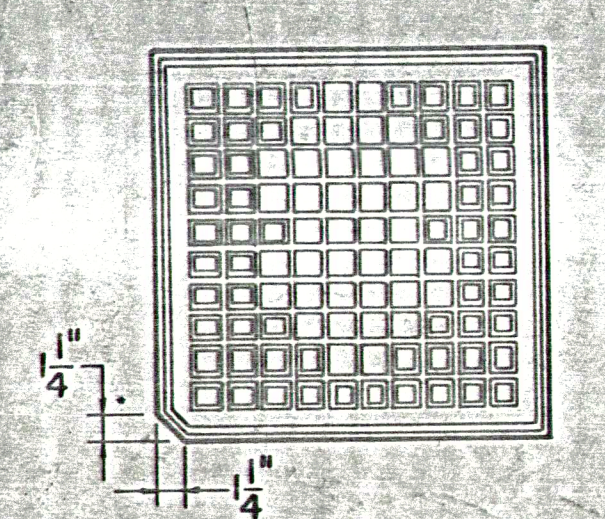
**BASE DETAILS**  
NOT TO SCALE



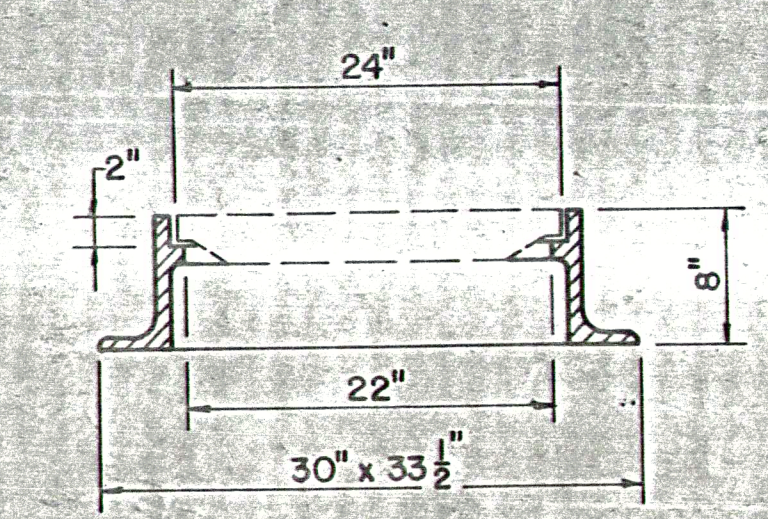
**PRECAST CONCRETE SECTION**  
**MANHOLE**  
NOT TO SCALE



**PRECAST CONCRETE SECTION**  
**CATCH BASIN**  
NOT TO SCALE

