



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 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>121 Havre Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Parcel ID 0105820000</u>	<u>N/A</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Gary</u>	<u>Carter</u>	<u>Phoenix Homes Boston, LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>Jennifer</u>	<u>White - Manager</u>	<u>Harvest121 LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</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>Michael</u>	<u>Malynowski</u>	<u>Allen & Major Associates, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>100 Commerce Way</u>		
d. Mailing Address		
<u>Woburn</u>	<u>MA</u>	<u>01801</u>
e. City/Town	f. State	g. Zip Code
<u>781-935-6889</u>	<u>mmalynowski@allenmajor.com</u>	
h. Phone Number	i. Fax Number	j. Email address



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

Yes

No

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

6. General Information

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

7. Project Type Checklist

a. Single Family Home

b. Residential Subdivision

c. Limited Project Driveway Crossing

d. Commercial/Industrial

e. Dock/Pier

f. Utilities

g. Coastal Engineering Structure

h. Agriculture – cranberries, forestry

i. Transportation

j. Other

8. Property recorded at the Registry of Deeds

Suffolk

272

a. County

b. Page Number

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$761.60

\$237.50

\$524.10

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	2500 Square feet	0 Square feet	0 Square feet
<input type="checkbox"/> 25-foot Waterfront Area	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	N/A 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	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	N/A Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	N/A 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?

BWSC - Pending

City of Boston Building Permit - Pending



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

N/A

percentage/acreage

(2) outside Resource Area

N/A

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.

Gary Carter Manger
Signature of Applicant

4-13-22
Date

JR MGR
Signature of Property Owner (if different)

4/13/22
Date

Michael Malyanowski
Signature of Representative (if any)

04-13-2022
Date

1.0 EXECUTIVE SUMMARY

On behalf of the applicant, Phoenix Homes Boston, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 121 Havre Street property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00. The purpose of this NOI is to gain approval for work within the 100-year flood zone. The proposed project seeks to redevelop the site by constructing a second story addition to an existing structure, which is within the 100-year flood zone and wooden deck with fire access.

2.0 EXISTING CONDITIONS

Existing Site Description

The 121 Havre Street property is currently occupied by a single wood framed building with an approximate footprint of 1,425 square feet and approximately 1,000 square feet of landscaped area. Topography on the property is flat and according to City records the existing building was constructed in 1945.

Existing stormwater is collected via roof drains which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing conditions.

FEMA Flood Zone

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25025C0018J, effective March 16, 2016, was reviewed and indicate if that site is within Zone AE (100-Year Floodplain) which is associated with the Boston Inner Harbor. See Section 2.0 Exhibits.

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resources Area

The site is not located within the 100 foot Buffer to Coastal Bank

NHESP Priority & Estimated Habitat

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.

3.0 PROPOSED CONDITIONS

Overview of Proposed Work

In this Notice of Intent (NOI), the proposed project seeks to gain approval for work within the 100-year flood zone. The proposed project plans to redevelop the site by constructing a second story addition to an existing structure. Some of the improvements include landscape area, upgraded water service, and a subsurface infiltration system.



Utilities

Existing stormwater is collected via roof drains which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing condition.

The proposed impervious area on-site is approximately 1,425 sq. ft.

Building Design and Infrastructure

Construction Sustainability: The building shall be constructed to adhere to the “Stretch” energy code. All walls shall receive spray foam insulation, appliances shall be energy star rated, and the domestic hot water shall be fed from a high efficiency, tankless water heater. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient.

Foundation: The existing residential building includes a walk-out style “basement” space.

Sprinklers: The building shall be equipped with full sprinkler protection which will be connected to the street.

4.0 WETLAND RESOURCE AREA IMPACTS

The Project area is Land Subject to Coastal Storm Flowage is defined in 310 CMR Section 10.04 as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. Additional regulated resource areas include *Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston City of Boston Code* (Chapter VII-I.IV, adopted 12/11/2019, the Ordinance) and the implementing Boston Wetland Regulations (approved 8/19/2020, the Ordinance Regulations).

5.0 PROPOSED MITIGATION MEASURES

Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls, and providing stormwater inlet protection. The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

Post-Construction Stormwater Management

All roof runoff will discharge to a new Infiltration system located at the rear of the parcel within a landscaped area.

Pollution Prevention

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are staged on-site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight.



6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution. No direct or indirect impacts of any wetland resource is anticipated from the construction and operation of the proposed four-family residential building.

7.0 CITY OF BOSTON WETLANDS PROTECTION AND CLIMATE ADAPTATION

The Buffer Zone is presumed important to the protection of the resource areas because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation,

- *Erosion, siltation:* Erosion controls will be installed prior to construction to meet this criteria.
- *Loss of groundwater recharge:* An infiltration system will be located to the rear of the existing building to address this.
- *Degraded water quality:* The project is for a small multi-family residential structure which is not considered high impact, therefore not applicable.
- *Loss of wildlife habitat:* A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.
- *Degradation of wetland plant habitat:* As this project is a buffer zone project only, this is not applicable.
- *Alteration of hydrology:* The existing property will not change the impervious cover, which will also maintain the hydrology of the site.
- *Soil contamination:* No contamination was noted in the research of the property.
- *Proliferation of invasive plants:* Due to the development of the project, and limited available area, the proposed landscaping is limited to grass cover only along the rear of the building.

8.0 METHODS OF DEMOLITION AND CONSTRUCTION

Methods of Demolition and Construction

As the proposed project is for the construction of a two story addition, the existing multi-family dwelling will remain, with limited demolition. Manual means to load the demolition waste into trucks will be used, and disposed of it in accordance with applicable local, state, and federal regulations.

For trench excavation and backfilling, where utility services will be located, Boston Water Sewer Commission specifications shall be used.

Subsequent construction of the infiltration units

The infiltration system will be located to the rear of the existing building, no additional demolition other than soil excavation will be required. All soils and debris removed will be disposed of offsite in accordance with state regulations.



9.0 CLIMATE CHANGE AND RESILIENCY

Adaptation, Resiliency and Sea Level Rise

Although the existing building is to remain, The BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map was reviewed. The existing residential dwelling units are situated on the first floor (elev 17.5*) which is approximately 1' above the 100 year flood elevation (elev 16.46*) and but below the BPDA Sea Level Rise (elev 20.50*).

* Elevations in Boston City Base

As the existing building is to remain, no additional improvements to the site are warranted. The proposed project does include the upgrading of the domestic water service and the installation of a fire service line to support the additional upper story units. No other utility work is proposed.

Heat Island Effect

The project will have minimal impact to the heat island effect in the area. The neighborhood is currently developed with dwellings and commercial buildings. As the existing building coverage is to remain unchanged, the negative impact on heat island effect would not be significant. Methods to help mitigate the heat island effect include the use of energy efficient heating and cooling systems and enhanced insulation and ventilation in the building.

Extreme Precipitation

The project is not subject to MA stormwater management standards based on the low density residential development and that no additional impervious cover is being added to the property. However, the project is subject to the BWSC standards which required recharge volume for the infiltration system is 1" per square feet of impervious area.

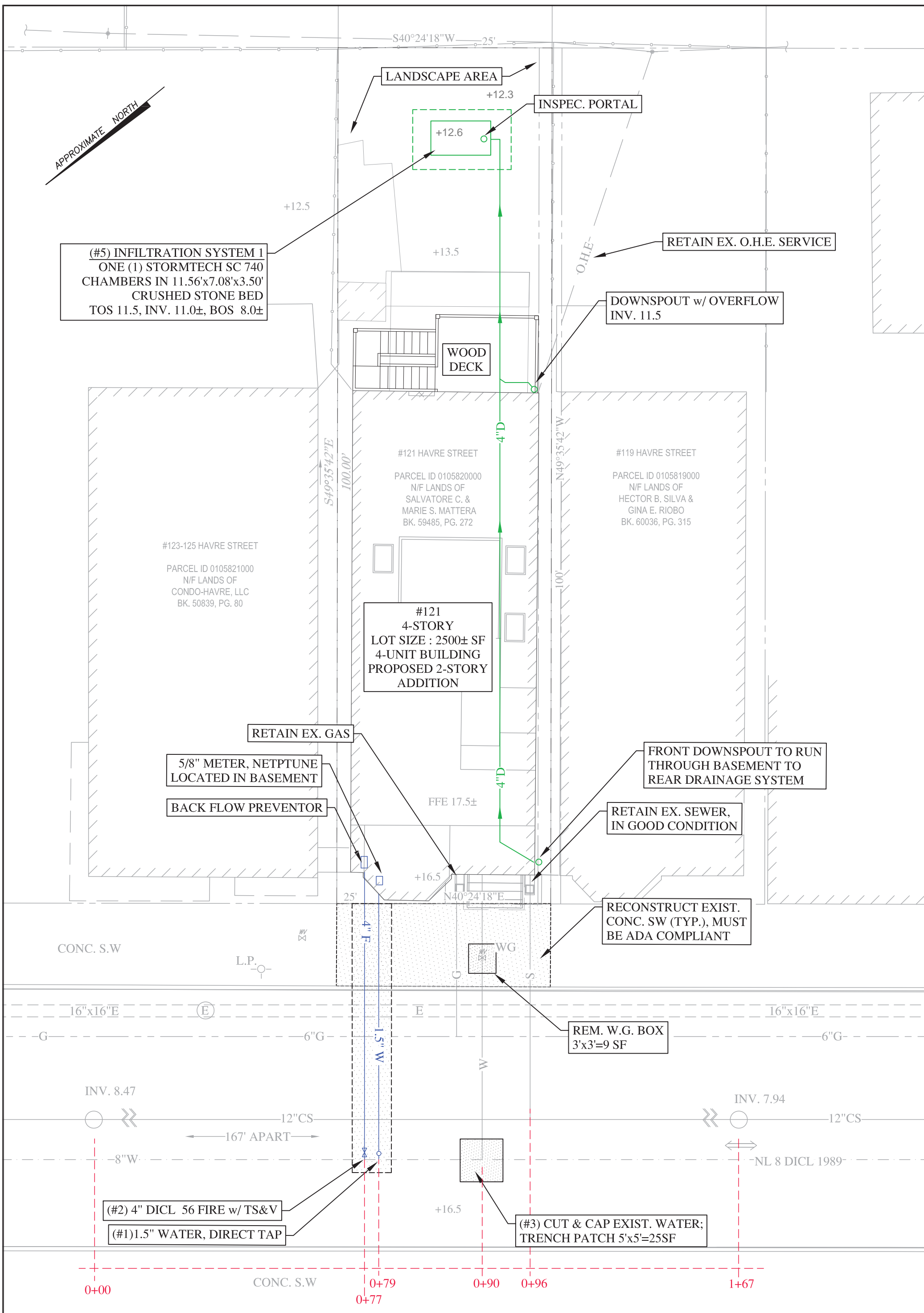
10.0 NARRATIVE CONCLUSION

The Stormwater Management Standards apply to industrial, commercial, institutional, residential subdivision, and roadway projects, including site preparation, construction, redevelopment, and on-going operation.

The Stormwater Management Standards do not apply to:

- (1) Single-family house projects;
- (2) Residential subdivisions with four or fewer lots, provided any discharge will not affect a critical area

As the site proposes no increase in impervious cover and is for a small residential development (4 or less) it is exempt from the Stormwater Management Standards. Although as part of the permitting process with BWSC, infiltration is proposed to capture and infiltrate a volume of stormwater equal to 1" over the project roof area. The applicant respectfully submits the proposed project for the review of the City of Boston Conservation Commission. The project will not disturb sensitive areas and has met the MA Stormwater Performance Standards. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act have been upheld



DRAINAGE CALCULATIONS & LAYOUT NOTES:
IMPERVIOUS SURFACES:
 Roof area = 1,425 SF
DESIGN STORMS: 1" - OVER IMPERVIOUS AREA
 STORAGE REQUIRED: $(1,425 \times 1/12) = 118.75$ CF
PROP. STORAGE:
INFILTRATION SYSTEM #1
 1 Chambers/Row = 11.56' Base Length
 1 Row = 7.08' Base Width
 Height = 3.50' Field Height
 286.6 cf Field - 48.8 cf Chambers = 237.8 cf Stone x
 30.0% Voids = 71.3 cf Stone Storage
 Chamber Storage + Stone Storage = 120.1 cf
Overall System Size = 11.56' x 7.08' x 3.50'
TOTAL STORAGE REQUIRED = 120.1 cf
NOTE: PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE 1" (24hr) STORM EVENT.

NOTE: IT IS VERY IMPORTANT THAT THE CONTRACTOR FIELD VERIFY EXISTING SITE GRADES, SEWER/DRAIN INVERT ELEVATIONS AT THE MAINS AT THE START OF CONSTRUCTION. IF CONDITIONS DIFFER SIGNIFICANTLY FROM WHAT IS SHOWN, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY OF THE SEWER OR DRAIN SYSTEMS.

CONDO AGREEMENT:
 THE CONDO AGREEMENT SHALL PROVIDE LANGUAGE PERTAINING TO EACH UNIT OWNERS RIGHT TO HAVE ACCESS TO THE STORM DRAINAGE SYSTEM FOR MAINTENANCE AND REPAIRS.

- GENERAL NOTES**
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSO FOR THE PROPOSED WATER, FIRE SERVICE, SEWER SERVICE AND DRAIN SERVICES. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS.
 - THE APPLICANT FOR THIS PROPERTY IS:
 Gary Carter - 781.436.2274
 Phoenix Homes Boston, LLC
 2 Neptune Road, suite 506
 Boston MA, 02128
 - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSO, DPW AND BTD
 - THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
 - THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES, INCLUDING INVERT ELEVATIONS AT CONNECTION POINTS, BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
 - BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSO FACILITIES SHALL BE PERFORMED BY BWSO STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSO FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
 - ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
 - THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
 - NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
 - UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
 - THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
 - PROPOSED FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE COORDINATED BASED ON FIELD CONDITIONS AND THE FINAL ARCHITECTURAL PLANS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.
 - CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTORIAL SERVICES DEPARTMENT, AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH THE BWSO INSPECTORS AND IF REQUIRED PROVIDE AN AS-BUILT DRAWING, DETAILED MEASUREMENTS AND PHOTOGRAPHS OF UTILITY INSTALLATIONS SHALL BE KEPT BY THE CONTRACTOR. ANY DEVIATIONS SHALL BE RECORDED AND NOTIFICATION PROVIDED TO THE ENGINEER. CHANGES TO THE PLANS IS PROHIBITED WITHOUT PRIOR AUTHORIZATION.
 - THE CONTRACTOR SHALL VERIFY RIMVY AND EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE GRADES SHOWN, IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
 - THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARICATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
 - THE FINISHED FLOOR ELEVATIONS (FFE) IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.
 - REUSE EXISTING 58" METER.

WARD-PARCEL: 0105820000 LAND USE CODE: R4
 WATER ACCOUNT: 1320858

BOSTON WATER AND SEWER COMMISSION
 Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits will be obtained from BWSO prior to Connection to BWSO facilities. *Site Plans* are valid for a period of one (1) year from date of approval.

