



PRINCIPALS

May 6, 2021

Boston Conservation Commission  
Boston City Hall Room 709  
Boston, MA 02201  
Attn: Nicholas Moreno, Executive Director

Via Email: [nicholas.moreno@boston.gov](mailto:nicholas.moreno@boston.gov)

**Subject: DEP File No. 006-1777 / BOS File No. 2021-015**

Dear Mr. Moreno and Commission Members:

At the request of the Boston Conservation Commission (Commission) during the April 7<sup>th</sup>, 2021 hearing on the above referenced Notice of Intent, representatives of LCTB Fort Point, LLC (Applicant) met on April 21<sup>st</sup>, 2021 with staff from the Boston Planning and Development Agency, Climate Ready Boston, the Commission, and the Massachusetts Department of Environmental Protection Waterways Regulation Program. A representative of the abutting property owner (Alexandria/National) and representatives of the ownership of 253 Summer Street (Summer Melcher SPE), the landlord for the Applicant, attended the meeting as well. The purpose of the meeting was to discuss the approximately 488 square foot expansion to the existing patio and its relationship to potential flood resiliency solutions contemplated by the City. Specifically, preliminary planning documents developed by the City have identified a deployable flood barrier as one potential measure to mitigate the effect of coastal flooding in the area of Necco Court.

During the meeting on April 21<sup>st</sup>, BPDA staff shared a conceptual plan for the potential location of a deployable barrier between 253 Summer Street and the abutting property at 15 Necco Court. Such a measure is one among many potential measures that Arcadis, consultants engaged by the City of Boston as part of the City's Climate Ready Boston initiative, identified for potential implementation. Arcadis specifically noted that due to uncertainty surrounding what could or could not be done to the buildings in the Necco Court area, structural engineering studies are needed to determine what measures could be envisioned in this area, subject to feasibility constraints.

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Notwithstanding the conceptual nature of a potential deployable barrier at this location, at the April 21<sup>st</sup> meeting it was determined that the patio expansion has no impact on the installation of a deployable barrier, if one were ever determined to be feasible. The deployable barrier, as depicted on a conceptual plan shared by BPDA staff, would be located well landward of the patio and the patio expansion would not encumber installation of a barrier if such a solution were to be implemented. Therefore, the use of the patio for seasonal dining will not preclude implementation of appropriate measures to address the impacts of sea level rise and coastal storms.

It was noted during the meeting that the Harborwalk, adjacent to and seaward of the patio, at approximately 16.2-foot Boston City Base, is the highest elevation along the seaward edge of the project site. Harborwalk was not altered by the installation of the patio. Consequently, stormwater flow, either from the Fort Point Channel or from upland areas are not affected by the patio expansion.

Public access from Necco Court to Harborwalk was also discussed during the meeting. As noted in the Notice of Intent, the area adjacent to the patio now improved with pervious pavers is maintained for public access. That accessway is no less than approximately 15.5-foot in width which is, in fact, wider than Harborwalk along the Fort Point Channel at 253 Summer Street. It was determined, therefore, that the patio expansion has no adverse impact on public access from Necco Court to Harborwalk.

We trust that the information provided above sufficiently addresses the Commission's request. Please feel welcome to contact me if you have any additional questions. We look forward to meeting with you again at your next regularly scheduled public hearing on May 19<sup>th</sup>, 2021.

Sincerely,



Erik Rexford  
EPSILON ASSOCIATES, INC.