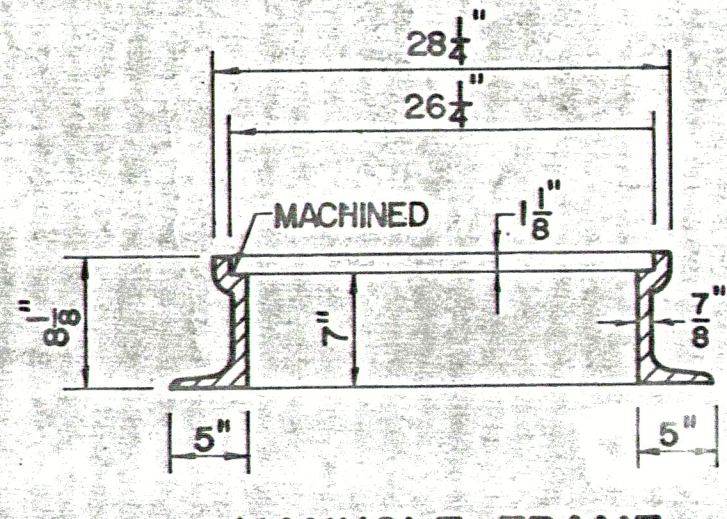


**PLAN**  
**CATCH BASIN GRATE**

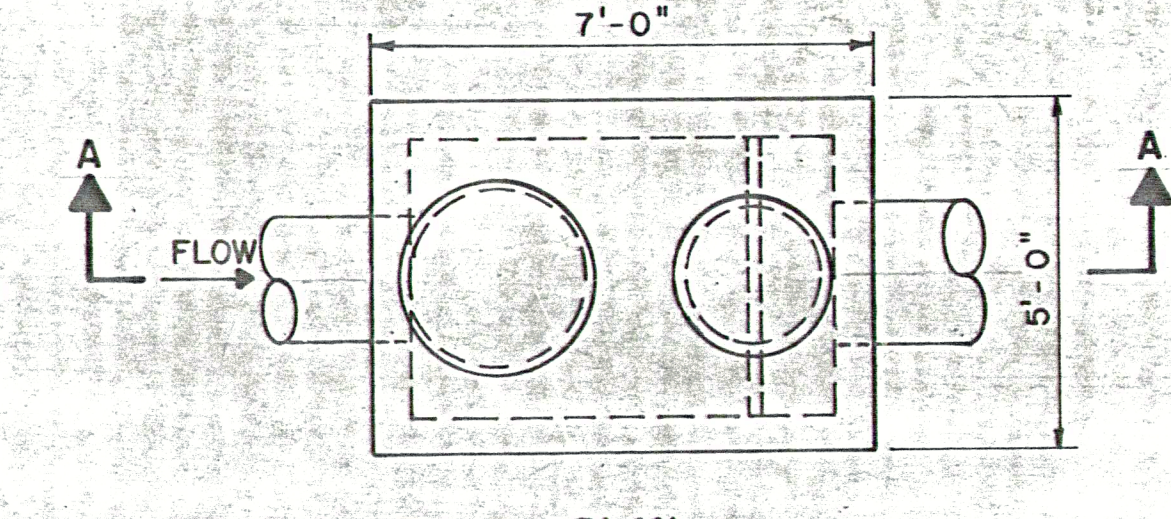


**CATCH BASIN FRAME**

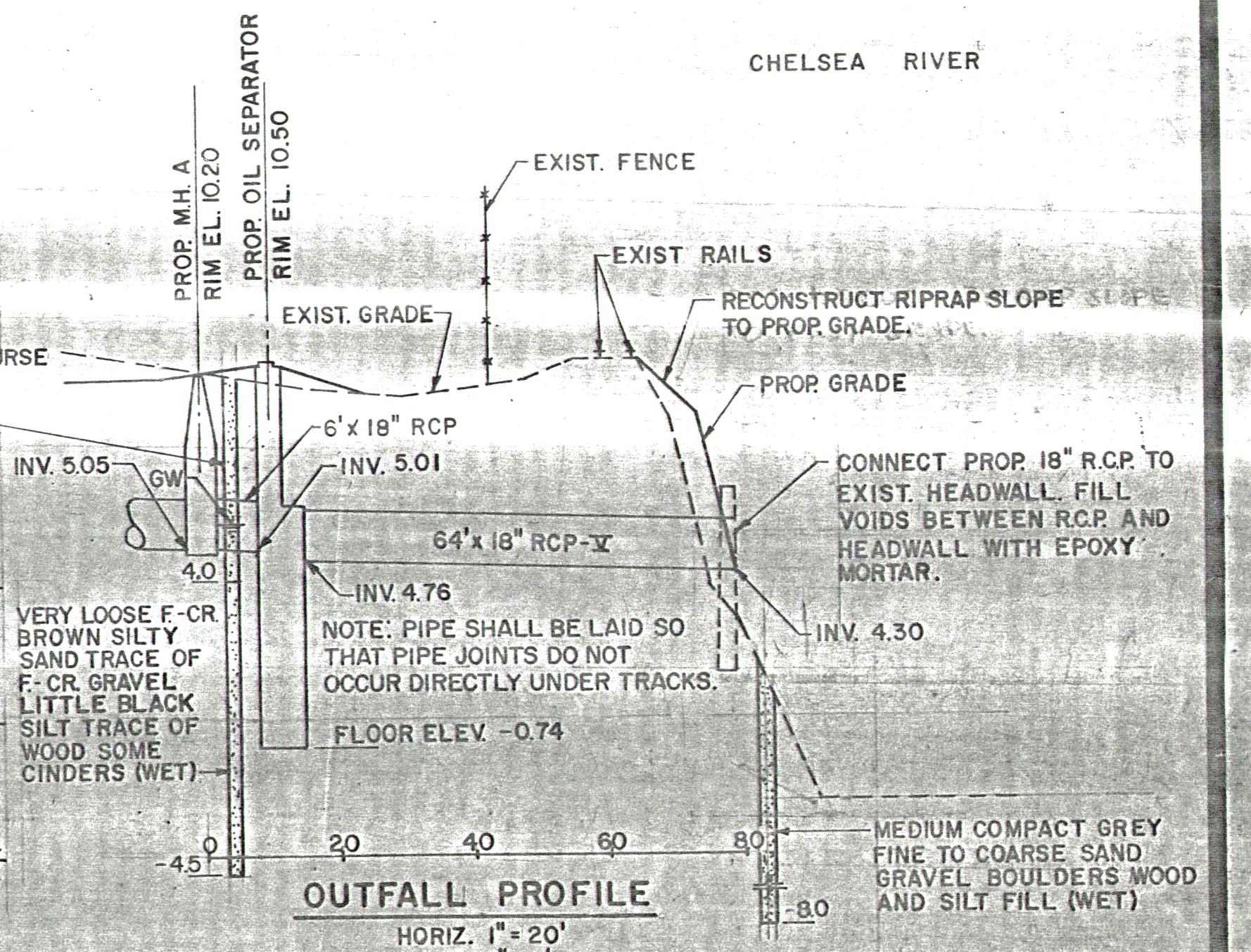
**CATCH BASIN FRAMES & GRATES**  
SCALE: 1" = 1'-0"