John P. Sullivan, Jr. P.E.
 Chief Engineer

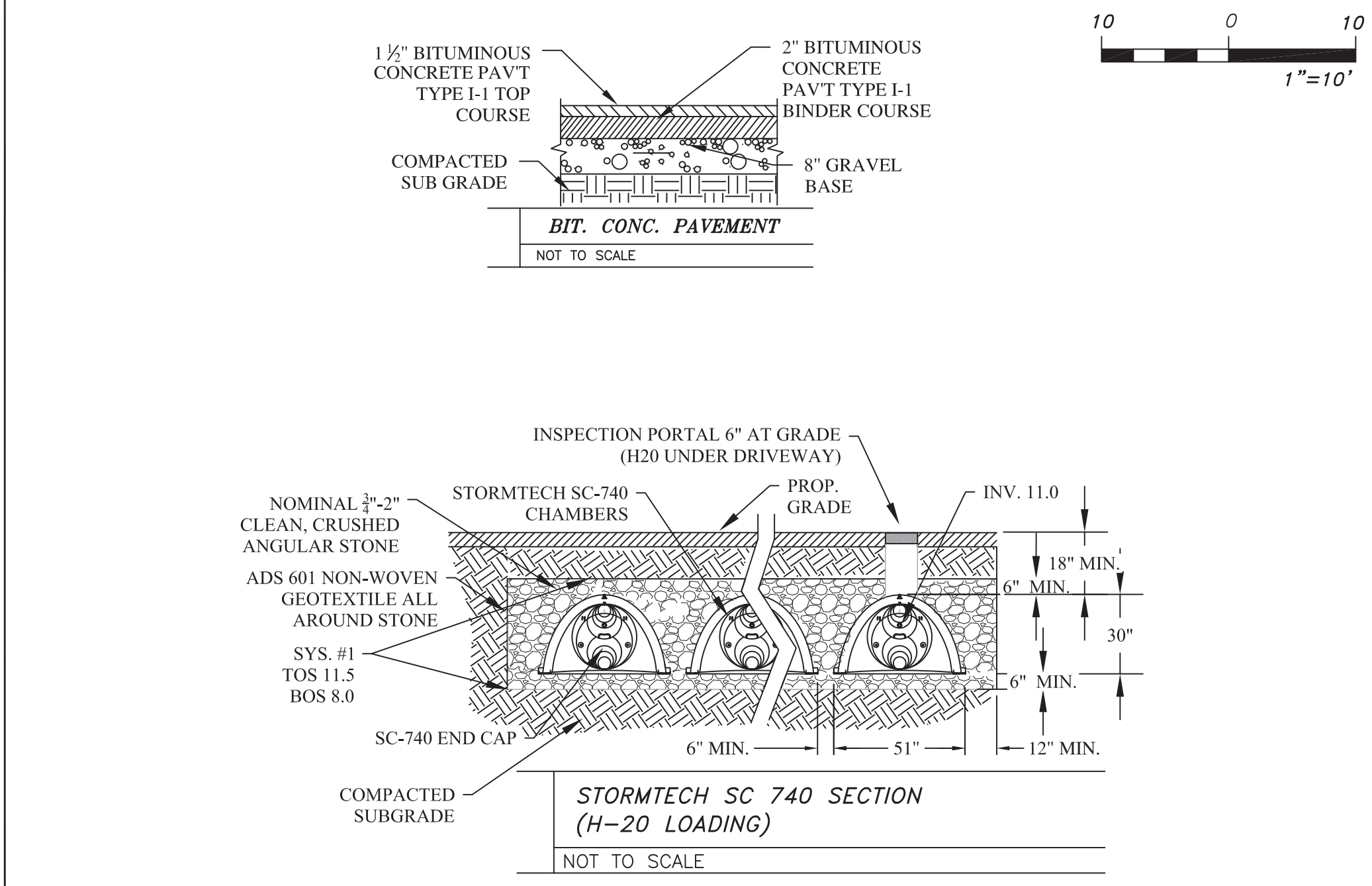
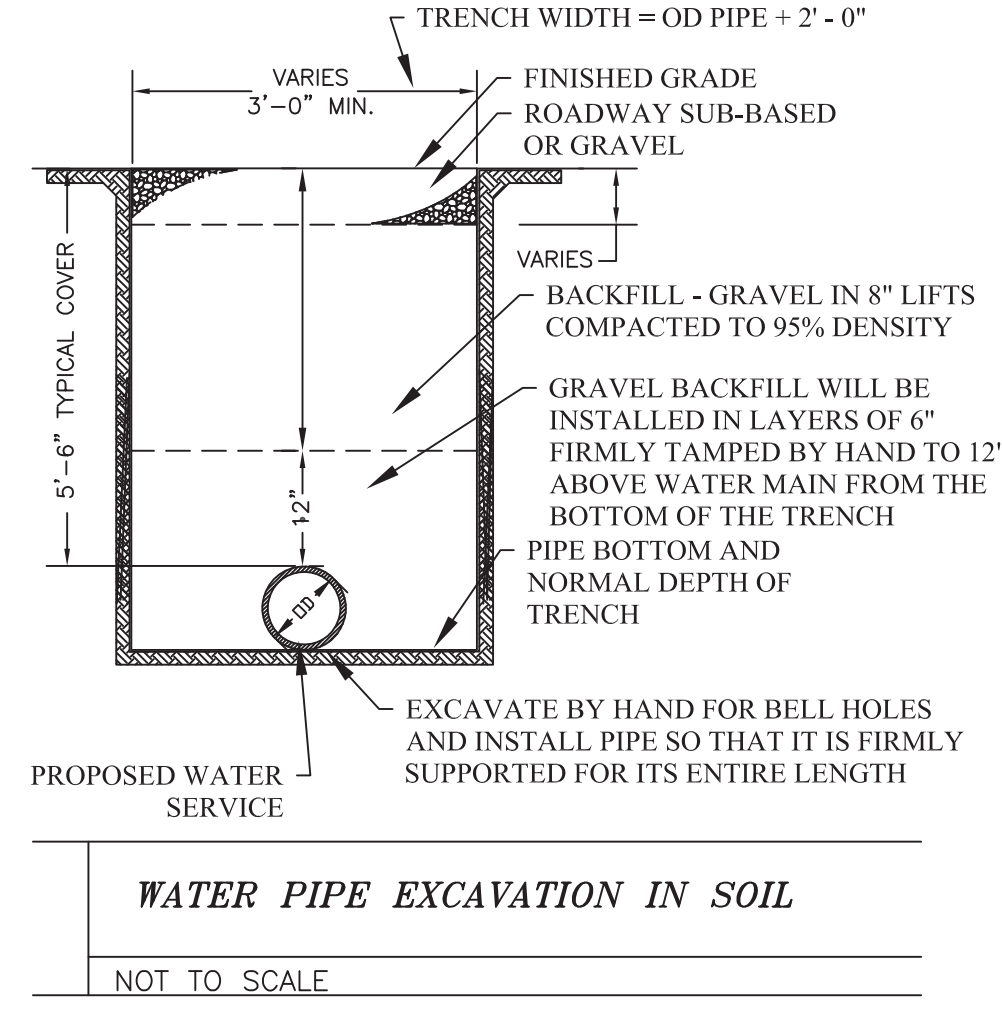
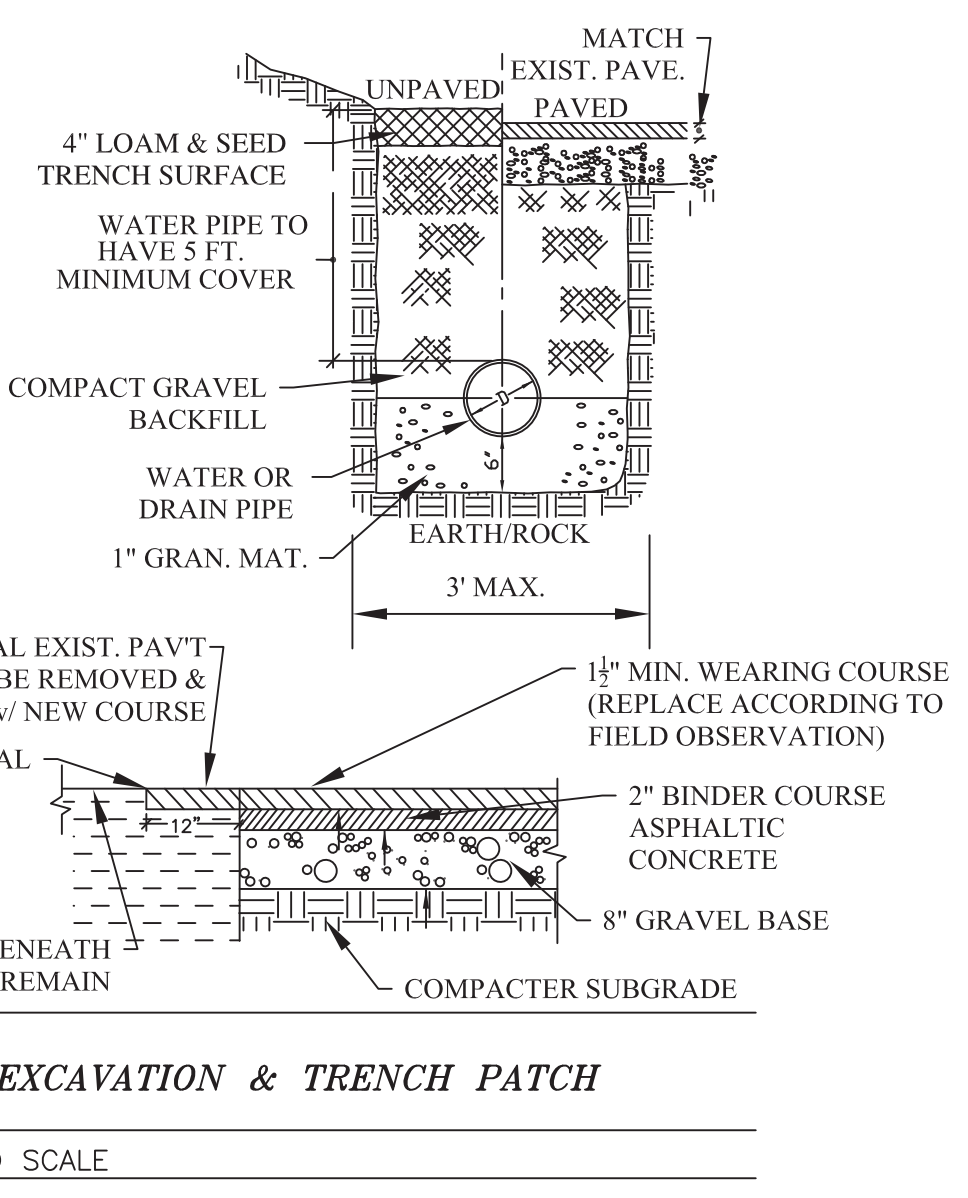
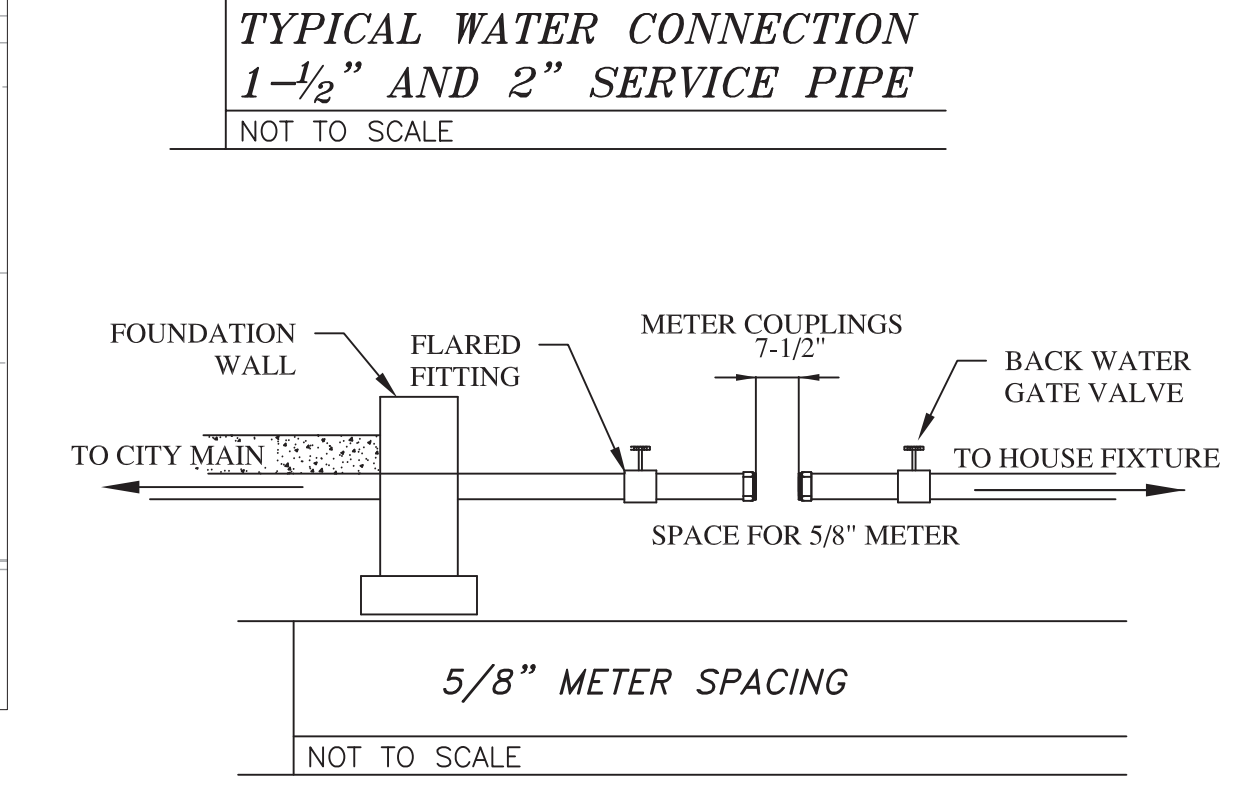
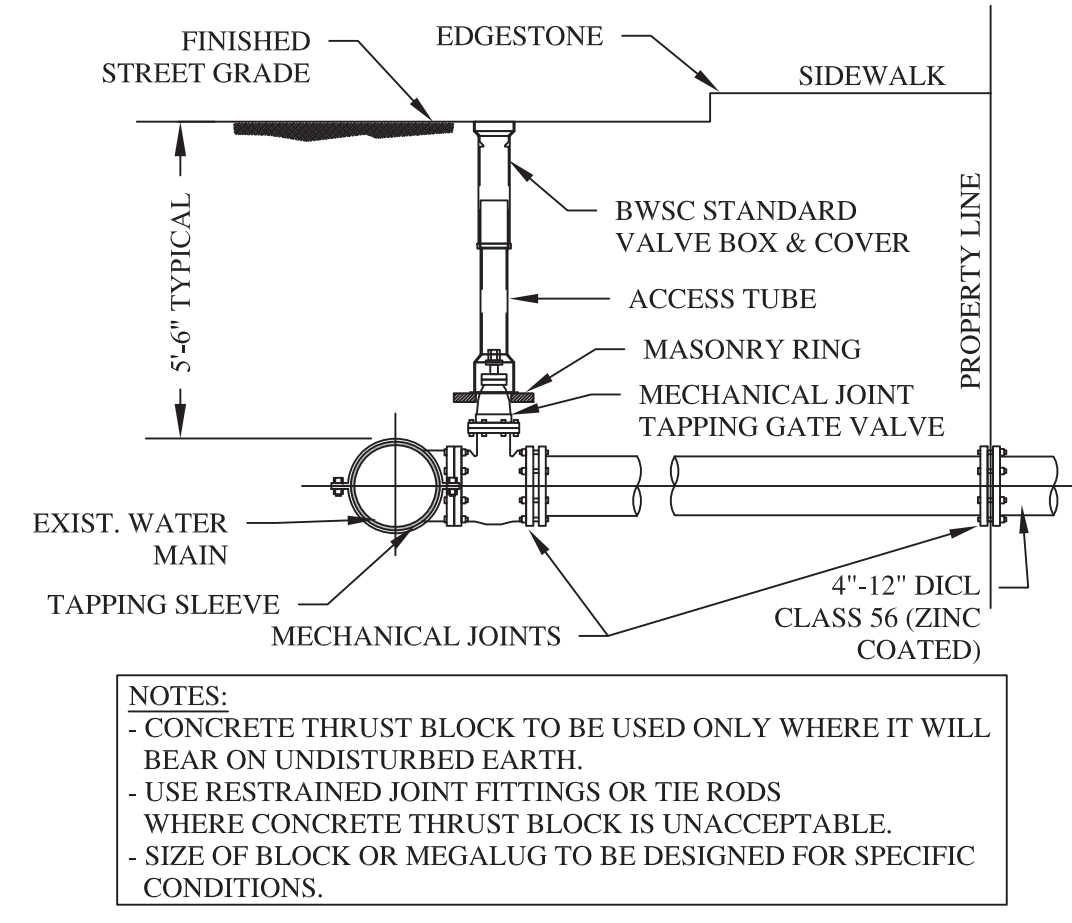
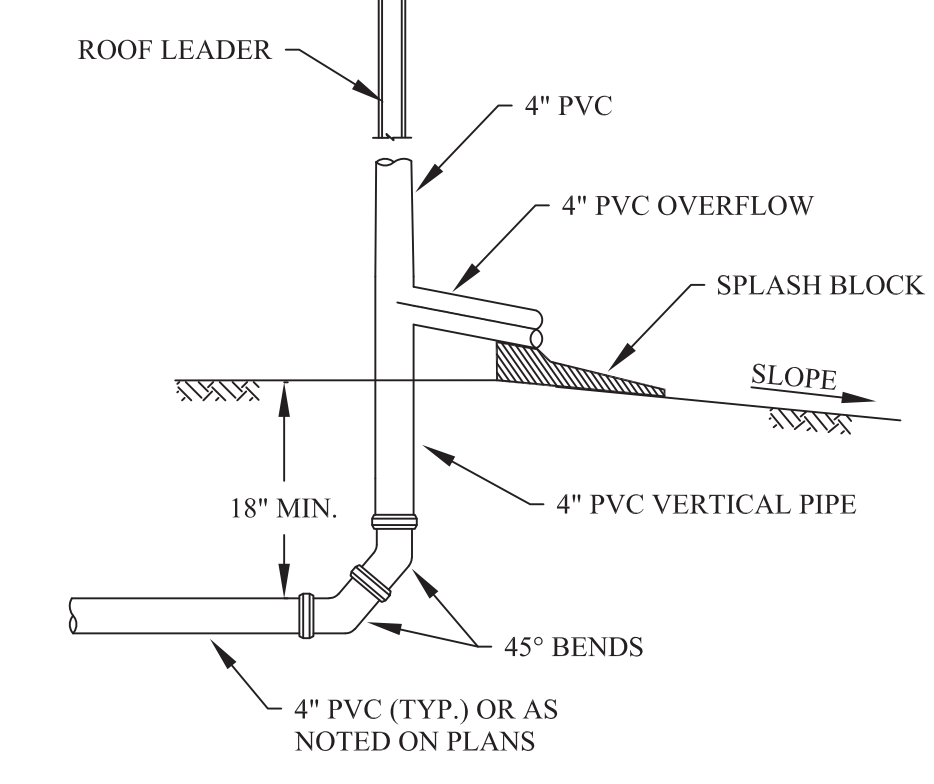
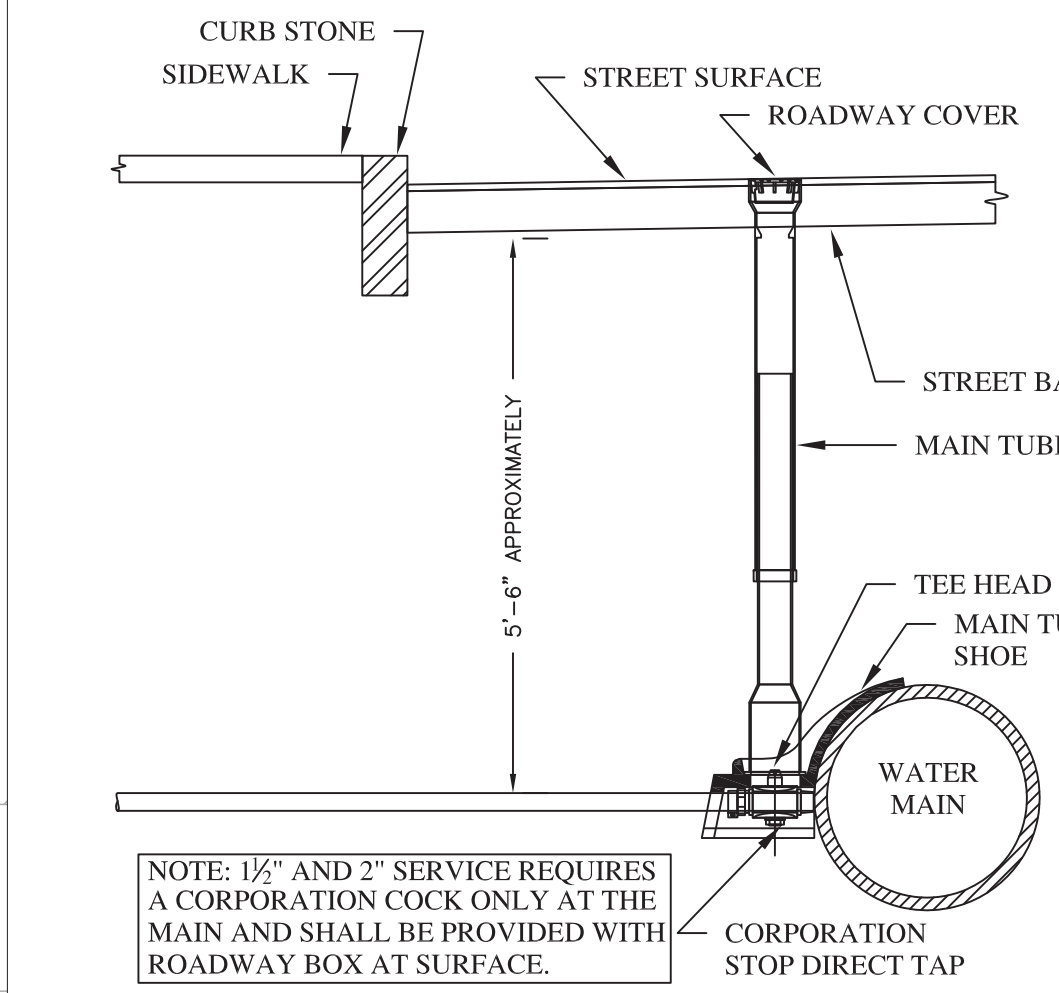
BOSTON WATER AND SEWER COMMISSION
 Cross Connection
 Approval: *[Signature]* Date: 7/26/21
 Discharge Enforcement
 Approval: *[Signature]* Date: _____

RESERVED FOR BWSO USE ONLY
 PEAK WATER DEMAND = 26 GPM
 SEWER: 880 GPD (8 BED x 110 GPD)

Civil Site Plan

121 Havre St.
 East Boston, MA

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.