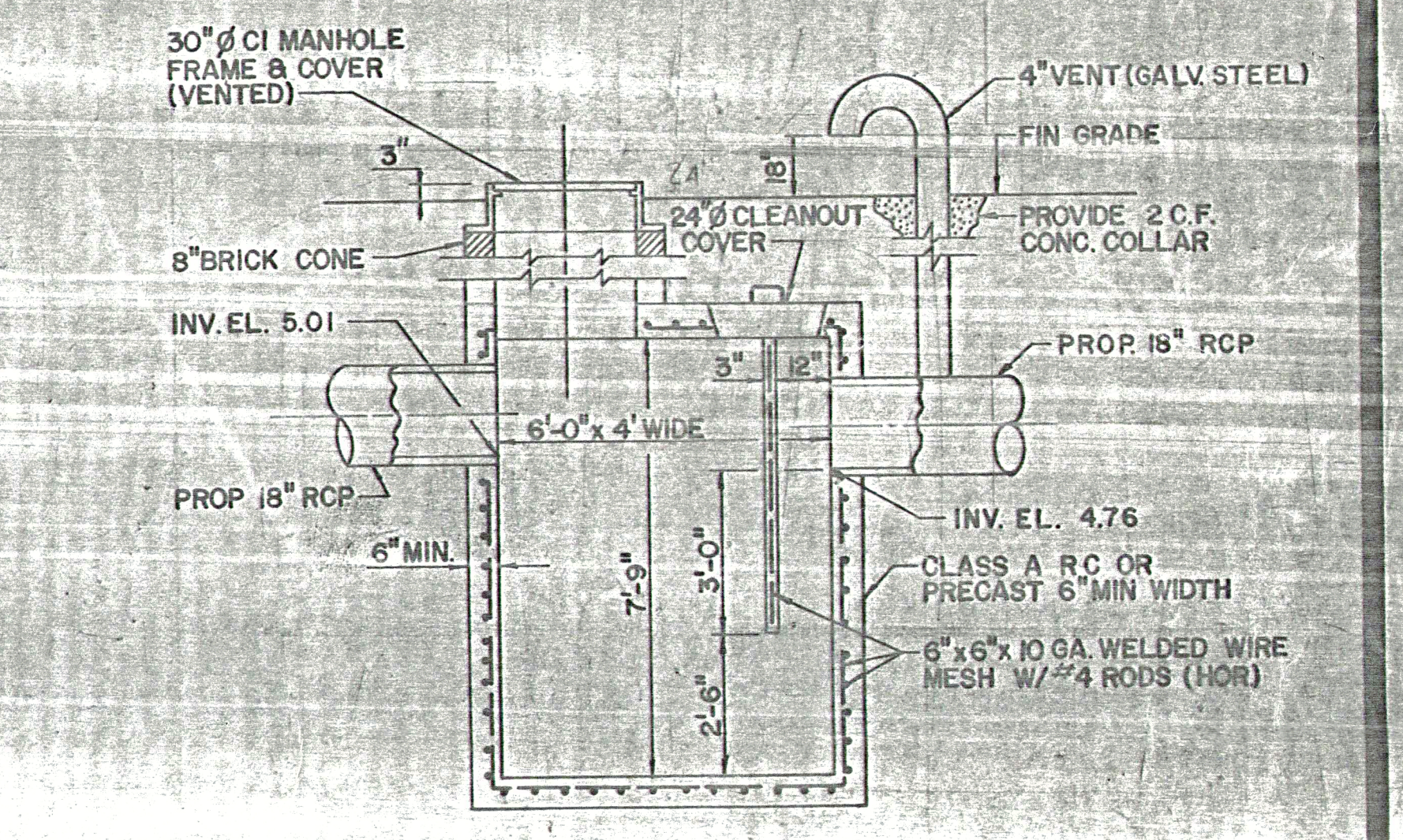
**MANHOLE FRAME**  
SCALE: 1" = 1'-0"



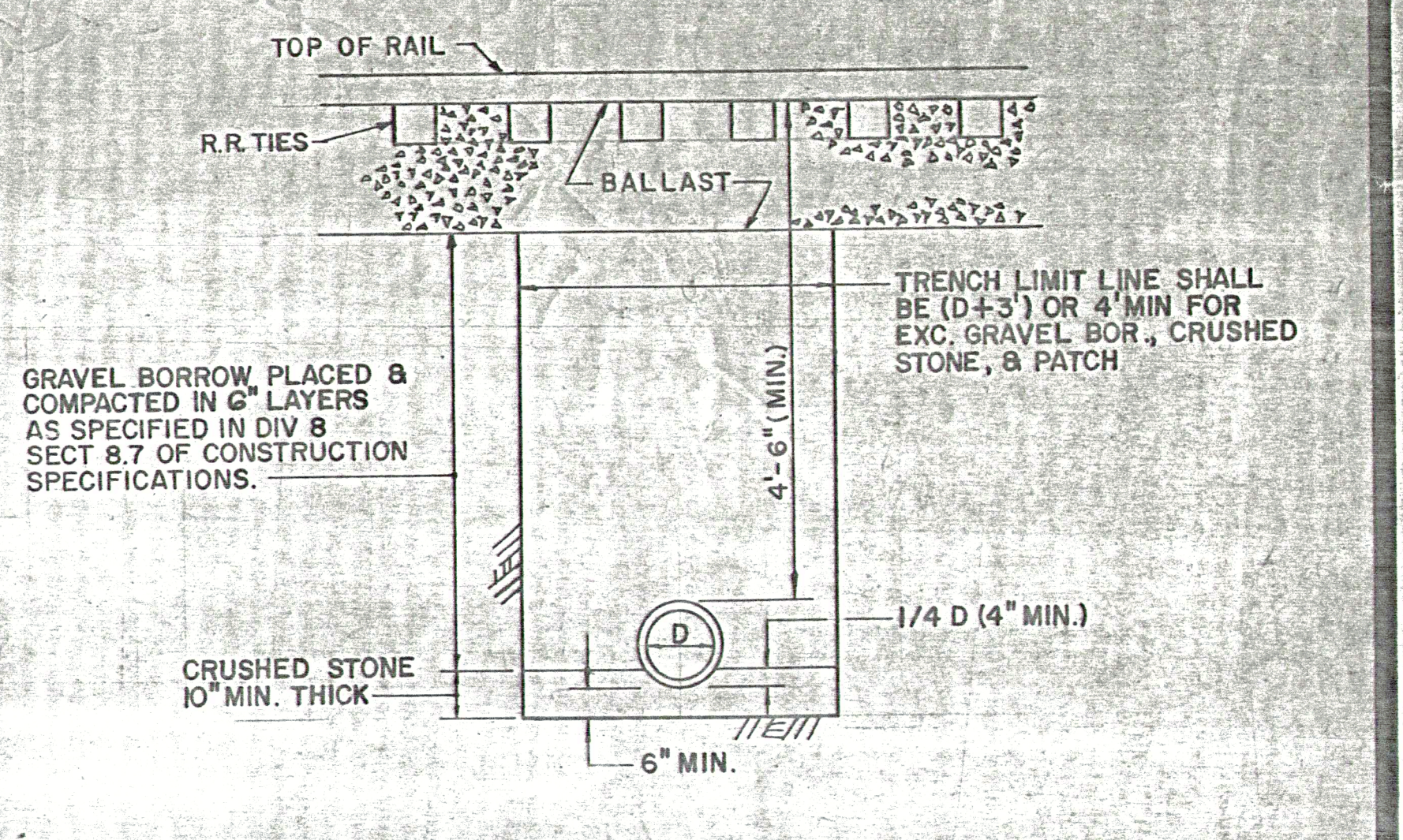
**PLAN**  
**GRAVITY OIL SEPARATOR**  
NOT TO SCALE



**OUTFALL PROFILE**  
HORIZ. 1" = 20'  
VERT. 1" = 4'



**SECTION A-A**



**SECTION B-B**  
NOT TO SCALE



**KEY PLAN**  
(NO SCALE)

REV.	DESCRIPTION	DATE	APP'D
1	ISSUE FOR NO. 4 REVISE NOTE #4	7/15/85	
2	RAILROAD COMMENTS	6/28/85	CB
3	REVISED DRAINAGE OUTFALL	4/19/85	SD