MATERIALS:
 DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
 WATER: 1.5" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)
 FIRE: 4" DICL (MINIMUM OF 5 FEET BELOW GRADE)
 ZINC COATED

INSPECTION CHECK LIST

1. 1.5" DOMESTIC WATER	INSPECTOR: _____ DATE: _____
2. 4" FIRE SERVICE	INSPECTOR: _____ DATE: _____
3. CUT & CAP EXIST. WATER	INSPECTOR: _____ DATE: _____
4. DOWNSPOUT OVERFLOW	INSPECTOR: _____ DATE: _____
5. INFILTRATION SYSTEM	INSPECTOR: _____ DATE: _____

AS-BUILT PREPARATION FEE IS REQUIRED

REFERENCES:
 SURVEY: Phoenix Homes Boston, LLC
 ARCHITECT: Choo & Company, Inc.
 APPLICANT: Gary Carter - 781.436.2274
 Phoenix Homes Boston, LLC
 2 Neptune Road, suite 506
 Boston MA, 02128

No.	Date	Comment
#1	7-9-21	BWSO Comments

Columbia Design Group, LLC
 Consulting Engineers

14 Upham Avenue
 Boston, MA 02125
 (T) 617.506.1474 (F) 617.507.7740

BWSO SITE PLAN
 #21264

Date: June 10, 2021	Scale: 1" = 10'
Project No.: 2021-126	Drawing by: PG

C-1
 Sheet 1 of 1

Peter Gammie



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

 MassDEP File Number

 Document Transaction Number
 East Boston

 City/Town

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



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

A. General Information

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

121 Havre Street East Boston 02128
 a. Street Address b. City/Town c. Zip Code
 Latitude and Longitude: 42.37278 -71.03803
 d. Latitude e. Longitude
Parcel ID 0105820000 N/A
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Gary Carter
 a. First Name b. Last Name
Phoenix Homes Boston, LLC
 c. Organization
2 Neptune Road, Suite 506
 d. Street Address
Boston MA 02128
 e. City/Town f. State g. Zip Code
857-526-6011 phoenixhomesboston@gmail.com
 h. Phone Number i. Fax Number j. Email Address

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

Salvatore & Marie Mattera
 a. First Name b. Last Name

 c. Organization
121 Havre Street
 d. Street Address
Boston MA 02128
 e. City/Town f. State g. Zip Code

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

4. Representative (if any):

Michael Malynowski
 a. First Name b. Last Name
Allen & Major Associates, Inc.
 c. Company
100 Commerce Way
 d. Street Address
Woburn MA 01801
 e. City/Town f. State g. Zip Code
781-935-6889 781-935-2896 mmalynowski@allenmajor.com
 h. Phone Number i. Fax Number j. Email address

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
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East Boston
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A. General Information (continued)

6. General Project Description:

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
59485	272
c. Book	d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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

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

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

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: 0 square feet

4. Proposed alteration of the Riverfront Area:

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



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Provided by MassDEP:

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City/Town

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,425	
	1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 - b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

Provided by MassDEP:
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East Boston
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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

BWSC Site Plan

a. Plan Title

Columbia Design Group, LLC

b. Prepared By

07-09-2021

d. Final Revision Date

N/A

f. Additional Plan or Document Title

Peter Gammie

c. Signed and Stamped by

1" = 20'

e. Scale

06-10-2021

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

N/A

2. Municipal Check Number

4. State Check Number

6. Payor name on check: First Name

N/A

3. Check date

5. Check date

7. Payor name on check: Last Name



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

Provided by MassDEP:
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East Boston
City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date
03-09-2022

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

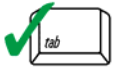
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

121 Havre Street Boston
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Gary Carter
 a. First Name b. Last Name
Phoenix Homes Boston, LLC
 c. Organization
2 Neptune Road, Suite 506
 d. Mailing Address
Boston MA 02128
 e. City/Town f. State g. Zip Code
857-526-6011 phoenixhomesboston@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Salvatore & Marie Mattera
 a. First Name b. Last Name

 c. Organization
12 Havre Street
 d. Mailing Address
Boston MA 02128
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2j	1	\$500	\$500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



A. GENERAL INFORMATION

1. Project Location

<u>121 Havre Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Parcel ID 0105820000</u>	<u>N/A</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Gary</u>	<u>Carter</u>	<u>Phoenix Homes Boston, LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>Jennifer</u>	<u>White - Manager</u>	<u>Harvest121 LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</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>Michael</u>	<u>Malynowski</u>	<u>Allen & Major Associates, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>100 Commerce Way</u>		
d. Mailing Address		
<u>Woburn</u>	<u>MA</u>	<u>01801</u>
e. City/Town	f. State	g. Zip Code
<u>781-935-6889</u>	<u>mmalynowski@allenmajor.com</u>	
h. Phone Number	i. Fax Number	j. Email address



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

Yes

No

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

6. General Information

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

7. Project Type Checklist

a. Single Family Home

b. Residential Subdivision

c. Limited Project Driveway Crossing

d. Commercial/Industrial

e. Dock/Pier

f. Utilities

g. Coastal Engineering Structure

h. Agriculture – cranberries, forestry

i. Transportation

j. Other

8. Property recorded at the Registry of Deeds

Suffolk

272

a. County

b. Page Number

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$761.60

\$237.50

\$524.10

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



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

BWSC - Pending

City of Boston Building Permit - Pending



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	N/A	_____
		percentage/acreage
(2) outside Resource Area	N/A	_____
		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.

Gary Carter Manger
Signature of Applicant

4-13-22
Date

JR MGR
Signature of Property Owner (if different)

4/13/22
Date

Michael Malyanowski
Signature of Representative (if any)

04-13-2022
Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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Important:

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



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

A. General Information

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

121 Havre Street
a. Street Address

East Boston
b. City/Town

02128
c. Zip Code

Latitude and Longitude:

42.37278
d. Latitude

-71.03803
e. Longitude

Parcel ID 0105820000
f. Assessors Map/Plat Number

N/A
g. Parcel /Lot Number

2. Applicant:

Gary
a. First Name

Carter
b. Last Name

Phoenix Homes Boston, LLC
c. Organization

2 Neptune Road, Suite 506
d. Street Address

Boston
e. City/Town

MA
f. State

02128
g. Zip Code

857-526-6011
h. Phone Number

i. Fax Number

phoenixhomesboston@gmail.com
j. Email Address

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

Jennifer
a. First Name

White MGR
b. Last Name

Havrest121 LLC
c. Organization

121 Havre Street
d. Street Address

Boston
e. City/Town

MA
f. State

02128
g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Michael
a. First Name

Malynowski
b. Last Name

Allen & Major Associates, Inc.
c. Company

100 Commerce Way
d. Street Address

Woburn
e. City/Town

MA
f. State

01801
g. Zip Code

781-935-6889
h. Phone Number

781-935-2896
i. Fax Number

mmalynowski@allenmajor.com
j. Email address

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

\$500.00
a. Total Fee Paid

\$237.50
b. State Fee Paid

\$262.50
c. City/Town Fee Paid



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

WPA Form 3 – Notice of Intent

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

A. General Information (continued)

6. General Project Description:

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk	_____	_____
a. County		b. Certificate # (if registered land)
59485	_____	272
c. Book		d. Page Number

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

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

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



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

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

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

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

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: 0 square feet

4. Proposed alteration of the Riverfront Area:

<u>N/A</u> a. total square feet	<u>N/A</u> b. square feet within 100 ft.	<u>N/A</u> c. square feet between 100 ft. and 200 ft.
------------------------------------	---	--

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

East Boston

City/Town

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,425	
	1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area N/A
percentage/acreage

(b) outside Resource Area N/A
percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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



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

Online Users:

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

BWSC Site Plan

a. Plan Title

Columbia Design Group, LLC

b. Prepared By

Peter Gammie

c. Signed and Stamped by

07-09-2021

1" = 20'

d. Final Revision Date

e. Scale

N/A

06-10-2021

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

N/A

2. Municipal Check Number

N/A

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Provided by MassDEP:
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East Boston
City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	<u>Sam Carter Manager</u>	2. Date	<u>4-13-22</u>
3. Signature of Property Owner (if different)	<u>[Signature] MGR</u>		<u>4/13/22</u>
5. Signature of Representative (if any)	<u>[Signature]</u>	4. Date	<u>03-09-2022</u>
		6. Date	

For Conservation Commission:

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

For MassDEP:

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

Other:

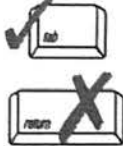
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

121 Havre Street Boston
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Gary Carter
 a. First Name b. Last Name
 Phoenix Homes Boston, LLC
 c. Organization
 2 Neptune Road, Suite 506
 d. Mailing Address
 Boston MA 02128
 e. City/Town f. State g. Zip Code
 857-526-6011 phoenixhomesboston@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Salvatore & Marie Mattera
 a. First Name b. Last Name

 c. Organization
 12 Havre Street
 d. Mailing Address
 Boston MA 02128
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2j	1	\$500	\$500

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	\$237.50
City/Town share of filling Fee:	\$262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

April 12, 2022

Nicholas Moreno
Executive Director
Boston City Hall Room 709
Boston, MA 02201

RE: A&M Project #3101-01
121 Havre Street
Notice of Intent

Dear Mr. Moreno:

On behalf of the applicant, Phoenix Homes Boston, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 121 Havre Street property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00.

Existing Conditions

The vast majority of the parcel at 121 Havre Street consists of a two story wood framed residential building. The project proposes a 2-story addition atop the existing residential building.

This NOI is being filed because a portion of the property is located within the Federal Emergency Management Agency (FEMA) Zone AE, and area of Special Flood Hazard Areas (SFHAS) with a base elevation determined of 10.0 (NAVD 88) or 16.46 (BCB). In addition, the latest NHESP Priority & Estimated Habitat for Rare Species map for the site has been reviewed and there are no certified vernal pools, estimated or priority habitat within the area of work.

Proposed Project

In this NOI, the proposed project seeks to redevelop the site by renovating and adding stories to the existing building, which is within the Special Flood Hazard Areas. The proponent will construct an addition to the existing residential multi-family rental within the 100-Year Floodplain, with on-site utilities. The proposed project results in a neutral flood impact as no building expansion is proposed with the 100-Year Floodplain.

Enclosed are:

- 2 copies (one original & one copy) of the WPA Form 3
- 2 copies of plans (11"x17")
- 2 copies of USGS Quadrangle Map
- 2 copies of FEMA Flood Map
- 2 copies of Natural Heritage & Endangered Species Map
- 2 copies of the project narrative
- 2 copies of an Abutters List, Affidavit of Service, and Abutter Notification
- 2 copies of the BPDA Climate Resiliency Checklist
- Electronic copy of all documents (to be sent by e-mail)

The NOI application includes:

- Project narrative
- WPA Form 3
- Exhibits (including a copy of a 8 ½" by 11" section of the USGS quadrangle)
- Abutter information
- Copies of the DEP filing fee checks

Fees

- A check in the amount of \$524.10 (\$224.10 + \$300) for the City of Boston NOI Application fee.
- A check in the amount of \$237.50 will be sent to the MA DEP for the State's share of the MA DEP NOI Application fee.

A copy of the entire NOI package has also been submitted to the DEP Northeast Regional Office. Allen & Major Associates, Inc. looks forward to discussing the project at the next public hearing. Please contact A&M to confirm the time and location of the public hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (781) 935-6889.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.

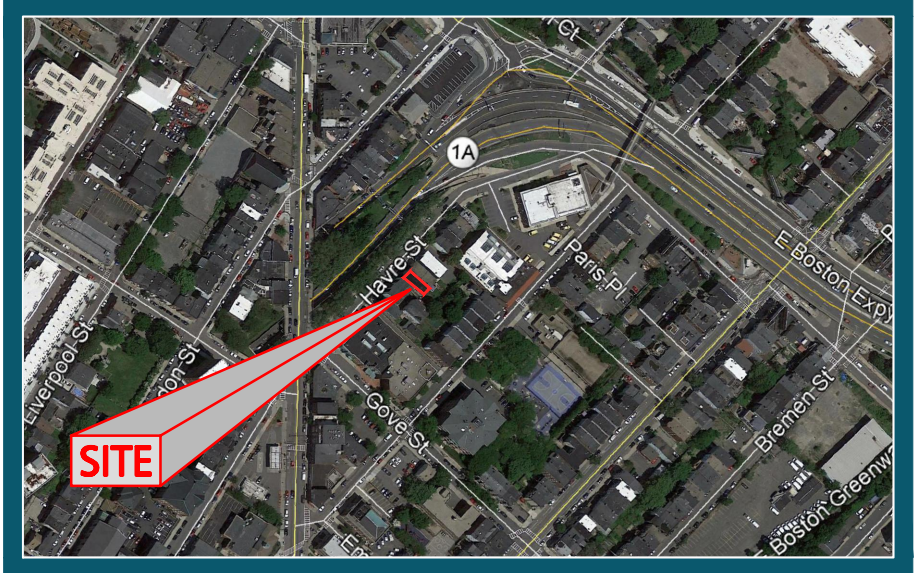


Michael A. Malynowski, PE
Senior Project Manager



**ALLEN & MAJOR
ASSOCIATES, INC.**

SITE LOCUS - SCALE: 1"=1,000'



**121 HAVRE STREET
EAST BOSTON, MASSACHUSETTS
NOTICE OF INTENT**

DATE PREPARED:

APRIL 12, 2022

APPLICANT:

PHEONIX HOMES BOSTON, LLC
2 NEPTUNE ROAD, SUITE 506
BOSTON MA, 02128

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MASSACHUSETTS 01801



ALLEN & MAJOR
ASSOCIATES, INC.

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5.0 SITE DEVELOPMENT PLANS

(Submitted under separate cover)

SECTION 1.0 – NARRATIVE & WPA FORM 3

1.0 EXECUTIVE SUMMARY

On behalf of the applicant, Phoenix Homes Boston, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission for the redevelopment of the 121 Havre Street property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00. The purpose of this NOI is to gain approval for work within the 100-year flood zone. The proposed project seeks to redevelop the site by constructing a second story addition to an existing structure, which is within the 100-year flood zone and wooden deck with fire access.

2.0 EXISTING CONDITIONS

Existing Site Description

The 121 Havre Street property is currently occupied by a single wood framed building with an approximate footprint of 1,425 square feet and approximately 1,000 square feet of landscaped area. Topography on the property is flat and according to City records the existing building was constructed in 1945.

Existing stormwater is collected via roof drains which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing conditions.

FEMA Flood Zone

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25025C0018J, effective March 16, 2016, was reviewed and indicate if that site is within Zone AE (100-Year Floodplain) which is associated with the Boston Inner Harbor. See Section 2.0 Exhibits.

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resources Area

The site is not located within the 100 foot Buffer to Coastal Bank

NHESP Priority & Estimated Habitat

A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.

3.0 PROPOSED CONDITIONS

Overview of Proposed Work

In this Notice of Intent (NOI), the proposed project seeks to gain approval for work within the 100 foot Buffer to Coastal Bank. The proposed project plans to redevelop the site by constructing a second story addition to an existing structure. Some of the improvements include landscape area, upgraded water service, and a subsurface infiltration system.



Utilities

Existing stormwater is collected via roof drains which discharge to the municipal drainage system. The proposed project includes stormwater systems that are in compliance with the MA DEP Stormwater Standards and an improvement over existing condition.

The proposed impervious area on-site is approximately 1,425 sq. ft.

Building Design and Infrastructure

Construction Sustainability: The building shall be constructed to adhere to the “Stretch” energy code. All walls shall receive spray foam insulation, appliances shall be energy star rated, and the domestic hot water shall be fed from a high efficiency, tankless water heater. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient.

Foundation: The existing residential building includes a walk-out style “basement” space.

Sprinklers: The building shall be equipped with full sprinkler protection which will be connected to the street.

4.0 WETLAND RESOURCE AREA IMPACTS

The Project area is Land Subject to Coastal Storm Flowage is defined in 310 CMR Section 10.04 as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. Additional regulated resource areas include *Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston City of Boston Code* (Chapter VII-I.IV, adopted 12/11/2019, the Ordinance) and the implementing Boston Wetland Regulations (approved 8/19/2020, the Ordinance Regulations).

5.0 PROPOSED MITIGATION MEASURES

Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls, and providing stormwater inlet protection. The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

Post-Construction Stormwater Management

All roof runoff will discharge to a new Infiltration system located at the rear of the parcel within a landscaped area.

Pollution Prevention

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are staged on-site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight.



6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution. No direct or indirect impacts of any wetland resource is anticipated from the construction and operation of the proposed four-family residential building.

7.0 CITY OF BOSTON WETLANDS PROTECTION AND CLIMATE ADAPTATION

The Buffer Zone is presumed important to the protection of the resource areas because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation,

- *Erosion, siltation:* Erosion controls will be installed prior to construction to meet this criteria.
- *Loss of groundwater recharge:* An infiltration system will be located to the rear of the existing building to address this.
- *Degraded water quality:* The project is for a small multi-family residential structure which is not considered high impact, therefore not applicable.
- *Loss of wildlife habitat:* A review of the latest Massachusetts Natural Heritage Atlas; 14th Edition, reveals that there are no Estimated Habitats nor Priority Habitats on-site and directly adjacent to the site. See Section 2.0 Exhibits.
- *Degradation of wetland plant habitat:* As this project is a buffer zone project only, this is not applicable.
- *Alteration of hydrology:* The existing property will not change the impervious cover, which will also maintain the hydrology of the site.
- *Soil contamination:* No contamination was noted in the research of the property.
- *Proliferation of invasive plants:* Due to the development of the project, and limited available area, the proposed landscaping is limited to grass cover only along the rear of the building.

8.0 METHODS OF DEMOLITION AND CONSTRUCTION

Methods of Demolition and Construction

As the proposed project is for the construction of a two story addition, the existing multi-family dwelling will remain, with limited demolition. Manual means to load the demolition waste into trucks will be used, and disposed of it in accordance with applicable local, state, and federal regulations.

For trench excavation and backfilling, where utility services will be located, Boston Water Sewer Commission specifications shall be used.

Subsequent construction of the infiltration units

The infiltration system will be located to the rear of the existing building, no additional demolition other than soil excavation will be required. All soils and debris removed will be disposed of offsite in accordance with state regulations.



9.0 CLIMATE CHANGE AND RESILIENCY

Adaptation, Resiliency and Sea Level Rise

To aid in the climate resiliency of the project and future adaptation strategies for managing the flooding scenarios, the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map was reviewed. The existing residential dwelling units are situated on the first floor (elev 17.5*) which is approximately 1' above the 100 year flood elevation (elev 16.46*) and but below the BPDA Sea Level Rise (elev 20.50*).