**HOTEL REALTY TRUST c/o**  
THE GROSSMAN COMPANIES, INC.

**AIR FREIGHT TERMINAL**  
**GRADING AND DRAINAGE PLAN**  
EAST BOSTON

EDWARDS AND KELCEY, INC.  
ENGINEERS

DR. BY J.N. CH. BY S.B.

DATE: 20 JAN 84  
SCALE: AS SHOWN  
DRWG. NO. C-1



## EDWARDS AND KELCEY

CONSULTING ENGINEERS

PROJECT ... AIR FREIGHT TERMINAL, E. BOSTON ... FILE NO. 843026 ...  
 SUBJECT ... STORM DRAINAGE DESIGN ... SHEET NO. 1 OF 1 ...  
 COMPUTED BY ... S.B. ... CHECKED BY ... DATE 20 JAN 84 ...

RUNOFF AREAS

PAVED &amp; ROOF AREA : 1.3 ACRES

GROUND AREA	0.3
TOTAL	1.6 ACRES

DETERMINE RUNOFF COEFFICIENT

USE 0.9 FOR PAVED &amp; ROOF AREA &amp; 0.3 FOR GROUND

$$C = \frac{0.9(1.3) + 0.3(0.3)}{1.6} = \underline{0.8}$$

BY RATIONAL FORMULA DETERMINE RUNOFF TO OIL SEPARATOR

FROM TECH PAPER 25: RAINFALL INTENSITY FOR  $t_c = 5$  MIN  
 $i = 5.5 \text{ "/hr}$

$$\text{THEN } Q_0 = 0.8(5.5)(1.6) = \underline{7 \text{ CFS}}$$

DETERMINE MAX. INFLOW THRU CB GRATE

USING CITY OF BOSTON STD CB GRATE E-1

CLEAR OPENING = 1 SQ FT LET  $h = 0.2$   
 &  $1/3$  CLOG FACTOR THEN

$$Q = 0.6(0.7)(1) \sqrt{4.4(0.2)} = \underline{1.5 \text{ CFS}}$$

$$\underline{\text{NUMBER OF GRATES REQ'D}} = \frac{7}{1.5} = 5$$

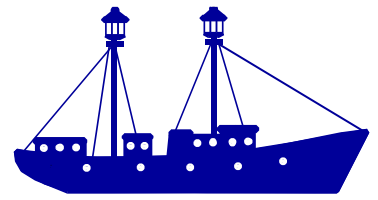
CAPACITY OF OUTFALL W/ FREE FLOW - MANNING FORM.CMP:  $n = 0.024$ ;  $s = 0.006$ ;  $D = 24 \text{ "}$ ;FROM NOMOGRAPH  $Q_F = 7$ ;  $V = 2.2$   $\therefore$  OK

NOTE: FROM OBSERVATION, THE VISIBLE PORTION OF OUTFALL PIPE IS NON-EXISTANT AND ASSUMED DESTROYED BY CORROSION.

WALTER MCCARTHY'S INSTRUCTIONS ARE TO ASSUME THE REMAINDER OF THE 24" CMP IS SALVAGEABLE AND TO USE IN THE ABOVE DESIGN.

**ATTACHMENT 3**  
**SITE OWNER'S MANUAL**

---



## **SITE OWNER'S MANUAL**



**Commercial Property  
370 McClellan Highway  
East Boston, Massachusetts**

Lightship Engineering Project No. 543.77.1

**February 23, 2021**

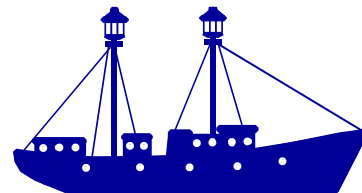
Applicant:

The Grossman Companies, Inc.  
One Adams Place  
859 Willard Street, Suite 501  
Quincy, Massachusetts 02169

Applicant Representative:

Lightship Engineering, LLC  
39 Industrial Park Road, Unit C  
Plymouth, Massachusetts 02360





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2.0 SITE OWNER’S AGREEMENT .....1

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    2.2 STORMWATER MAINTENANCE EASEMENTS.....1

    2.3 RECORD KEEPING .....1

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3.0 LONG-TERM POLLUTION PREVENTION PLAN .....2

    3.1 STORAGE OF MATERIALS AND WASTE.....2

    3.2 ROUTINE INSPECTIONS AND MAINTENANCE OF  
        STORMWATER BMPS .....2

    3.3 SPILL PREVENTION AND RESPONSE .....2

4.0 LONG-TERM OPERATION AND MAINTENANCE PLAN.....3

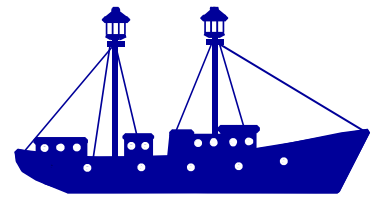
    4.1 STORMWATER MANAGEMENT SYSTEM COMPONENTS .....3

    4.2 PUBLIC SAFETY FEATURES .....3

**APPENDICES**

APPENDIX A       OPERATION AND MAINTENANCE LOG

APPENDIX B       LIST OF EMERGENCY CONTACTS



## **1.0 INTRODUCTION**

The Site Owner's Manual complies with the Long-Term Pollution Prevention Plan (Standard 4) and the Long-Term Operation and Maintenance Plan (Standard 9) requirements of the 2008 Massachusetts Department of Environmental Protection ("MassDEP") Stormwater Handbook. The Manual outlines source control and pollution prevention measures and maintenance requirements of stormwater best management practices ("BMPs") associated with the proposed project.