* Elevations in Boston City Base

As the existing building is to remain, no additional improvements to the site are warranted. The proposed project does include the upgrading of the domestic water service and the installation of a fire service line to support the additional upper story units. No other utility work is proposed.

Heat Island Effect

The project will have minimal impact to the heat island effect in the area. The neighborhood is currently developed with dwellings and commercial buildings. As the existing building coverage is to remain unchanged, the negative impact on heat island effect would not be significant. Methods to help mitigate the heat island effect include the use of energy efficient heating and cooling systems and enhanced insulation and ventilation in the building.

Extreme Precipitation

The project is subject to stormwater management standards based on the proposed impervious area. Therefore, the resulting required recharge volume for the infiltration system is 1" per square feet of impervious area.

10.0 NARRATIVE CONCLUSION

The Stormwater Management Standards apply to industrial, commercial, institutional, residential subdivision, and roadway projects, including site preparation, construction, redevelopment, and on-going operation.

The Stormwater Management Standards do not apply to:

- (1) Single-family house projects;
- (2) Residential subdivisions with four or fewer lots, provided any discharge will not affect a critical area

As the site proposes no increase in impervious cover and is for a small residential development (4 or less) it is exempt from the Stormwater Management Standards. Although as part of the permitting process with BWSC, infiltration is proposed to capture and infiltrate a volume of stormwater equal to 1" over the project roof area. The applicant respectfully submits the proposed project for the review of the City of Boston Conservation Commission. The project will not disturb sensitive areas and has met the MA Stormwater Performance Standards. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act have been upheld



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

East Boston

City/Town

Important:

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



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

A. General Information

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

121 Havre Street

a. Street Address

East Boston

b. City/Town

02128

c. Zip Code

Latitude and Longitude:

42.37278

d. Latitude

-71.03803

e. Longitude

Parcel ID 0105820000

f. Assessors Map/Plat Number

N/A

g. Parcel /Lot Number

2. Applicant:

Gary

a. First Name

Carter

b. Last Name

Phoenix Homes Boston, LLC

c. Organization

2 Neptune Road, Suite 506

d. Street Address

Boston

e. City/Town

MA

f. State

02128

g. Zip Code

857-526-6011

h. Phone Number

i. Fax Number

phoenixhomesboston@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

Jennifer

a. First Name

White MGR

b. Last Name

Havrest121 LLC

c. Organization

121 Havre Street

d. Street Address

Boston

e. City/Town

MA

f. State

02128

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Michael

a. First Name

Malynowski

b. Last Name

Allen & Major Associates, Inc.

c. Company

100 Commerce Way

d. Street Address

Woburn

e. City/Town

MA

f. State

01801

g. Zip Code

781-935-6889

h. Phone Number

781-935-2896

i. Fax Number

mmalynowski@allenmajor.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

59485

c. Book

b. Certificate # (if registered land)

272

d. Page Number

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

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

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



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

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

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

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

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: 0 square feet

4. Proposed alteration of the Riverfront Area:

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,425	
	1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area N/A
percentage/acreage

(b) outside Resource Area N/A
percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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



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

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

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. N/A N/A
a. NHESP Tracking # b. Date submitted to NHESP
3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

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

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



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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

BWSC Site Plan

a. Plan Title

Columbia Design Group, LLC

Peter Gammie

b. Prepared By

c. Signed and Stamped by

07-09-2021

1" = 20'

d. Final Revision Date

e. Scale

N/A

06-10-2021

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

N/A

N/A

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

<i>Sam Carter</i> Manager	4-13-22
1. Signature of Applicant	2. Date
<i>[Signature]</i> MGR	4/13/22
3. Signature of Property Owner (if different)	4. Date
<i>Michael Malynowski</i>	03-09-2022
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2j	1	\$500	\$500

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
State share of filing Fee:	<u>\$237.50</u>
City/Town share of filing Fee:	<u>\$262.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



A. GENERAL INFORMATION

1. Project Location

<u>121 Havre Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Parcel ID 0105820000</u>	<u>N/A</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Gary</u>	<u>Carter</u>	<u>Phoenix Homes Boston, LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>Jennifer</u>	<u>White - Manager</u>	<u>Harvest121 LLC</u>
a. First Name	b. Last Name	c. Company
<u>2 Neptune Road, Suite 506</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>857-526-6011</u>	<u>phoenixhomesboston@gmail.com</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>Michael</u>	<u>Malynowski</u>	<u>Allen & Major Associates, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>100 Commerce Way</u>		
d. Mailing Address		
<u>Woburn</u>	<u>MA</u>	<u>01801</u>
e. City/Town	f. State	g. Zip Code
<u>781-935-6889</u>	<u>mmalynowski@allenmajor.com</u>	
h. Phone Number	i. Fax Number	j. Email address



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

Yes

No

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

6. General Information

The project proposes to add a second story addition to increase the two unit residential dwelling to four units

7. Project Type Checklist

a. Single Family Home

b. Residential Subdivision

c. Limited Project Driveway Crossing

d. Commercial/Industrial

e. Dock/Pier

f. Utilities

g. Coastal Engineering Structure

h. Agriculture – cranberries, forestry

i. Transportation

j. Other

8. Property recorded at the Registry of Deeds

Suffolk

272

a. County

b. Page Number

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$761.60

\$237.50

\$524.10

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



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

BWSC - Pending

City of Boston Building Permit - Pending



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	N/A	_____
		percentage/acreage
(2) outside Resource Area	N/A	_____
		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.

Gary Carter Manger
Signature of Applicant

4-13-22
Date

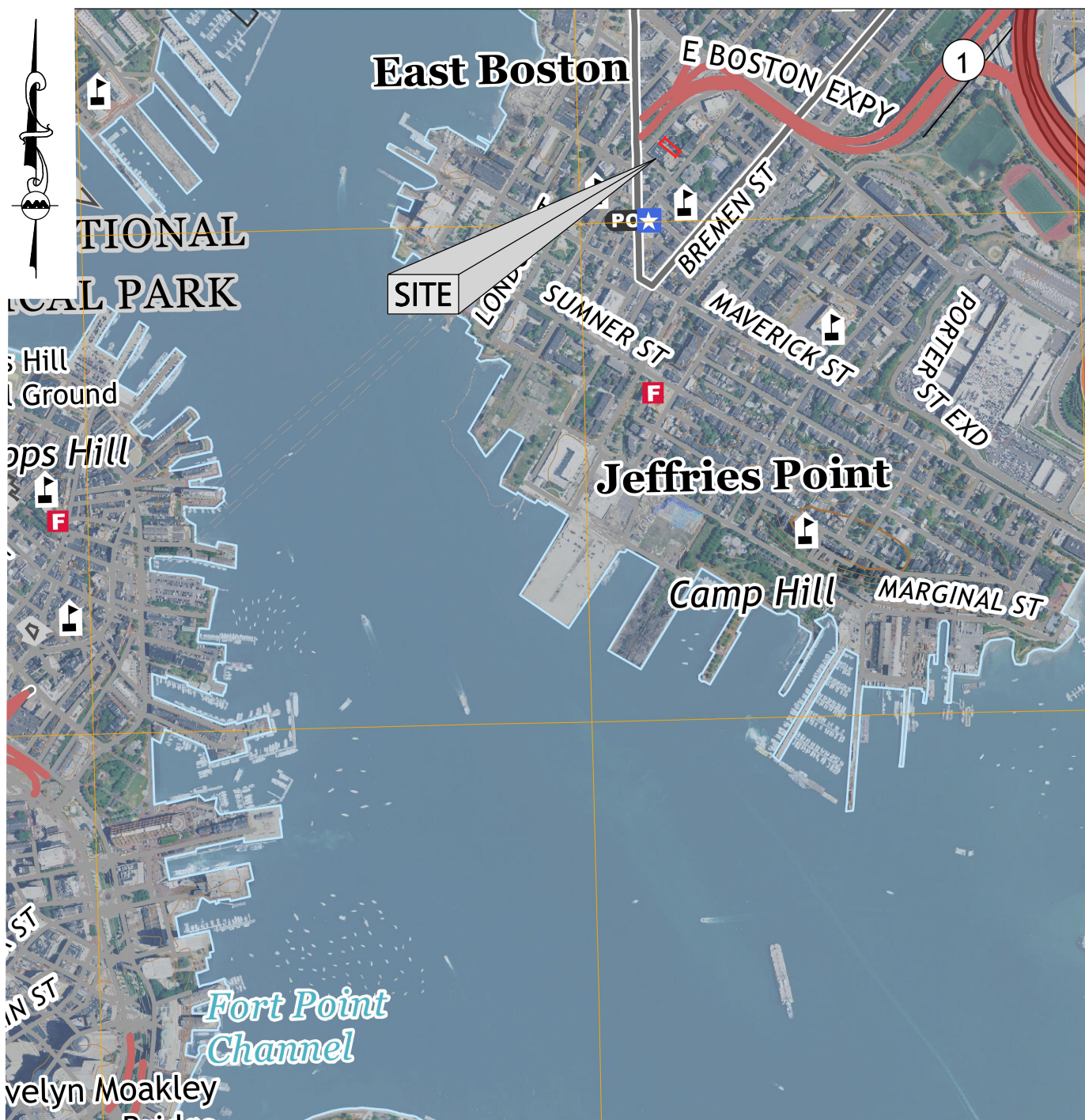
MGR
Signature of Property Owner (if different)

4/13/22
Date

Michael Malyanowski
Signature of Representative (if any)

04-13-2022
Date

SECTION 2.0 – FIGURES



NOTE:
USGS BOSTON SOUTH, MA 2018 QUADRANGLE MA

R:\PROJECTS\3101-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\DATA\C-3101-01_FIGURES.DWG

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil engineers • land surveyors
environmental consultants • landscape architects
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
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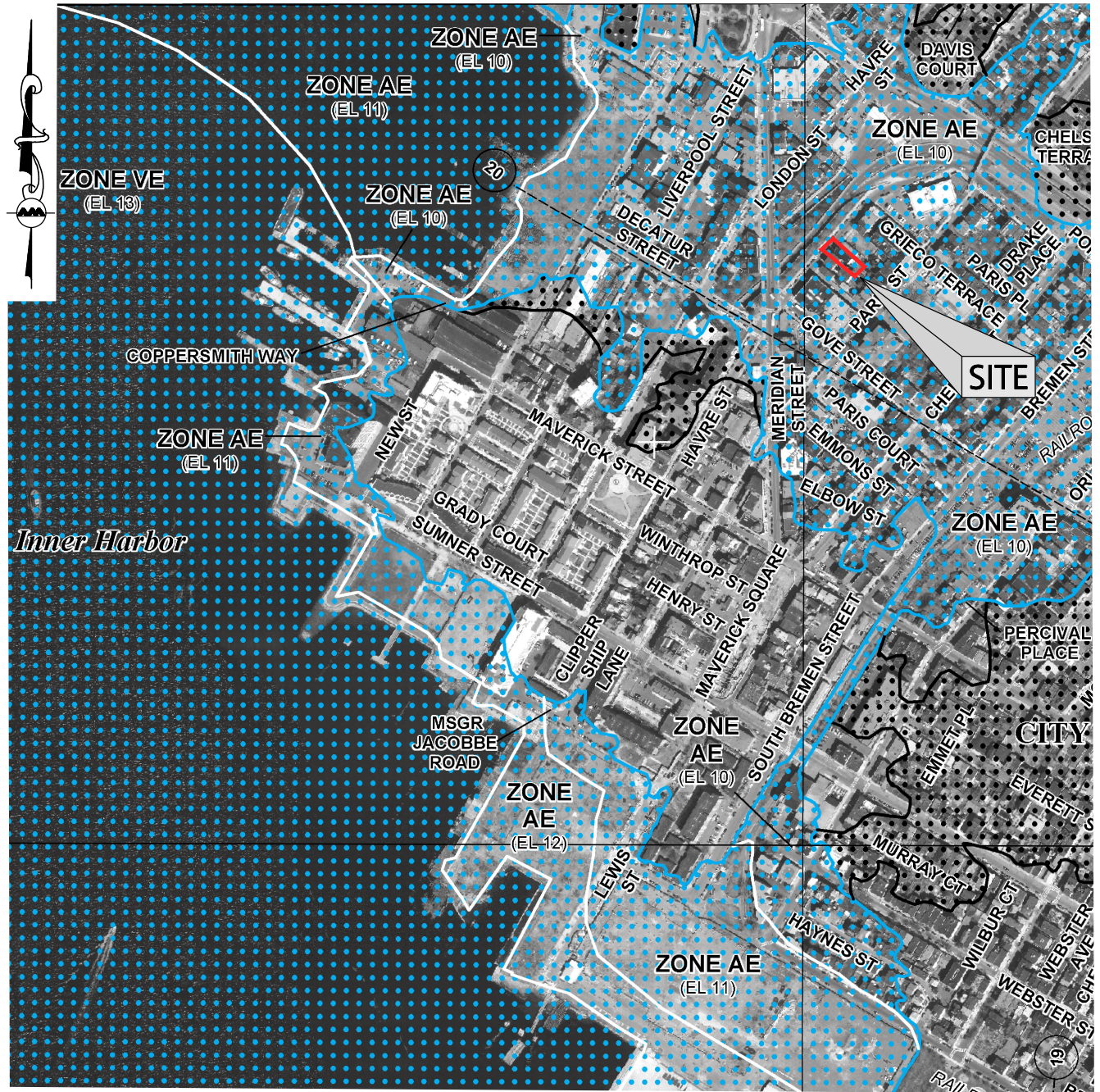
PROJECT:
**121 HAVRE STREET
EAST BOSTON, MA**

USGS QUADRANGLE MAP			
PROJECT NO.	3101-01	DATE:	03-01-22
SCALE:	1" = 1000'	DWG. NAME:	FIGURES
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT: PHOENIX HOMES BOSTON, LLC

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SHEET No.
FIG-1



**FLOOD INSURANCE RATE MAP
CITY OF EAST BOSTON, MA SUFFOLK COUNTY
COMMUNITY PANEL NUMBER 25025C 0081J, EFFECTIVE DATE MARCH 16, 2016**

R:\PROJECTS\3101-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\DATA\C-3101-01_FIGURES.DWG

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil engineers • land surveyors
environmental consultants • landscape architects

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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PROJECT:

**121 HAVRE STREET
EAST BOSTON, MA**

FLOOD INSURANCE RATE MAP

PROJECT NO. 3101-01 DATE: 03-01-22

SCALE: 1" = 500' DWG. NAME: FIGURES

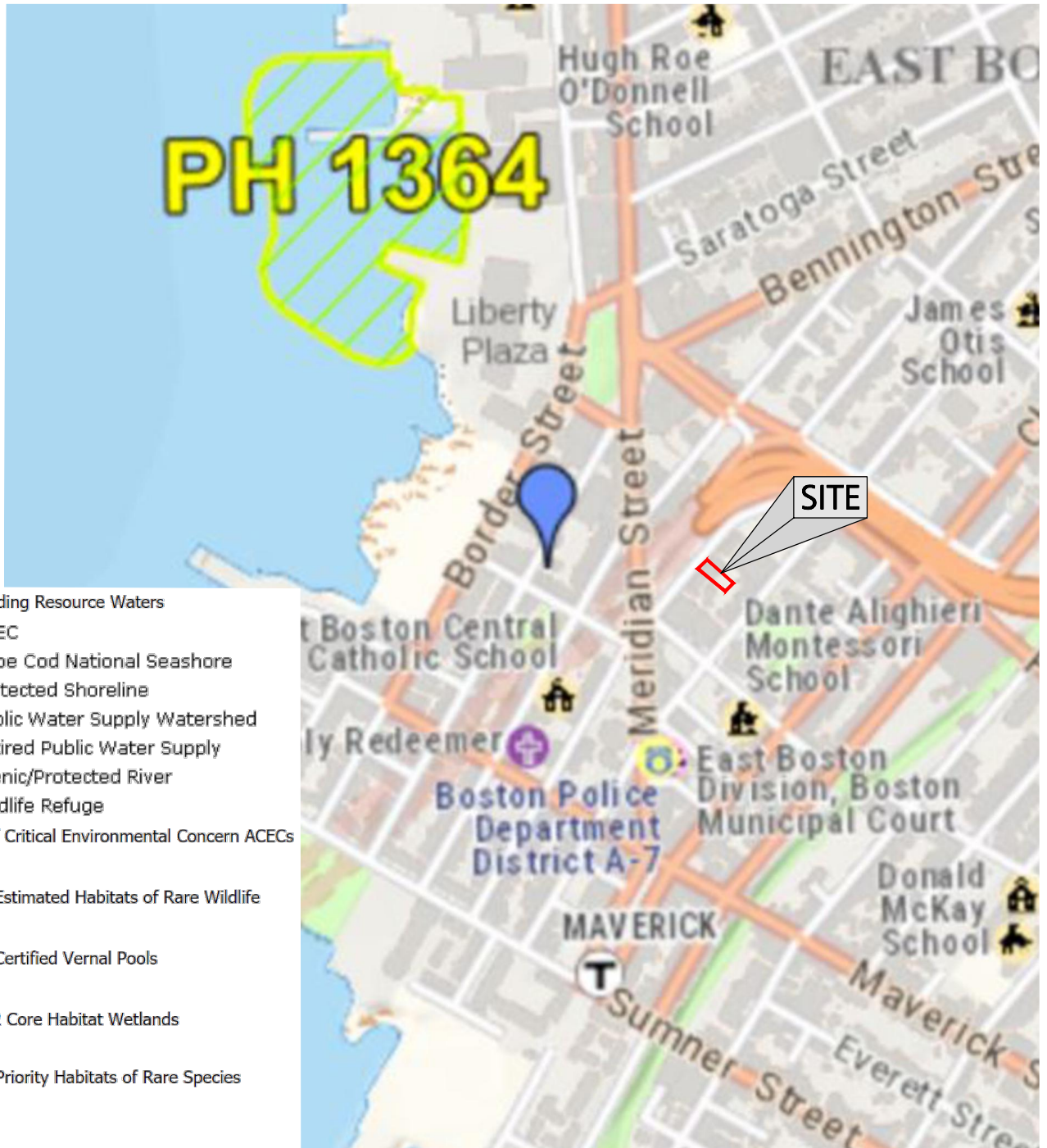
DESIGNED BY: SM CHECKED BY: MAM

APPLICANT: PHOENIX HOMES BOSTON, LLC

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SHEET No.

FIG-2



- Outstanding Resource Waters
- ACEC
 - Cape Cod National Seashore
 - Protected Shoreline
 - Public Water Supply Watershed
 - Retired Public Water Supply
 - Scenic/Protected River
 - Wildlife Refuge
- Areas of Critical Environmental Concern ACECs
- NHESP Estimated Habitats of Rare Wildlife
 - NHESP Certified Vernal Pools
 - BioMap2 Core Habitat Wetlands
 - NHESP Priority Habitats of Rare Species

NOTE:
INFORMATION FROM MassGIS OLIVER ONLINE MAPPING TOOL.

R:\PROJECTS\3101-01\WP\PERMITTING\notice of intent - CONSERVATION COMMISSION\DATA\C-3101-01_FIGURES.DWG

PREPARED BY:



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civil engineers • land surveyors
environmental consultants • landscape architects
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
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PROJECT:

121 HAVRE STREET
EAST BOSTON, MA

NATURAL HERITAGE & ENDANGERED SPECIES

PROJECT NO.	3101-01	DATE:	03-01-22
SCALE:	1" = 600'	DWG. NAME:	FIGURES
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT: PHOENIX HOMES BOSTON, LLC

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

FIG-3

SECTION 3.0 – ABUTTERS NOTIFICATIONS



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, Michael Malynowski, 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 Notice of Intent was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Allen & Major Associates, Inc. for Phoenix Boston Homes, LLC located at 121 Havre Street, East Boston, MA 02128.

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

Michael Malynowski

03-09-2022

Name

Date

Mailing Number	PID	Owner	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
1	105854000	104 PARIS STREET CONDOMINIUM TRUST	C/O PARIS ONE ZERO FOUR LLC	1495 HANCOCK ST 4TH FL	QUINCY	MA	02169
2	105824000	135 HAVRE STREET CONDOMINIUM TRUST		135 HAVRE ST	EAST BOSTON	MA	02128
3	105749000	137 PARIS STREET LLC		137 PARIS ST	EAST BOSTON	MA	02128
4	105876000	143 LONDON STREET LLC		63 G ST	SOUTH BOSTON	MA	02127
5	105823000	ABBASI FARHAN A		133 HAVRE ST	EAST BOSTON	MA	02128
6	105869000	ANDRADE MIGUEL		129 LONDON ST	EAST BOSTON	MA	02128
7	105856000	AYALA MARTA		100 PARIS ST	EAST BOSTON	MA	02128
8	105748000	BAKARE ANTHONIA A		135 PARIS ST	E BOSTON	MA	02128
9	105868000	CALSIMITTO DONNA		123 LONDON ST	E BOSTON	MA	02128
10	105853000	CASTANEDA JOSE		106 PARIS ST	EAST BOSTON	MA	02128
11	105746001	CASTELLANOS FLOR M		127R PARIS ST #2	E BOSTON	MA	02128
12	105825000	CATINO JOSEPH A TS	C/O SERAFINO P BOCCHINO	20 LEDGEWOOD RD	SAUGUS	MA	01906
13	105821000	CONDOR-HAVRE LLC		72 MARGINAL ST	E BOSTON	MA	02128
14	105873000	COREA EDWIN		137 LONDON ST	EAST BOSTON	MA	02128
15	105857000	DISILVIO CARMELLA	C/O CONSTANCE M DISILVIO	98 PARIS ST	EAST BOSTON	MA	02128
16	105867000	DOMINIC AVELLANI MARITAL TRUST	C/O PAMELA M AVELLANI	12 ASH AV	SOMERVILLE	MA	02145
17	105732000	EAST BOSTON COMMUNITY HEALTH		10 GOVE ST	EAST BOSTON	MA	02128
18	105815000	EAST BOSTON NEIGHBORHOOD		10 GOVE ST	EAST BOSTON	MA	02128
19	105465000	EBDTX HOLDINGS LLC		50 FRANKLIN ST	BOSTON	MA	02110
20	105855000	GALDAMEZ MIRNA ANGELICA	C/O MIRNA A GALDAMEZ	102 PARIS ST	EAST BOSTON	MA	02128
21	105826000	GUEVARA MARIA		139 HAVRE ST	E BOSTON	MA	02128
22	105746000	IACOMINO PHYLLIS M TS	C/O PHYLLIS M IACOMINO TS	127 PARIS ST	EAST BOSTON	MA	02128
23	105824000	KATZ JODI		135 HAVRE ST, UNIT 3	EAST BOSTON	MA	02128
24	105870000	KRONK BRYAN		131 LONDON ST # 3	EAST BOSTON	MA	02128
25	105852000	LEONARDI IDA A		108 PARIS	EAST BOSTON	MA	02128
26	105744000	LYMAN SCHOOL LIMITED	C/O LYMAN SCHOOL LIMITED PARTN	72 MARGINAL ST	EAST BOSTON	MA	02128
27	105820000	MATTERA SALVATORE C		121 HAVRE ST	EAST BOSTON	MA	02128
28	105871000	MENDOZA WILFREDO P		133 LONDON ST	E BOSTON	MA	02128
29	105469000	MERIDIAN ROOMS INC		100 MERIDIAN ST	EAST BOSTON	MA	02128
30	105872000	MODI JACQUELINE		135 LONDON ST	E BOSTON	MA	02128
31	105750000	NINETY SEVEN PORTER LLC		1495 HANCOCK ST	QUINCY	MA	02169
32	105755000	NONNI ROZ LLC		46 BELLEVUE AV	WINTHROP	MA	02152
33	105851000	ONE 10 PARIS STREET LLC	BROOK PROPERTY MANAGEMENT	193 HARVARD ST	BROOKLINE	MA	02446
34	105747000	ONE THIRTY THREE PARIS LLC		50 FRANKLIN ST STE 400	BOSTON	MA	02110
35	105466000	ONE ZERO FOUR MERIDIAN LLC		50 FRANKLIN ST #400	BOSTON	MA	02110
36	105870000	ONE-31 LONDON ST CONDO TR	C/O ANTHONY QUILES TS	131 LONDON ST	E BOSTON	MA	02128
37	105824000	PASQUALE LISA MARIE		135 HAVRE ST, UNIT 1	EAST BOSTON	MA	02128
38	105870000	PINEDA MIGUEL		131 LONDON ST #2	E BOSTON	MA	02128
39	105874000	RECUPERO FRANCESCO		139 LONDON ST	EAST BOSTON	MA	02128
40	105854000	RIEHL PATRICK		104 PARIS ST #1	EAST BOSTON	MA	02128
41	105870000	RIZKALLA MICHAEL		131 LONDON ST #1	EAST BOSTON	MA	02128
42	105822000	SANTOS REYNALDO		131 HAVRE ST	EAST BOSTON	MA	02128
43	105866000	SCHIRRIPA FRANK TS		84 JUNIPER DR	SAUGUS	MA	01906
44	105742000	SEVENTY NINE MERIDIAN ST LLC MASS LLC	C/O 79 MERIDIAN STRETT LLC	79 MERIDIAN STREET	EAST BOSTON	MA	02128
45	105743000	SEVENTY-9 MERIDIAN STREET LLC	C/O MEHDI RAHMATPOUR	79 MERIDIAN ST	EAST BOSTON	MA	02128
46	105819000	SILVA HECTOR B		119 HAVRE ST	E BOSTON	MA	02128
47	105817000	SOLSKINN PROPERTIES LLC		40 EVERETT ST	EAST BOSTON	MA	02128
48	105824000	THAKOR SHILPA		1 CPL CHARLES J MCMAHON DR	WOBURN	MA	01801
49	105854000	TURNER MATTHEW		104 PARIS ST #3	EAST BOSTON	MA	02128
50	105875000	VIERA TALI		141 LONDON ST	EAST BOSTON	MA	02128
51	105854000	WILSON AMY		104 PARIS ST #2	EAST BOSTON	MA	02128



**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

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

A. **Phoenix Homes Boston, LLC** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is **121 Havre, East Boston, MA 02128**.

C. **The project proposes to add a second story addition to increase the two unit residential dwelling to four units.**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** between the hours of **8:30 AM – 5:00 PM, Monday through Friday**.

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

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

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

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



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

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

A. **Phoenix Homes Boston, LLC** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **121 Havre, East Boston, MA 02128**.

C. El proyecto propone agregar una adición de segundo piso para aumentar la vivienda residencial de dos unidades a cuatro unidades.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **Allen & Major Associates, Inc. c/o Michael Malynowski, 100 Commerce Way, Woburn, MA 01801 781-935-6889** entre las **8:30 AM - 5:00 PM, Monday through Friday**.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

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

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

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

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



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو 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 أو 617-635-3850.

Russian:

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

Portuguese:

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





French:

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





Certificate of Mailing — Firm

Name and Address of Sender Michael A. Malynowski, PE Senior Project Manager Allen & Major Associates, Inc. 100 Commerce Way Woburn, MA 01801-8501 Job # 3101-01		TOTAL NO. of Pieces Listed by Sender <p style="font-size: 2em; text-align: center;">49</p>	TOTAL NO. of Pieces Received at Post Office™ <p style="font-size: 2em; text-align: center;">49</p>	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 			
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1		104 PARIS STREET CONDOMINIUM TRUST C/O PARIS ONE ZERO FOUR LLC 1495 HANCOCK ST 4TH FL QUINCY, MA 02169		 0000	U.S. POSTAGE PAID MANCHESTER, NH 03103 MAR 11 22 AMOUNT \$23.03 R2303S103601-23		
2		135 HAVRE STREET CONDOMINIUM TRUST 135 HAVRE ST EAST BOSTON, MA 02128					
3		137 PARIS STREET LLC 137 PARIS ST EAST BOSTON, MA 02128		 0000	U.S. POSTAGE PAID MANCHESTER, NH 03103 MAR 11 22 AMOUNT \$1.65 R2303S103601-23		
4		143 LONDON STREET LLC 63 G ST SOUTH BOSTON, MA 02127					
5		ABBASI FARHAN A 133 HAVRE ST EAST BOSTON, MA 02128		 0000	U.S. POSTAGE PAID MANCHESTER, NH 03103 MAR 11 22 AMOUNT \$1.65 R2303S103601-23		
6		ANDRADE MIGUEL 129 LONDON ST EAST BOSTON, MA 02128					



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Postage

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Special Handling

Parcel Airtt

7	AYALA MARTA					
	100 PARIS ST					
	EAST BOSTON, MA 02128					
8	BAKARE ANTHONIA A					
	135 PARIS ST					
	E BOSTON, MA 02128					
9	CALSIMITTO DONNA					
	123 LONDON ST					
	E BOSTON, MA 02128					
10	CASTANEDA JOSE					
	106 PARIS ST					
	EAST BOSTON, MA 02128					
11	CASTELLANOS FLOR M					
	127R PARIS ST #2					
	E BOSTON, MA 02128					
12	CATINO JOSEPH A TS					
	C/O SERAFINO P BOCCHINO					
	20 LEDGEWOOD RD					
	SAUGUS, MA 01906					



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13	CONDOR-HAVRE LLC 72 MARGINAL ST E BOSTON, MA 02128				
14	COREA EDWIN 137 LONDON ST EAST BOSTON, MA 02128				
15	DISILVIO CARMELLA C/O CONSTANCE M DISILVIO 98 PARIS ST EAST BOSTON, MA 02128				
16	DOMINIC AVELLANI MARITAL TRUST C/O PAMELA M AVELLANI 12 ASH AV SOMERVILLE, MA 02145				
17	EAST BOSTON COMMUNITY HEALTH 10 GOVE ST EAST BOSTON, MA 02128				
18	EAST BOSTON NEIGHBORHOOD 10 GOVE ST EAST BOSTON, MA 02128				



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19	EBDTX HOLDINGS LLC 50 FRANKLIN ST BOSTON, MA 02110						
20	GALDAMEZ MIRNA ANGELICA C/O MIRNA A GALDAMEZ 102 PARIS ST EAST BOSTON, MA 02128						
21	GUEVARA MARIA 139 HAVRE ST E BOSTON, MA 02128						
22	IACOMINO PHYLLIS M TS C/O PHYLLIS M IACOMINO TS 127 PARIS ST EAST BOSTON, MA 02128						
23	KATZ JODI 135 HAVRE ST, UNIT 3 EAST BOSTON, MA 02128						
24	KRONK BRYAN 131 LONDON ST # 3 EAST BOSTON, MA 02128						



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Postage

Fee

Special Handling

Parcel Airift

25	LEONARDI IDA A				
	108 PARIS				
	EAST BOSTON, MA 02128				
26	LYMAN SCHOOL LIMITED				
	C/O LYMAN SCHOOL LIMITED PARTN				
	72 MARGINAL ST				
	EAST BOSTON, MA 02128				
27	MATTERA SALVATORE C				
	121 HAVRE ST				
	EAST BOSTON, MA 02128				
28	MENDOZA WILFREDO P				
	133 LONDON ST				
	E BOSTON, MA 02128				
29	MERIDIAN ROOMS INC				
	100 MERIDIAN ST				
	EAST BOSTON, MA 02128				
	MODI JACQUELINE				
30	135 LONDON ST				
	E BOSTON, MA 02128				



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		of Pieces Listed by Sender	of Pieces Received at Post Office™					
31	NINETY SEVEN PORTER LLC 1495 HANCOCK ST QUINCY, MA 02169							
32	NONNI ROZ LLC 46 BELLEVUE AV WINTHROP, MA 02152							
33	ONE 10 PARIS STREET LLC BROOK PROPERTY MANAGEMENT 193 HARVARD ST BROOKLINE, MA 02446							
34	ONE THIRTY THREE PARIS LLC 50 FRANKLIN ST STE 400 BOSTON, MA 02110							
35	ONE ZERO FOUR MERIDIAN LLC 50 FRANKLIN ST #400 BOSTON, MA 02110							
36	ONE-31 LONDON ST CONDO TR C/O ANTHONY QUILLES TS 131 LONDON ST E BOSTON, MA 02128							



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Postage

Fee

Special Handling

Parcel Airlift

37

PASQUALE LISA MARIE

135 HAVRE ST, UNIT 1

EAST BOSTON, MA 02128

PINEDA MIGUEL

131 LONDON ST #2

E BOSTON, MA 02128

RECUPERO FRANCESCO

139 LONDON ST

EAST BOSTON, MA 02128

RIEHL PATRICK

104 PARIS ST #1

EAST BOSTON, MA 02128

RIZKALLA MICHAEL

131 LONDON ST #1

EAST BOSTON, MA 02128

SANTOS REYNALDO

131 HAVRE ST

EAST BOSTON, MA 02128

42

41

40

39

38

37



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43	SCHIRIPA FRANK TS 84 JUNIPER DR SAUGUS, MA 01906				
44	SEVENTY NINE MERIDIAN ST LLC MASS LLC C/O 79 MERIDIAN STREET LLC 79 MERIDIAN STREET EAST BOSTON, MA 02128				
45	SEVENTY-9 MERIDIAN STREET LLC C/O MEHDI RAHMATPOUR 79 MERIDIAN ST EAST BOSTON, MA 02128				
46	SILVA HECTOR B 119 HAVRE ST E BOSTON, MA 02128				
47	SOLSKINN PROPERTIES LLC 40 EVERETT ST EAST BOSTON, MA 02128				
48	THAKOR SHILPA 1 CPL CHARLES J MCMAHON DR WOBURN, MA 01801				



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 Job # 3101-01

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		Postmaster, per (name of receiving employee)						
49	TURNER MATTHEW							
	104 PARIS ST #3							
	EAST BOSTON, MA 02128							
	VIERA TAL							
50	141 LONDON ST							
	EAST BOSTON, MA 02128							
	WILSON AMY							
51	104 PARIS ST #2							
	EAST BOSTON, MA 02128							



MANCHESTER
 955 GOFFS FALLS RD STE 998
 MANCHESTER, NH 03103-9998
 (800)275-8777

03/11/2022 03:01 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	49		\$23.03

Grand Total: \$23.03

Credit Card Remitted \$23.03

Card Name: VISA
 Account #: XXXXXXXXXXXX0827
 Approval #: 696738
 Transaction #: 720
 AID: A0000000980840 Chip
 AL: US DEBIT
 PIN: Not Required

 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



MANCHESTER
 955 GOFFS FALLS RD STE 998
 MANCHESTER, NH 03103-9998
 (800)275-8777

03/11/2022 03:03 PM

Product	Qty	Unit Price	Price
CTOM - Individual - Domestic	2		\$3.30

Grand Total: \$3.30

Credit Card Remitted \$3.30

Card Name: VISA
 Account #: XXXXXXXXXXXX0827
 Approval #: 622312
 Transaction #: 721
 AID: A0000000980840 Chip
 AL: US DEBIT
 PIN: Not Required

 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



SECTION 4.0 – APPENDIX



Enter your transmittal number

X288830
Transmittal Number

Your unique Transmittal Number can be accessed online:

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

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

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

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

3. Three copies of this form will be needed.

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

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

MassDEP
P.O. Box 4062
Boston, MA
02211

* Note:
For BWSC Permits,
enter the LSP.

A. Permit Information

WPA Form 3

Wetlands

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

2. Name of Permit Category

Notice of Intent

3. Type of Project or Activity

B. Applicant Information – Firm or Individual

Phoenix Homes Boston, LLC

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

Gary

2. Last Name of Individual

3. First Name of Individual

4. MI

2 Neptune Road, Suite 506

5. Street Address

Boston

MA

02128

781-436-2274

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Gary Carter

phoenixhomesboston@gmail.com

11. Contact Person

12. e-mail address

C. Facility, Site or Individual Requiring Approval

121 Havre Street

1. Name of Facility, Site Or Individual

121 Havre Street

2. Street Address

East Boston

MA

02128

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

N/A

N/A

N/A

8. DEP Facility Number (if Known)

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

10. BWSC Tracking # (if Known)

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

Allen & Major Associates, Inc.

1. Name of Firm Or Individual

100 Commerce Way

2. Address

Woburn

MA

01801

781-935-6889

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Michael Malynowski

8. Contact Person

9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

1. Is this project subject to MEPA review? yes no

If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

N/A

EOEA File Number

F. Amount Due

Special Provisions:

1. Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).

There are no fee exemptions for BWSC permits, regardless of applicant status.

2. Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).

3. Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).

4. Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

\$237.50

Check Number

Dollar Amount

Date

accept the municipal portion of the State Fee, and has its own fee structure requirements, for project submitted under the Wetlands Protection Act, as follows:

Pursuant to the City of Boston Title 14 Section 450 requires the following fees payable to the City of Boston for Notice of Intent processing:

- \$25.00 for projects with the fair cost of \$1,000.00 or less.
- \$50.00 for projects with the fair cost of more than 1,000.00 but not more than \$50,000.00.
- \$75.00 for projects with a fair cost of more than 50,000.00 but not more than \$100,000.00.
- For projects with a fair cost of more than 100,000.00 the fee shall be .075% of the fair cost provided, however, in no case shall the fee be more than \$1,500.00.

The state fee is based on the category of the proposed activity (described in 310 CMR 10.03(7)) and the resource area to be impacted by the activity. To calculate the filing fee, follow the instructions to the NOI Wetland Fee Transmittal Form (refer to <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent> for the DEP's specific instructions).

Note: The municipal portion of the state fee is not accepted by the City of Boston.