## **2.0 SITE OWNER'S AGREEMENT**

### **2.1 OPERATION AND MAINTENANCE COMPLIANCE STATEMENT**

Site Owner: The Grossman Companies, Inc.  
One Addams Place  
859 Willard Street, Suite 501  
Quincy, Massachusetts 02169

Responsible Party: The Grossman Companies, Inc

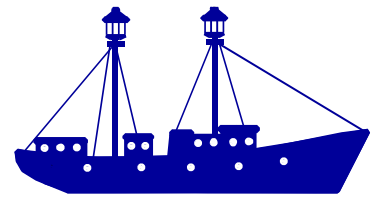
The Grossman Companies, Inc ("Grossman") or their successors shall maintain ownership of the on-site stormwater management system as well as the responsibility for operation and maintenance during the post-development stages of the project. The site has been inspected for erosion and appropriate measures have been taken to permanently stabilize any eroded areas. All aspects of stormwater BMPs have been inspected for damage, wear and malfunction, and appropriate steps have been taken to repair or replace the system or portions of the system so that the stormwater at the site may be managed in accordance with the Stormwater Management Standards. Future responsible parties shall be notified of their continuing legal responsibility to operate and maintain the BMPs. The operation and maintenance plan for the stormwater BMPs is being implemented.

### **2.2 STORMWATER MAINTENANCE EASEMENTS**

There are no off-site areas utilized for stormwater control, therefore no stormwater management easements are required. The Site Owner will have access to all stormwater practices for inspection and maintenance, including direct maintenance access by heavy equipment to structures requiring regular maintenance.

### **2.3 RECORD KEEPING**

The Site Owner shall maintain a rolling log in which all inspections and maintenance activities for the past three years shall be recorded. The Operation and Maintenance Log includes information pertaining to inspections, repairs, and disposal relevant to the project's



stormwater management system. The Log is located in Appendix A. The Operation and Maintenance Log shall be made available to the City of Boston Conservation Commission upon request.

## **2.4 TRAINING**

Employees involved in facility maintenance and emergency response will be educated on the general concepts of stormwater management and groundwater protection. The Site Owner's Manual will be reviewed with the staff. The staff will be trained on the proper course of action for specific events expected to be incurred during routine maintenance or emergency situations.

## **3.0 LONG-TERM POLLUTION PREVENTION PLAN**

In compliance with Standard 4 of the 2008 MassDEP Stormwater Management Handbook, this section outlines source control and pollution prevention measures to be employed on-site after construction.

### **3.1 STORAGE OF MATERIALS AND WASTE**

The site shall be kept clear of trash and debris at all times. Certain materials and waste products shall be stored inside or outside upon an impervious surface and covered, as required by local and state regulations.

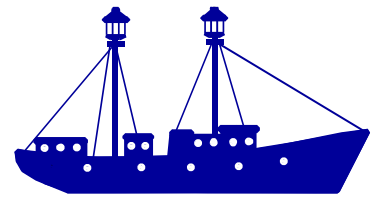
### **3.2 ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER BMPs**

See Section 4.0 Long-Term Operation and Maintenance Plan, for routine inspection and maintenance requirements for all proposed stormwater BMPs.

### **3.3 SPILL PREVENTION AND RESPONSE**

A contingency plan shall be implemented to address the spill or release of petroleum products and hazardous materials and will include the following measures:

1. Equipment necessary to quickly attend to inadvertent spills or leaks shall be stored on-site in a secure but accessible location. Such equipment shall include but not be limited to the following: safety goggles, chemically resistant gloves and overshoe boots, water and chemical fire extinguishers, sand and shovels, suitable absorbent materials, storage containers and first aid equipment (i.e. Indian Valley Industries, Inc. 55-gallon Spill Containment kit or approved equivalent).
2. Spills or leaks shall be treated properly according to material type, volume of spillage and location of spill. Mitigation shall include preventing further spillage, containing the spilled material in the smallest practical area, removing spilled material in a safe



and environmentally-friendly manner, and remediation of any damage to the environment.

3. For large spills, MassDEP Hazardous Waste Incident Response Group shall be notified immediately at (888) 304-1133 and an emergency response contractor shall be consulted.

#### **4.0 LONG-TERM OPERATION AND MAINTENANCE PLAN**

##### **4.1 STORMWATER MANAGEMENT SYSTEM COMPONENTS**

The following table outlines the type and quantity of the BMPs and their general location. Please reference the site plan(s) provided in the Figures section for exact location.

<b>BMP Type</b>	<b>Quantity</b>	<b>Location</b>
Catch Basins CB-A1-1 and CB-A1-2	2	Western corner of the building
Manhole MH-A	1	Western corner of the building

##### **4.2 PUBLIC SAFETY FEATURES**

Multiple safety measures are proposed to protect the public as well as prevent pollutant contamination of the stormwater management system and on-site water resources. The Site is surrounded by chain link fencing and access to the work area is limited to site workers. Maintenance of the facility will be conducted in accordance with applicable OSHA regulations. Spill prevention and response procedures are applicable per Section 3.3 of the Long-Term Pollution Prevention Plan and will provide protection of the stormwater management facility.

# **APPENDIX A**

---

## **OPERATION AND MAINTENANCE LOG**



# **APPENDIX B**

---

## **LIST OF EMERGENCY CONTACTS**



MassDEP Hazardous Waste Incident Response Group  
(888) 304-1133

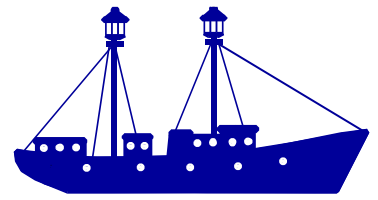
Boston Fire Department  
Emergencies: Dial 911  
1 Ashley St  
Boston, MA 02128  
Tel: (617) 343-2880

Boston Police Department District A-7  
Emergencies: Dial 911  
69 Paris St  
East Boston, MA 02128  
Tel: (617) 343-422

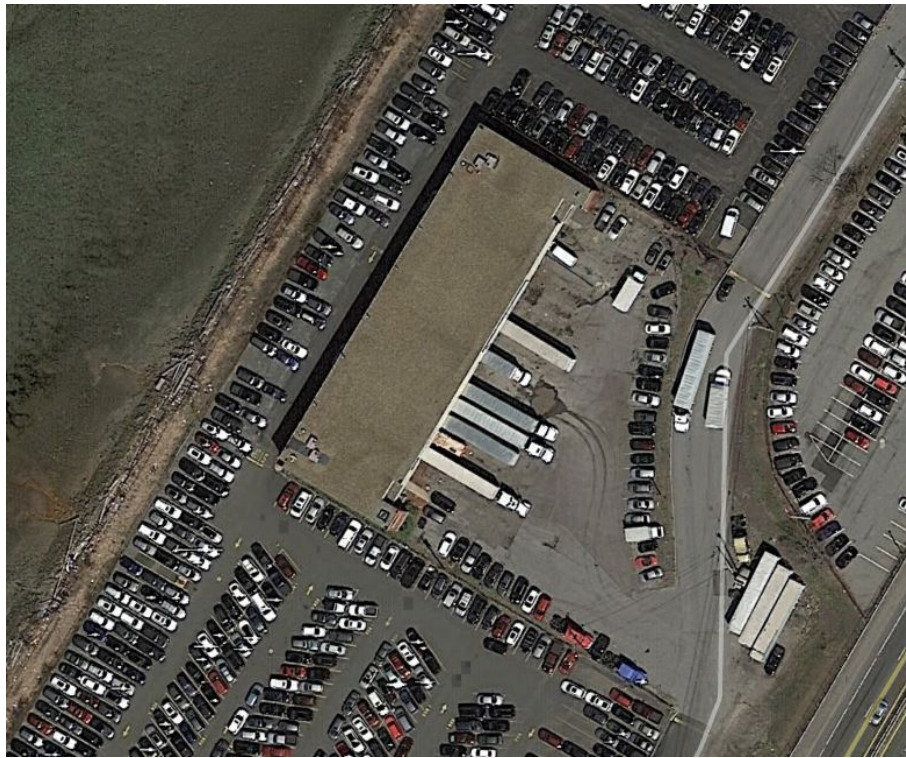
# **ATTACHMENT 4**

---

## **CONSTRUCTION SEDIMENT, EROSION & POLLUTION PREVENTION PLAN**



## **CONSTRUCTION SEDIMENT, EROSION & POLLUTION PREVENTION PLAN**



**Commercial Property  
370 McClellan Highway  
East Boston, Massachusetts**

Lightship Engineering Project No. 543.77.1

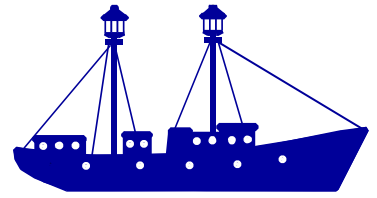
**February 23, 2021**

Applicant:

The Grossman Companies, Inc.  
One Adams Place  
859 Willard Street, Suite 501  
Quincy, Massachusetts 02169

Applicant Representative:

Lightship Engineering, LLC  
39 Industrial Park Road, Unit C  
Plymouth, Massachusetts 02360

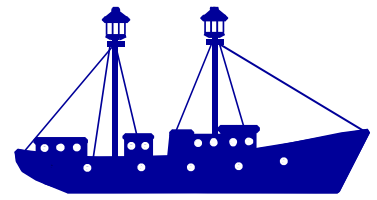


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1.2 CONSTRUCTION SEQUENCING PLAN.....1  
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2.1 MINIMIZED DISTURBED AREA .....2  
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2.3 CONTROL STORMWATER FLOW ONTO AND THROUGH THE PROJECT 2  
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4.0 FINAL STABILIZATION.....3

**APPENDIX**

APPENDIX A INSPECTION AND MAINTENANCE LOG



## 1.0 SITE EVALUATION, ASSESSMENT, AND PLANNING

The Construction Erosion, Sediment & Pollution Prevention Plan (the “Plan”) complies with the requirements of Standard 8 of the 2008 Massachusetts Department of Environmental Protection (“MassDEP”) Stormwater Handbook. The Plan outlines source control and pollution prevention measures, and maintenance requirements for the erosion and sediment control measures associated with the construction of the proposed development. The proposed project will disturb less than 500-square feet of land.

### 1.1 RESPONSIBLE PARTY

Name of persons or entity responsible for Plan compliance, to be determined prior to construction.

Company:					
Name:					
Address:					
City:		State:		ZIP Code:	
Telephone:		Fax:			

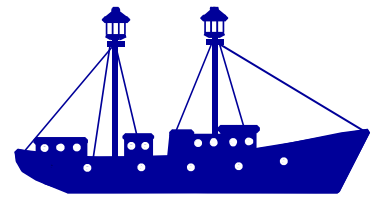
### 1.2 CONSTRUCTION SEQUENCING PLAN

#### **Before any site grading activities begin:**

1. Stake Limit of Construction. Workers shall be informed that no construction activity is to occur beyond this limit at any time.
2. Install erosion control barriers as shown on the plans. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair erosion controls, or any other devices planned for use during construction.
3. Construct staging and materials storage area.
4. Install temporary sanitary facilities and dumpsters.

#### **Site grading:**

1. Establish soil stockpiles as necessary.
2. Install silt fences around stockpile and cover stockpiles. Disturbed areas where construction will cease for more than 30 days shall be stabilized with erosion controls.