The Boston Conservation Commission has adopted **additional fees under the Ordinance**. Applicants submitting applications under the Ordinance must also pay a fee as determined by the fee schedule as follows:

Request for Determination of Applicability

$\$295,800.00 \times 0.075\% = \224.10

- \$100 for project sites up to 1 acre
- \$25 for up to each additional acre

Abbreviated Notice of Resource Area Delineation

- \$3 per linear foot for each resource area (For each resource area fees shall not be less than \$100)

Notice of Intent

- Category 1
 - \$100
- Category 2
 - \$300
- Category 3
 - \$550
- Category 4
 - \$750
- Category 5
 - \$4 per linear foot (The total fee shall not be less than \$100)

$\$300.00$

Request for an Amendment to an Order of Conditions

- \$50 Small Residential (1 to 4 units)
- \$200 Large Residential (5+ units), Commercial, or other



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

A.1 - Project Information

Project Name:	121 Havre Street		
Project Address:	121 Havre Street, East Boston, MA		
Project Address Additional:			
Filing Type (<i>select</i>):	Conservation Commission Notice of Intent		
Filing Contact:	Gary Carter	Phoenix Homes Boston LLC	phoenixhomesboston@gmail.com
Is MEPA approval required:	No		

A.3 - Project Team

Owner / Developer:	Phoenix Homes Boston LLC		
Architect:	Choo & Company, Inc.		
Engineer:	Geotechnical Engineer: TBD Civil Engineer: Peter Gammie Structural Engineer: Forest Structural Engineering, Inc. MEPFP: Zade Engineering, LLC.		
Sustainability / LEED:	-		
Permitting:			
Construction Management:	-		

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Multi-family residential
List the First Floor Uses:	Existing Dwelling Unit
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area:	2,500 SF	Building Area:	4,910 SF
Building Height:	43 Ft	Building Height:	4 Stories
Existing Site Elevation – Low:	16.43 Ft BCB	Existing Site Elevation – High:	17.67 Ft BCB
Proposed Site Elevation – Low:	16.43 Ft BCB	Proposed Site Elevation – High:	17.67 Ft BCB
Proposed First Floor Elevation:	18.25 Ft BCB	Below grade levels:	1 Base,emt

Article 37 Green Building:

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

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

Building Envelope

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

Roof:	R30 c.i. at 1st floor R49 at wood-framed upper floor	Exposed Floor:	R49
Foundation Wall:	N/A	Slab Edge (at or below grade):	R10 2'-0" on horizontal

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

Area of Opaque Curtain Wall & Spandrel Assembly:	0 %	Wall & Spandrel Assembly Value:	N/A
Area of Framed & Insulated / Standard Wall:	92.5(%)	Wall Value	R21
Area of Vision Window:	4%	Window Glazing Assembly Value:	U factor = 0.30
		Window Glazing SHGC:	
Area of Doors:	3.5%	Door Assembly Value:	Solid Door U factor = 0.77 Glass Slider U factor =0.30

Energy Loads and Performance

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

ACCA Manual J Software			
Annual Electric:	420.1 kWh	Peak Electric:	113.0 kW
Annual Heating:	(MMbtu/hr)	Peak Heating:	48 MMbtu
Annual Cooling:	(Tons/hr)	Peak Cooling:	15.1 Tons
Energy Use - Below ASHRAE 90.1 - 2013:	%	Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code:	%	Energy Use Intensity:	(kBtu/SF)

Back-up / Emergency Power System

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

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

Electric:

N/A

Heating:

(MMbtu/hr)

Cooling:

(Tons/hr)

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

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

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

(Tons)

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

The building has been designed to meet or exceed 2015 IRC Table N1102.1.2 (R402.1.2) and Massachusetts Amendments. Each dwelling unit will be subjected to a Home Energy Rating System (HERS) assessment. In addition a high-performing, wood-framed building envelope with energy efficient double pane windows, ENERGY STAR rated appliances and LED lighting help to enhance building energy performance.

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

Operable windows allow residents the ability to turn off heating and cooling when the weather permits. Building has been designed with ample window glass area and natural daylighting.

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

Active energy efficiency measures includes occupancy sensors and dimming for lighting control, high-performance HVAC equipment, Energy Star rated appliances, programmable thermostats.

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

There is no on-site renewable energy planned at this time.

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

There is no district scale emission reduction planned as part of this project.

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

A HERS rater is part of the team to ensure energy code compliance.

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

N/A

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:	7°F	Temperature Range - High:	91°F
Annual Heating Degree Days:	5624	Annual Cooling Degree Days:	937

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

Days - Above 90°:	10	Days – Above 100°:	0
Number of Heatwaves / Year:	2	Average Duration of Heatwave (Days):	3

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

A light colored roof is specified to reduce heat-island effect. Landscaping in rear yard includes grass, shrubs and street trees for shades, In front, a tree where none exist currently.

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Dwelling unit HVAC systems implement a 15% over-sizing factor of safety as permitted by ACCA for residential equipment sizing.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

None.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:

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

Currently there is no onsite stormwater mitigation and all stormwater runoff is directed off site. All roof areas collect runoff and direct it to an onsite infiltration system.

D.2 - Extreme Precipitation - Adaptation Strategies

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

Expansion of existing systems

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA?

What Zone:

Current FEMA SFHA Zone Base Flood Elevation:

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online [BPDA SLR-FHA Mapping Tool](#) to assess the susceptibility of the project site.

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online [BPDA SLR-FHA Mapping Tool](#) to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	19.50 Ft BCB		
Sea Level Rise - Design Flood Elevation:	19.50 Ft BCB	First Floor Elevation:	17.5 Ft BCB (Existing)
Site Elevations at Building:	14.24 Ft BCB	Accessible Route Elevation:	14.24 Ft BCB

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Residential area are designed to be above the FIRM DFE, above the 100-year flood plain. Electrical transformer, electrical equipment and elevator machine room are also designed to be above DFE.

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

The existing first floor residential areas 12" above DFE.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

All living spaces is 12" above the DFE so as to provide shelter during flooding events.

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

The municipal roadway network would be utilized to provide rapid recovery after a weather event.

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

N/A as the existing first floor residential units are to be maintained.

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

N/A

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).**

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



FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2015 EDITION

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Phoenix Homes Boston, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street				Company NAIC Number:	
City East Boston		State Massachusetts		ZIP Code 02128	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Parcel ID 0105820000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>42° 22' 22.20"</u> Long. <u>71° 02' 17.16"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ N/A sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b _____ N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b _____ N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 25025C0081J			B2. County Name SUFFOLK		B3. State Massachusetts
B4. Map/Panel Number 0081	B5. Suffix J	B6. FIRM Index Date 09-25-2009	B7. FIRM Panel Effective/ Revised Date 03-16-2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street			Policy Number:
City East Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: KEYSTONE VRS NETWORK Vertical Datum: NAVD88

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

NGVD 1929 NAVD 1988 Other/Source: _____

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


Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 5.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 5.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 6.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 10.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 5.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name GERRY L. HOLDRIGHT	License Number 49211		
Title PROFESSIONAL LAND SURVEYOR			
Company Name CONTROL POINT ASSOCIATES, INC.			
Address 352 TURNPIKE ROAD			
City SOUTHBOROUGH	State Massachusetts		ZIP Code 01772
Signature	Date 04-22-2020	Telephone (508) 948-3000	Ext. 2154

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

Comments (including type of equipment and location, per C2(e), if applicable)
 C1: All elevations refer to NAVD83 based on a topographic survey prepared by Control Point Associates, Inc.

C2E: Foundation slab elevation = 5.55'. Water Heater Tanks and Furnace elevation = 5.90'

C2H: Lowest adjacent grade (LAG) found at southeast corner of building.

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street			Policy Number:
City East Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

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

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

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

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

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

Property Owner or Owner's Authorized Representative's Name Phoenix Homes Boston, LLC			
Address 2 Neptune Road	City Boston	State Massachusetts	ZIP Code 02128
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street			Policy Number:
City East Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

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

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street	Policy Number:		
City East Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

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

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Havre Street			Policy Number:
City East Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

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

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

Letter

July 16, 2021

VIA ELECTRONIC MAIL
phoenixhomesboston@gmail.com

Phoenix Homes Boston, LLC
2 Neptune Road, Suite 506
Boston, Massachusetts 02128

ATTENTION: Mr. Gary Carter

RE: 121 Havre Street
Parcel 0105820000 (0.05 ± Acres)
City of East Boston
Suffolk County, Massachusetts
CPA Project #03-200116-00

Dear Gary:

After review of the design plans by Choo & Company Inc., and the FEMA Elevation Certificate produced by this office dated April 28, 2020, Control Point Associates can confirm that the utility equipment will be in the proposed units of the building above the base flood elevation of 10 feet. The basement slab is at elevation 6 and any equipment in this area should be mounted 4 feet above the slab.

Very truly yours,

CONTROL POINT ASSOCIATES, INC.



Gerry L. Holdright, P.L.S.
New England Regional Manager





REScheck Software Version 4.7.1 Compliance Certificate

Project Addition and Renovation

Energy Code: **2015 IECC**
 Location: **Boston, Massachusetts**
 Construction Type: **Multi-family**
 Project Type: **Addition**
 Climate Zone: **5 (5641 HDD)**
 Permit Date:
 Permit Number:

Construction Site:
 121 Havre Street
 East Boston, MA 02128

Owner/Agent:
 Gary Carter
 Phoenix Homes Boston LLC
 2 Neptune Road, Suite 506
 East Boston, MA 02128
 8575266011
 phoenixhomesboston@gmail.com

Designer/Contractor:
 Scott Trener
 Choo and Company
 1 Billings Road
 Quincy, MA 02169
 6173283320

Compliance: Passes using UA trade-off

Compliance: **3.0% Better Than Code** Maximum UA: **299** Your UA: **290**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Front: Wood Frame, 16" o.c.	440	20.0	0.0	0.059	19
Window 1: Wood Frame:Double Pane with Low-E	81			0.300	24
Door 1: Glass	34			0.300	10
Right wall: Wood Frame, 16" o.c.	1,086	20.0	0.0	0.059	64
Rear wall: Wood Frame, 16" o.c.	440	20.0	0.0	0.059	21
Door 2: Glass	80			0.300	24
Left wall: Wood Frame, 16" o.c.	1,086	20.0	0.0	0.059	64
Floor 1: All-Wood Joist/Truss:Over Outside Air	1,089	30.0	0.0	0.033	36
Ceiling 1: Flat Ceiling or Scissor Truss	1,089	49.0	0.0	0.026	28

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Scott Trener - Project Manager
 Name - Title

Scott Trener
 Signature

06-24-21
 Date






Inspection Checklist

Energy Code: 2015 IECC



Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	










Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:





1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤ 2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated $\geq R-8$ where duct is ≥ 3 inches in diameter and $\geq R-6$ where < 3 inches. Supply and return ducts in other portions of the building insulated $\geq R-6$ for diameter ≥ 3 inches and $R-4.2$ for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to $\geq R-3$.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------


Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.6 [IN1] ¹ 	Floor insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.7 [IN2] ¹ 	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤=5 ach in Climate Zones 1-2, and ≤=3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤=4 cfm/100 ft ² across the system or ≤=3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104 ^o F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [F17] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [F118] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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2015 IECC Energy Efficiency Certificate

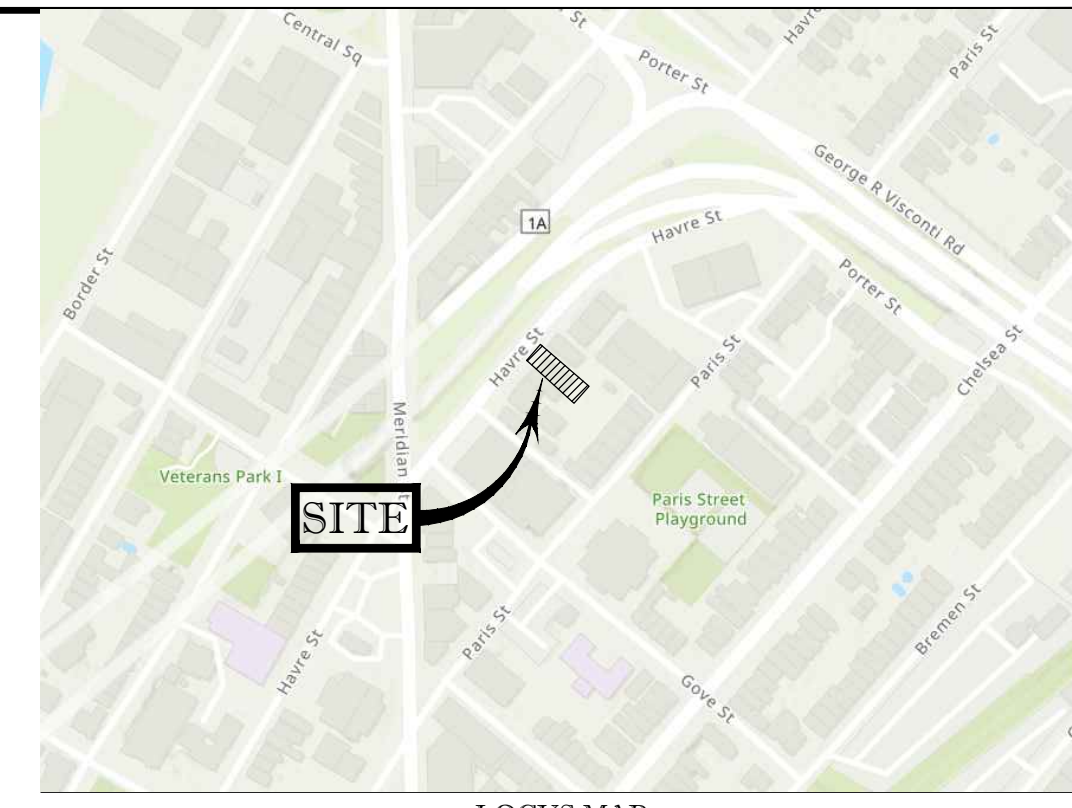
Insulation Rating	R-Value
Above-Grade Wall	20.00
Below-Grade Wall	0.00
Floor	30.00
Ceiling / Roof	49.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.30	
Door	0.30	

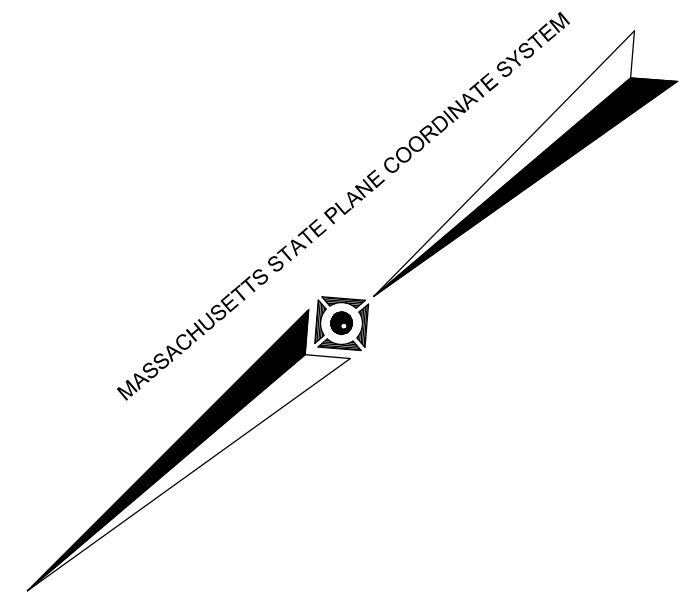
Heating & Cooling Equipment	Efficiency
Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments

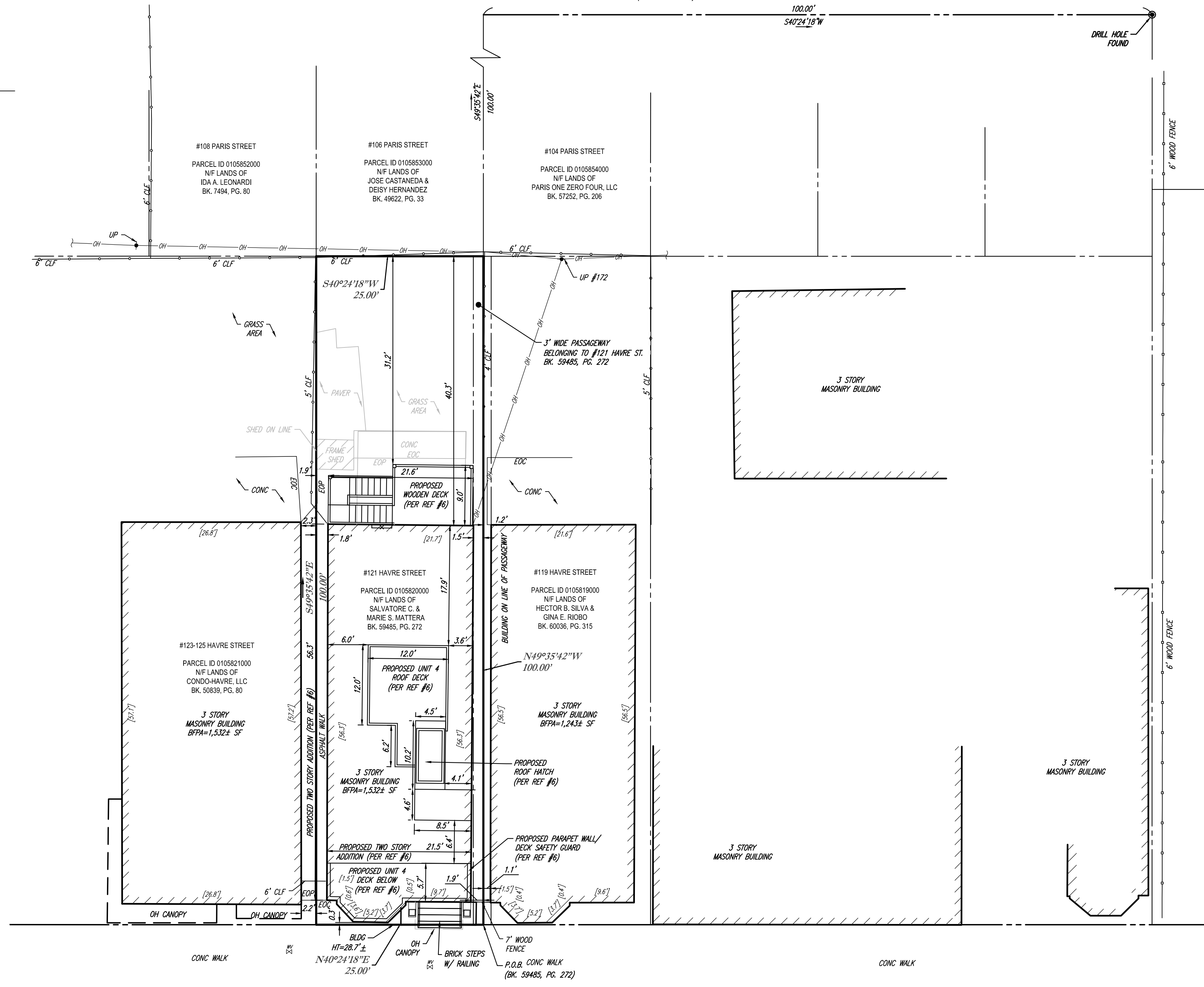


LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE



PARIS STREET

(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC (ASPHALT ROADWAY)



LEGEND

WV	WATER VALVE
OH	OVERHEAD WIRES
UP	UTILITY POLE
CLF	CHAIN LINK FENCE
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
HT	HEIGHT
BLDG	BUILDING
BFP	BUILDING FOOTPRINT AREA

NOTES:

- PROPERTY KNOWN AS PARCEL 0105820000 AS SHOWN ON THE CITY OF EAST BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, CITY OF BOSTON ONLINE PARCEL VIEWER.
- AREA = 2,500 SQUARE FEET OR 0.057 ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED TO BE: EL+10.) PER REF. #2
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- ALL PROPOSED SITE FEATURES SHOWN HEREON DESIGNED BY OTHERS.