**Infrastructure:**

1. Replace the drainage piping associated with the stormwater system.

**Final stabilization:**

1. Restore all disturbed areas and dress with final layer of gravel and/or asphalt.
2. Remove all temporary control BMPs and stabilize any areas disturbed by their removal with erosion controls.
3. Monitor restored areas to ensure they are stable.

**2.0 EROSION AND SEDIMENT CONTROL BMPS**

This plan contains a listing of the erosion and sediment control best management practices (“BMPs”) that will be implemented to control pollutants in stormwater discharges. The BMPs are categorized under one of the areas of BMP activity as described below:

**2.1 MINIMIZED DISTURBED AREA**

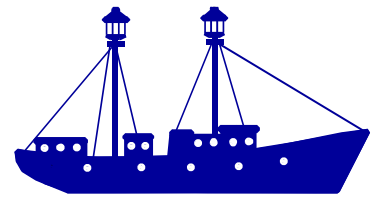
Description: Soil stockpiles shall be contained within the proposed limit of work.	
Installation Schedule:	Soil stockpiles shall be established during grading activities. A silt fence and temporary erosion controls shall be installed immediately after the stockpile has been established.
Maintenance and Inspection:	Stockpile areas shall be inspected periodically for erosion. Areas on or around the stockpile that have eroded shall be stabilized immediately with erosion control.

**2.2 PHASED CONSTRUCTION ACTIVITIES**

The proposed work is too small for phased grading to be practical. To minimize erosion during grading activities, grading and site work shall be conducted after snowmelt and during periods of predicted dry weather to the extent practicable.

**2.3 CONTROL STORMWATER FLOW ONTO AND THROUGH THE PROJECT**

The Contractor shall be responsible for controlling the flow of stormwater through the project site throughout the construction period. This may be accomplished through the implementation of temporary berms, swales, *etc.* These stormwater control measures shall be monitored after significant rainfall events and corrective actions taken if needed to ensure that sediment is being appropriately contained within the limits of work without detrimental impacts to adjacent resource areas or properties.



## 2.4 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

Description:	Erosion control barriers shall be installed per the site plans.
Installation Schedule:	Erosion Control Barrier shall be installed prior to earth disturbance.
Maintenance and Inspection:	Erosion Control Barrier shall be inspected periodically. Damaged ECB shall be replaced. Concentrated flows shall be intercepted and rerouted. Sediment accumulations shall be removed when reaching a depth of 6-inches. Deteriorated fencing material shall be replaced. Used fencing shall be properly disposed of.

## 3.0 INSPECTION SCHEDULE AND PROCEDURES

Inspections of the site will be performed periodically as needed. The inspections will verify that all BMPs are implemented, maintained and effectively minimizing erosion and preventing stormwater contamination from construction materials.

Inspections shall include all areas of the site disturbed by construction activity and areas used for storage of materials that are exposed to precipitation. Inspectors shall look for evidence of, or the potential for, pollutants entering the storm water conveyance system. Sedimentation and erosion control measures identified in the plan shall be observed to ensure proper operation. Discharge locations shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to resource areas, where accessible. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.

If corrective actions are identified during the inspection, he/she shall notify and submit a copy of the inspection report to the project managers. For corrective actions identified, the project managers shall be responsible for initiating the corrective action within 24 hours of the report and completing maintenance as soon as possible or before the next storm event.

## 4.0 FINAL STABILIZATION

Restoration/stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 30 days after the construction activity in that portion of the site has temporarily or permanently ceased.

# **ATTACHMENT 1**

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## **INSPECTION AND MAINTENANCE LOG**

Inspections under this Plan shall be conducted in accordance with each installed BMP's recommended maintenance requirements. This inspection frequency may be reduced to at least once every month if: a) the entire site is temporarily stabilized, b) runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or the ground is frozen), or c) construction is occurring during seasonal arid periods in arid areas and semi-arid areas. If an inspection report is filed according to this modified schedule it shall be noted at the end of the report under the "NOTES" section.

The following four pages should be copied and completed for each inspection. All inspection forms should be compiled in a binder to prove compliance with this Plan.



## Construction Erosion, Sediment and Pollution Prevention Plan: Inspection Checklist

General Information			
<b>Project Name</b>			
<b>Location</b>			
<b>Date of Inspection</b>		<b>Start/End Time</b>	
<b>Inspector's Name(s)</b>			
<b>Inspector's Title(s)</b>			
<b>Inspector's Contact Information</b>			
<b>Inspector's Qualifications</b>			
<b>Describe present phase of construction</b>			
<b>Type of Inspection:</b> <input type="checkbox"/> Regular <input type="checkbox"/> Pre-storm event <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event			
Weather			
<b>Has there been a storm event since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes, provide:</b> Storm Start Date & Time: _____ Storm Duration (hrs): _____  Approx. Amount of Precipitation (in): _____			
<b>Weather at time of this inspection?</b> <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Other: _____ Temperature: _____			
<b>Have any discharges occurred since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes, describe:</b> _____			
<b>Are there any discharges at the time of inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes, describe:</b> _____			



## Overall Site Issues

*Below are some general site issues that should be assessed during inspections. Customize this list as needed for conditions at your site.*

<b>BMP/activity</b>	<b>Implemented?</b>	<b>Maintenance Required?</b>	<b>Corrective Action Needed and Notes</b>
Are all slopes and disturbed areas not actively being worked	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected with barriers or similar BMPs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are discharge points and receiving waters free of any sediment deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are storm drain inlets properly	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the construction exit preventing sediment from being tracked into the	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is trash/litter from work areas collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
(Other)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**Non-Compliance**

Describe any incidents of non-compliance not described above:

**CERTIFICATION STATEMENT**

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

**Print name and title:**

\_\_\_\_\_

**Signature:** \_\_\_\_\_

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

# **APPENDIX C**

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## **ABUTTERS LIST AND NOTIFICATIONS**