REFERENCES:

- THE TAX ASSESSOR'S ON-LINE DATABASE OF EAST BOSTON, SUFFOLK COUNTY.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 81 OF 176," MAP NUMBER 25025C00811, MAP REVISED: MARCH 16, 2016.
- MAP ENTITLED "SECTION TWO, EAST BOSTON," PREPARED BY: R.H. EDDY, ENGINEER, DATED: NOVEMBER 1, 1836, RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 443.
- MAP ENTITLED "SECTION TWO, EAST BOSTON," PREPARED BY: R.H. EDDY, ENGINEER, DATED: JUNE 2, 1836, RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 405.
- MAP ENTITLED "CONDOMINIUM SITE PLAN FOR THE 104 PARIS STREET CONDOMINIUM BOSTON, MASSACHUSETTS (EAST BOSTON DISTRICT)," PREPARED BY: GREATER BOSTON SURVEYING AND ENGINEERING, DATED: NOVEMBER 29, 2016, RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AT PLAN 564 OF 2016.
- MAP ENTITLED "PROPOSED ADDITION/RENOVATION, 121 HAVRE STREET, EAST BOSTON, MASSACHUSETTS," PREPARED BY CHOO & COMPANY, INC., DATED MAY 26, 2020. 10 SHEETS.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
4	REVISED PROPOSED ROOF ACCESS	NA	R.J.K.	G.L.H.	6-2-2021
3	REVISED TO SHOW WIDTH OF TRAVELED WAY	NA	R.J.K.	G.L.H.	5-19-2021
2	REVISED PER REMOVAL OF PROPOSED SKYLIGHTS	NA	R.J.K.	G.L.H.	11-5-2020
1	REVISED UNIT 4 DECK DESIGN	NA	R.J.K.	G.L.H.	6-10-2020

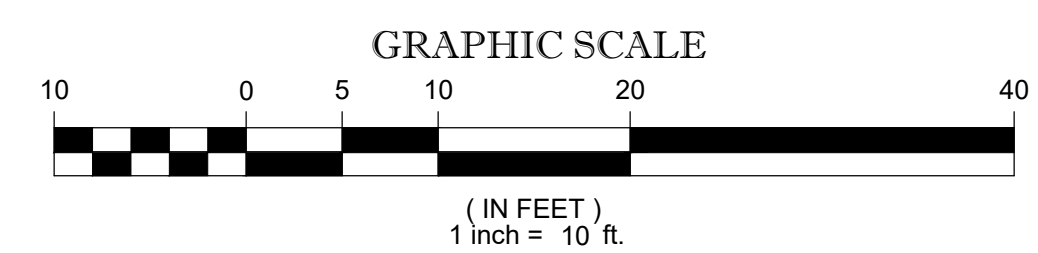
CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR REVISIONS ARE THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

HAVRE STREET

(PUBLIC - 50' WIDE R.O.W.)
(PER REF #4)
TWO WAY TRAFFIC (ASPHALT ROADWAY)



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

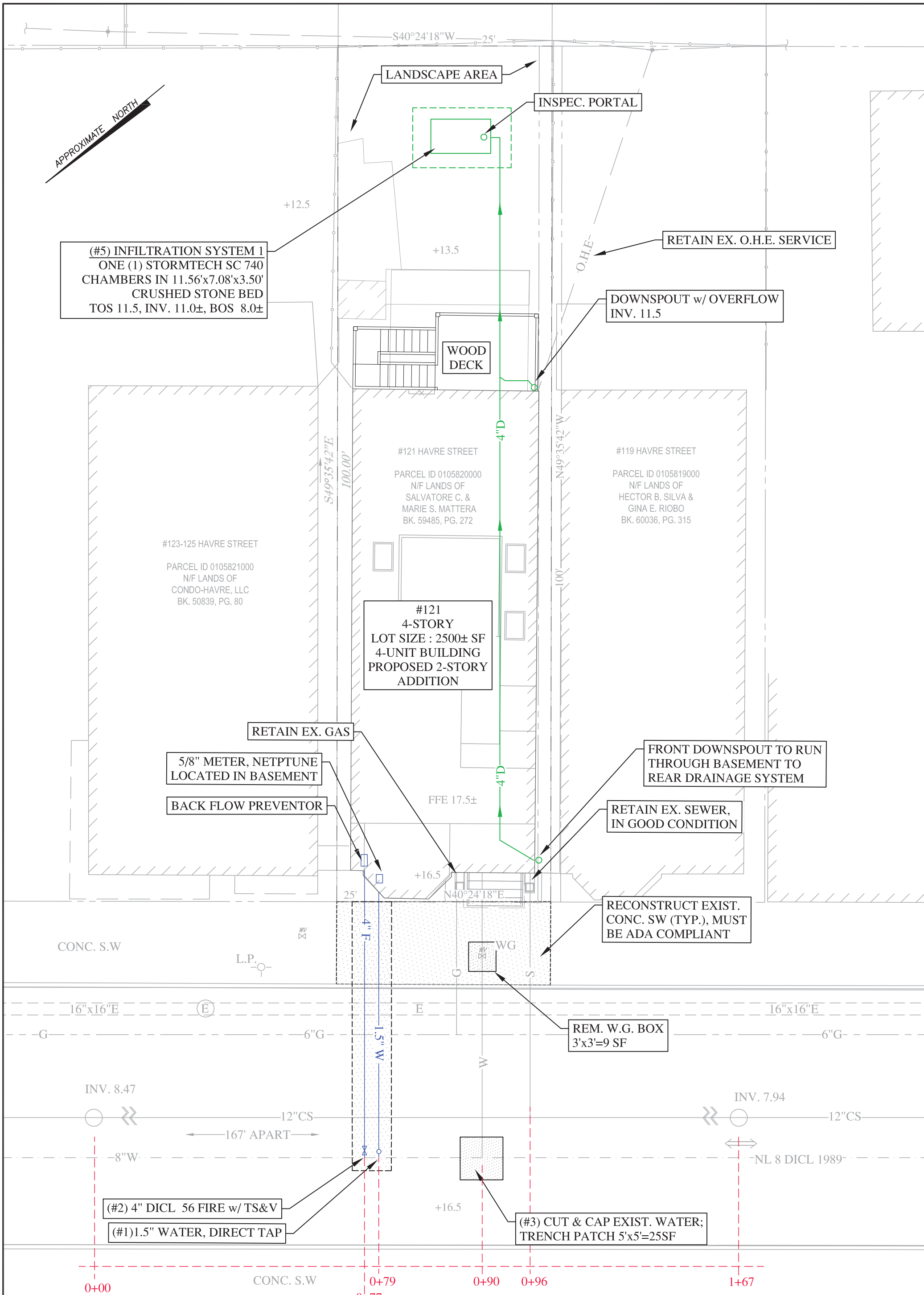


PROPOSED PLOT PLAN
PHOENIX HOMES BOSTON, LLC
121 HAVRE STREET
PARCEL ID: 0105820000
CITY OF EAST BOSTON, SUFFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HALF HOLLOW, NY 631-880-2645
MANHATTAN, NY 646-780-0111
SOUTH BOROUGHL, MA 01772
508.948.5000 - 508.948.3003 FAX
WARREN, NJ 908-668-0999

GERRY L. HOLDRIGHT, PLS
DATE: 6-2-2021

FIELD DATE	4-20-2020
FIELD BOOK NO.	20-05 MA
FIELD BOOK PG.	35-36
FIELD CREW	B.S.B.
DRAWN	R.J.K.
APPROVED	G.L.H.
DATE	6-8-2020
SCALE	1"= 10'
FILE NO.	03-200116
DWG. NO.	1 OF 1



DRAINAGE CALCULATIONS & LAYOUT NOTES:
IMPERVIOUS SURFACES:
 Roof area = 1,425 SF
DESIGN STORMS: 1" - OVER IMPERVIOUS AREA
 STORAGE REQUIRED: $(1,425 \times 1/12) = 118.75$ CF
PROP. STORAGE:
INFILTRATION SYSTEM #1
 1 Chambers/Row = 11.56' Base Length
 1 Row = 7.08' Base Width
 Height = 3.50' Field Height
 286.6 cf Field - 48.8 cf Chambers = 237.8 cf Stone x
 30.0% Voids = 71.3 cf Stone Storage
 Chamber Storage + Stone Storage = 120.1 cf
Overall System Size = 11.56' x 7.08' x 3.50'
TOTAL STORAGE REQUIRED = 120.1 cf
NOTE: PROPOSED STORM DRAINAGE SYSTEM COMPLETELY STORES THE 1" (24hr) STORM EVENT.

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

- GENERAL NOTES**
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL BY THE BWSO FOR THE PROPOSED WATER, FIRE SERVICE, SEWER SERVICE AND DRAIN SERVICES. FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED BUILDING PLEASE SEE THE ARCHITECTURAL DRAWINGS.
 - THE APPLICANT FOR THIS PROPERTY IS:
Gary Carter - 781.436.2274
Phoenix Homes Boston, LLC
2 Neptune Road, suite 506
Boston MA, 02128
 - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BWSO, DPW AND BTD
 - THE CONTRACTOR SHALL OBTAIN ALL PERMITS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS PRIOR TO CONSTRUCTION.
 - THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES, INCLUDING INVERT ELEVATIONS AT CONNECTION POINTS, BEFORE COMMENCING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION.
 - BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSO FACILITIES SHALL BE PERFORMED BY BWSO STAFF. REQUEST FOR MARKINGS CAN BE MADE BY CALLING THE BWSO FIELD SERVICES DEPARTMENT AT 617-989-7248. CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS PRIOR TO EXCAVATION.
 - ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND VERIFYING THE LOCATION OF EACH EXISTING SERVICE CONNECTION, EVEN IF SAID LOCATION IS NOT SHOWN ON THIS PLAN.
 - THE CONTRACTOR SHALL SUPPLY ALL PIPING AND FITTINGS NECESSARY FOR THE UTILITY SERVICE CONNECTIONS, AND SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
 - NEW WATER SERVICES SHALL BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE BOSTON WATER AND SEWER COMMISSION.
 - UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING ALL TRENCH AND FOUNDATION EXCAVATIONS TO PROTECT AGAINST CAVE-IN, DURING THE CONSTRUCTION.
 - THE RESPONSIBILITY OF MAINTENANCE OF THE SEWER, DRAIN AND WATER CONNECTION ON PRIVATE PROPERTY AND/OR PRIVATE WAYS SHALL REMAIN THAT OF THE OWNER.
 - PROPOSED FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE COORDINATED BASED ON FIELD CONDITIONS AND THE FINAL ARCHITECTURAL PLANS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.
 - CONTRACTOR SHALL FILE THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT, AS A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER & SEWER COMMISSION FOR NEW CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE FIELD INSPECTIONS WITH THE BWSO INSPECTORS AND IF REQUIRED PROVIDE AN AS-BUILT DRAWING, DETAILED MEASUREMENTS AND PHOTOGRAPHS OF UTILITY INSTALLATIONS SHALL BE KEPT BY THE CONTRACTOR. ANY DEVIATIONS SHALL BE RECORDED AND NOTIFICATION PROVIDED TO THE ENGINEER. CHANGES TO THE PLANS IS PROHIBITED WITHOUT PRIOR AUTHORIZATION.
 - THE CONTRACTOR SHALL VERIFY RIMING AND EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE GRADES SHOWN, IF EXIST. CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM WHAT IS SHOWN THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO INSTALLING SYSTEMS.
 - THE CONTRACTOR SHALL COORDINATE ELECTRICAL, GAS AND COMMUNICATION SERVICES WITH PRIVATE UTILITY COMPANIES FOR FINAL DEMARCATIONS AND DETAILS. PRIVATE UTILITIES SHOWN HERE ARE FOR DESIGN INTENT ONLY.
 - THE FINISHED FLOOR ELEVATIONS (FFE) IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.
 - REUSE EXISTING 58" METER.

WARD-PARCEL: 0105820000 LAND USE CODE: R4
 WATER ACCOUNT: 1320858

BOSTON WATER AND SEWER COMMISSION
 Reviewed and approved as to proposed connections(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits will be obtained from BWSO prior to Connection to BWSO facilities. *Site Plans* are valid for a period of one (1) year from date of approval.