## ABUTTERS LIST

1. Property Location: William F McClellan Highway, East Boston, MA  
Heading:  
Auto City Inc  
c/o Park Shuttle & Fly Inc  
320 William F McClellan Highway  
East Boston, MA 02128  
  
Parcel ID: 0101665000
2. Property Location: William F McClellan Highway, East Boston, MA  
Heading:  
Grossman Louis J Trusts  
c/o Terrie Leake  
PO Box 208  
Marblehead, MA 01945  
  
Parcel ID: 0101664000
3. Property Location: 415 William F McClellan Highway, East Boston, MA  
Heading:  
MC-EB Realty LLC  
c/o First Bristol Corporation  
PO Box 2516  
Fall River, MA 02722  
  
Parcel ID: 0100522000
4. Property Location: William F McClellan Highway, East Boston, MA  
Heading:  
Park Shuttle & Fly Inc  
320 William F McClellan Highway  
East Boston, MA 02128  
  
Parcel ID: 0101666005
5. Property Location: Boston and Maine Railroad, East Boston, MA  
Heading:  
Boston and Maine Railroad  
c/o City of Boston  
5 Milano Drive  
Saugus, MA 01906  
  
Parcel ID: 0100435005

**ABUTTERS LIST**  
**(Continued)**

6. Property Location: 375 William F McClellan Highway, East Boston, MA  
Heading:  
McClellan Highway LLP 375  
c/o Marvin F Poer & Co  
3520 Piedmont Road, Suite 410  
Atlanta, GA 30305

Parcel ID: 0100549006

7. Property Location: Boardman Street, East Boston, MA  
Heading:  
Sons Divine Prov Inc.  
Boardman Street  
East Boston, MA 02128

Parcel ID: 0102279000

8. Property Location: 440 William F McClellan Highway, East Boston, MA  
Heading:  
Four40 McClellan LLC  
c/o Kim Aboulhosn  
1441 Brickell Avenue Suite 1012  
Miami, FL 33131

Parcel ID: 0101662000

9. Property Location: Belle Isle Inlet, East Boston, MA  
Heading:  
Hertz Realty Corp  
c/o The Hertz Corporation  
8501 Williams Road  
Estero, FL 33928

Parcel ID: 0100435000

10. Property Location: William F McClellan Highway, East Boston, MA  
Heading:  
Auto City Inc  
c/o Park Shuttle & Fly Inc  
320 William F McClellan Highway  
East Boston, MA 02128

Parcel ID: 0101663000



**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. **The Grossman Companies, Inc** 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 **370 McClellan Highway, East Boston.**

C. The project involves **Stormwater Piping Replacement.**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).

E. Copies of the Notice of Intent may be obtained from **Lightship Engineering, LLC - Plymouth MA - Kevin Paradise - 508-830-3344** between the hours of **9 AM - 5 PM, Monday-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](mailto: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](http://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](mailto: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.





The Spanish Group LLC  
1 Park Plaza, Suite 600  
Irvine, CA 92614  
United States of America  
<https://www.thespanishgroup.org>

## Certified Translation

Furnished on the **18th** day of **February, 2021**

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I, Alexander Largaespada (*Alex Largaespada*), hereby certify that I translated the attached document from Spanish into English or English into Spanish and that this translation is an accurate and faithful translation of the original document. Furthermore, I certify that I am proficient in translating both Spanish and English and that I hold the capacity to render and certify the validity of such a translation. This document has not been translated for a family member, friend, or business associate.

I, Salvador G. Ordorica, as a Quality Assurance Agent of The Spanish Group LLC, hereby attest that the aforementioned translator is a proficient Spanish-English translator. Accordingly, as an authorized representative of The Spanish Group, I certify that this document has been proofread and that the attached document is a faithful and authentic translation of its original.

Respectfully,

**Salvador G. Ordorica**  
**The Spanish Group LLC**  
**(ATA #267262)**



*The Spanish Group LLC verifies the credentials and/or competency of its translators and the present certification, as well as any attached pages, serves to affirm that the document(s) enumerated above has/have been translated as accurately as possible from its/their original(s). The Spanish Group LLC does not attest that the original document(s) is/are accurate, legitimate, or has/have not been falsified. Through having accepted the terms and conditions set forth in order to contract The Spanish Group LLC's services, and/or through presenting this certificate, the client releases, waives, discharges and relinquishes the right to present any legal claim(s) against The Spanish Group LLC. Consequently, The Spanish Group LLC cannot be held liable for any loss or damage suffered by the Client(s) or any other party either during, after, or arising from the use of The Spanish Group LLC's services.*



**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. **The Grossman Companies, Inc** 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 **370 McClellan Highway, East Boston.**

C. El proyecto consiste en **Reemplazo de tuberías de aguas pluviales**

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en [CC@boston.gov](mailto:CC@boston.gov).

E. Las copias de la notificación de intención pueden obtenerse en **Lighship Engineering, LLC - Plymouth MA - Kevin Paradise - 508-830-3344 entre las 9 AM - 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](mailto: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](http://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](mailto: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.



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en [CC@boston.gov](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:cc@boston.gov) ó 617-635-3850.

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. 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](mailto: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](mailto: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](mailto: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](mailto:cc@boston.gov) ou au 617-635-3850.





# Checklist for Stormwater Report

## A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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



# Checklist for Stormwater Report

---

## B. Stormwater Checklist and Certification

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

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

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

---

### Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



Timothy Condon

Signature and Date

Digitally signed by Timothy Condon  
Date: 2021.03.01 12:09:06 -05'00'

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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 Not Applicable

- 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 Not Applicable

- 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      Not Applicable

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) Not Applicable

- 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 Not Applicable

- 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

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## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable Not Applicable

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

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

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

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

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

### Standard 9: Operation and Maintenance Plan

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

### Standard 10: Prohibition of Illicit Discharges

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