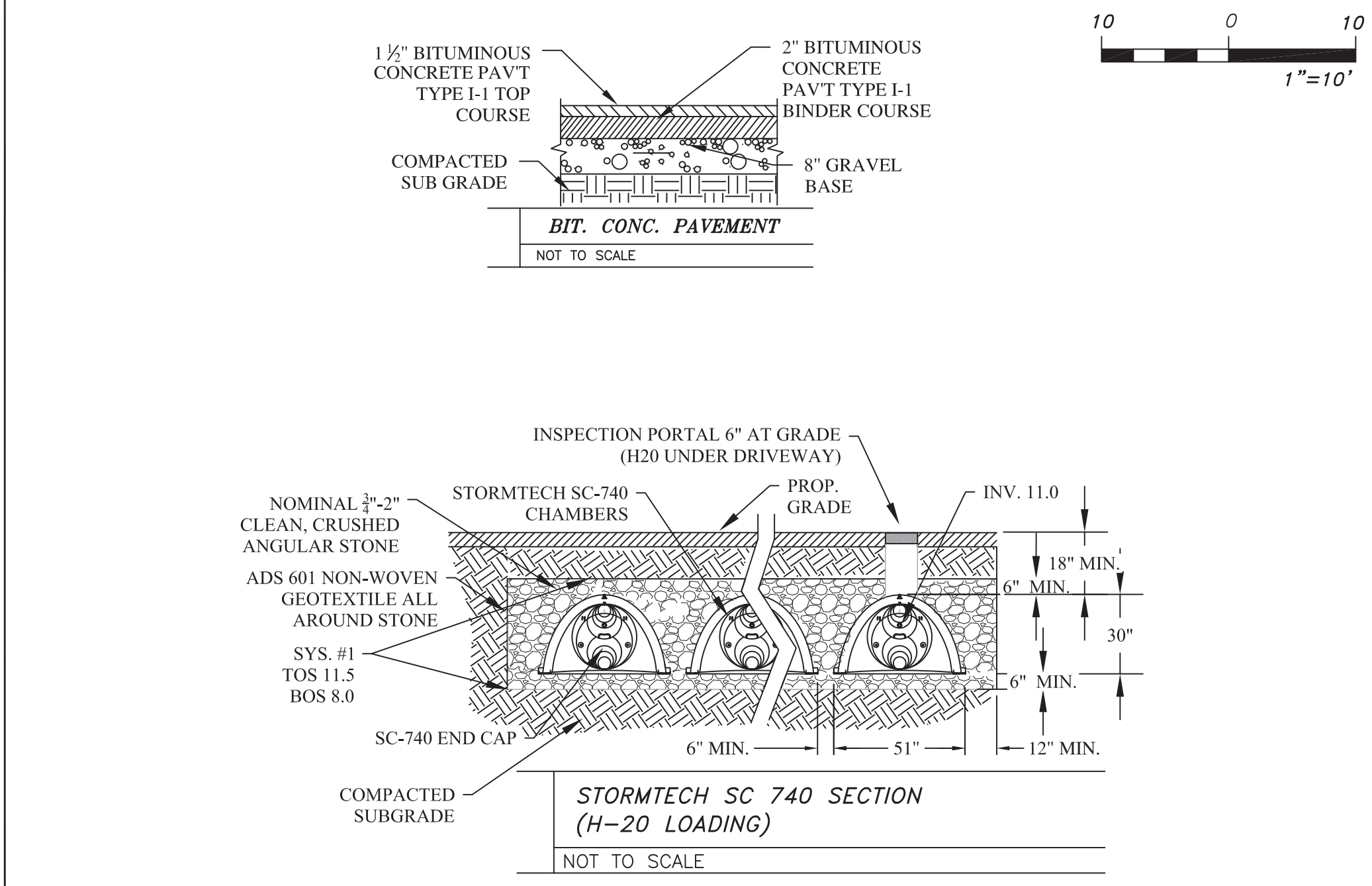
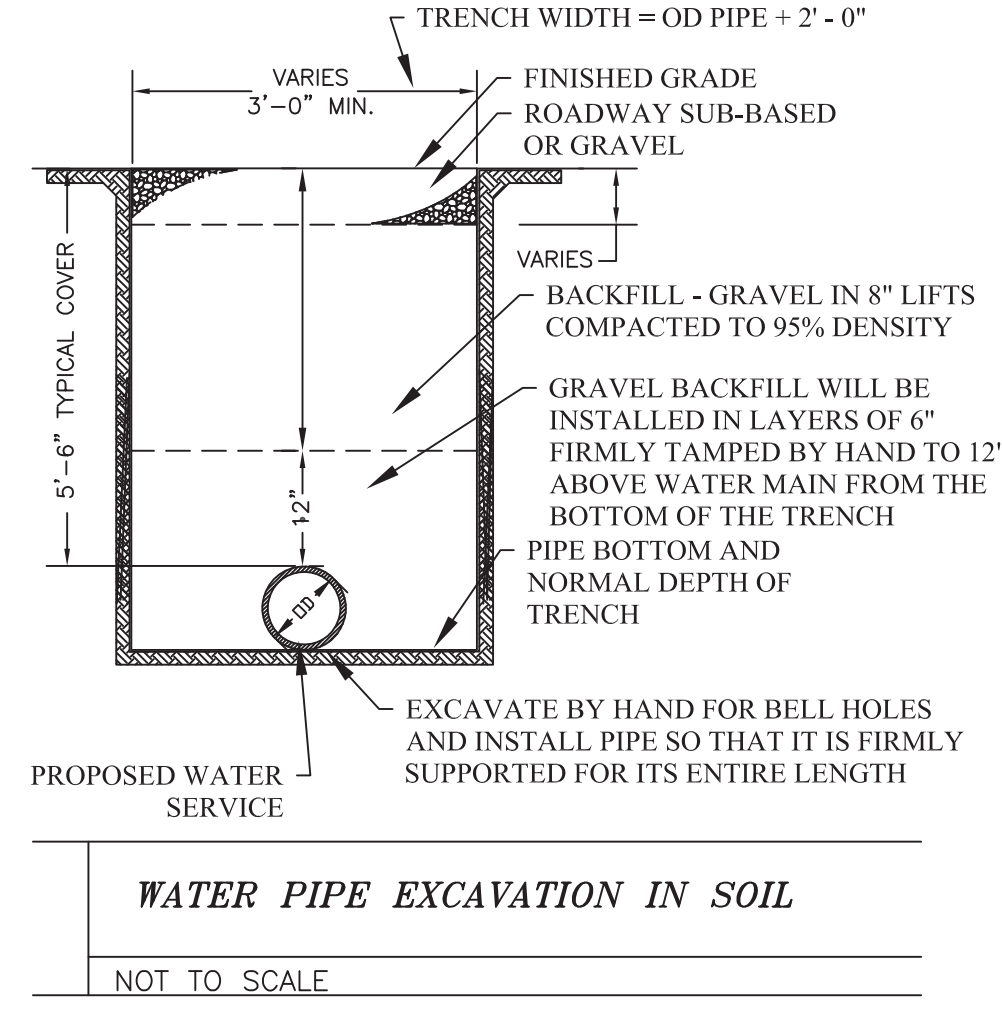
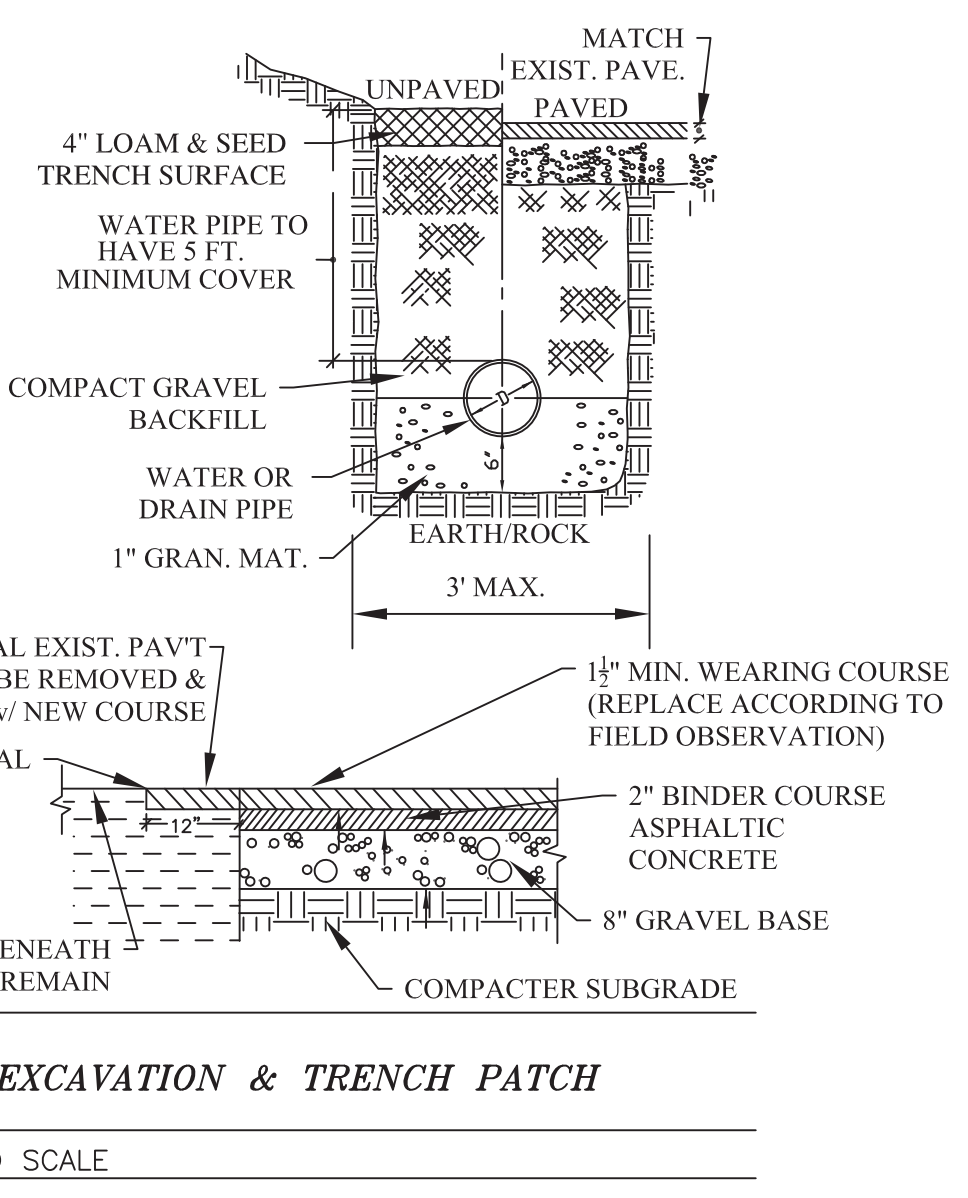
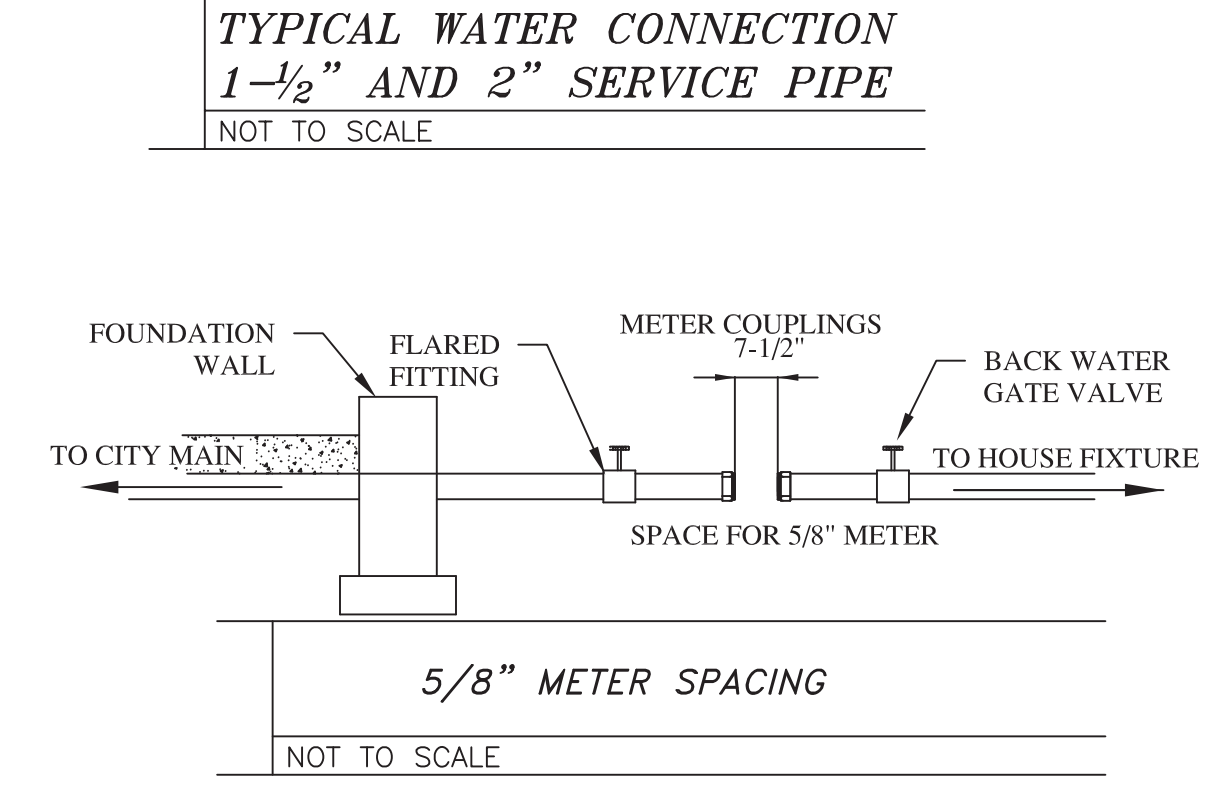
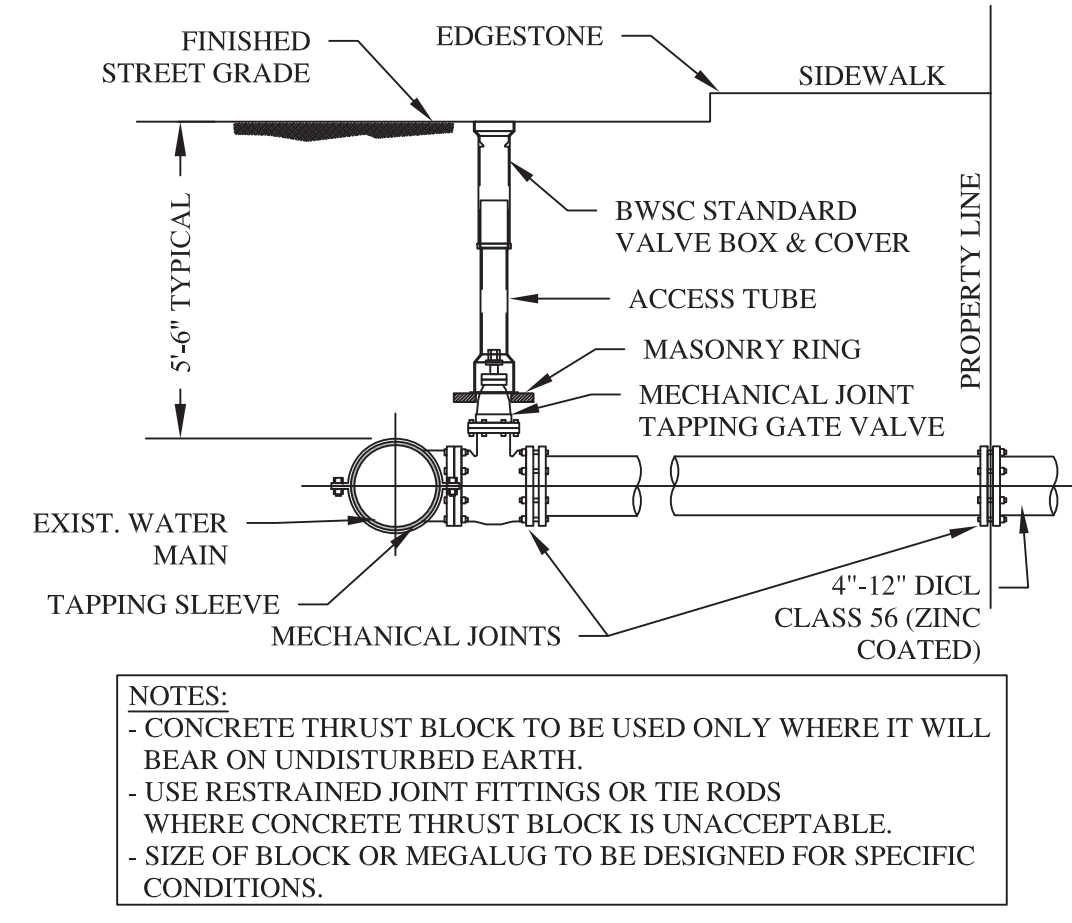
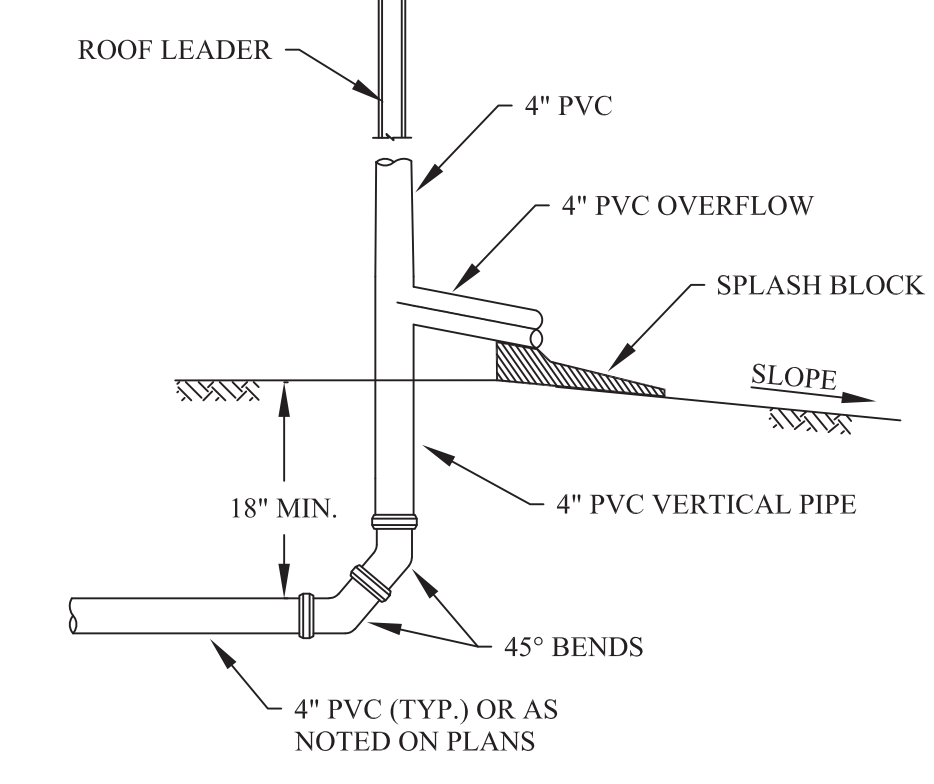
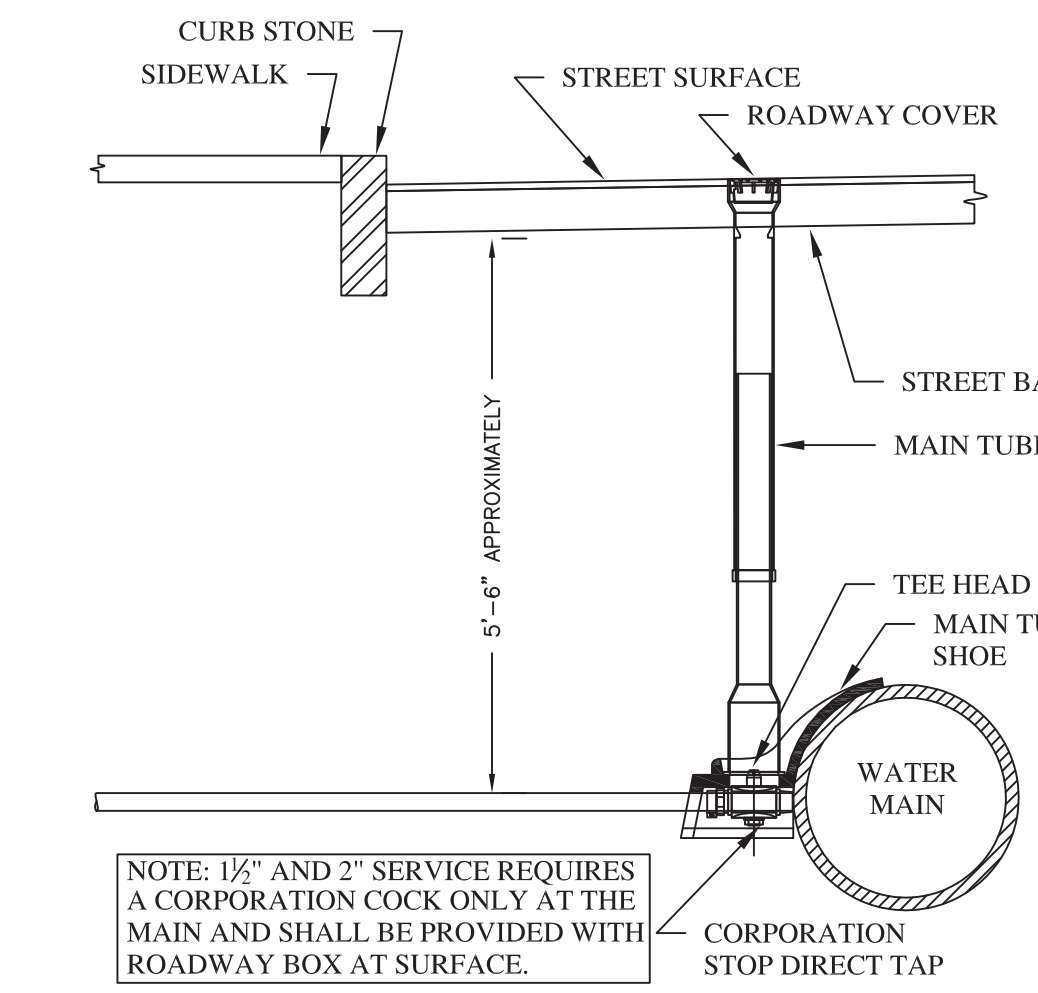
JOHN P. SULLIVAN, JR. P.E.
 Chief Engineer

BOSTON WATER AND SEWER COMMISSION
 Cross Connection
 Approval: _____ Date: 7/26/21
 Discharge Enforcement
 Approval: _____ Date: _____

RESERVED FOR BWSO USE ONLY
 PEAK WATER DEMAND = 26 GPM
 SEWER: 880 GPD (8 BED x 110 GPD)

Civil Site Plan
 121 Havre St.
 East Boston, MA

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.



MATERIALS:
 DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
 WATER: 1.5" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)
 FIRE: 4" DICL (MINIMUM OF 5 FEET BELOW GRADE)
 ZINC COATED

INSPECTION CHECK LIST

1. 1.5" DOMESTIC WATER	INSPECTOR: _____ DATE: _____
2. 4" FIRE SERVICE	INSPECTOR: _____ DATE: _____
3. CUT & CAP EXIST. WATER	INSPECTOR: _____ DATE: _____
4. DOWNSPOUT OVERFLOW	INSPECTOR: _____ DATE: _____
5. INFILTRATION SYSTEM	INSPECTOR: _____ DATE: _____

AS-BUILT PREPARATION FEE IS REQUIRED

REFERENCES:
 SURVEY: Phoenix Homes Boston, LLC
 ARCHITECT: Choo & Company, Inc.
 APPLICANT: Gary Carter - 781.436.2274
 Phoenix Homes Boston, LLC
 2 Neptune Road, suite 506
 Boston MA, 02128

No.	Date	Comment
#1	7-9-21	BWSO Comments

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

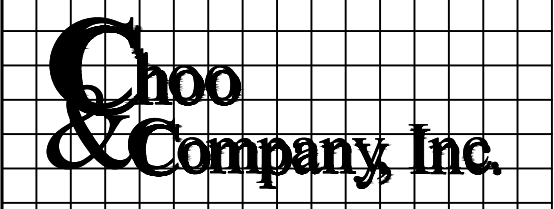
BWSO SITE PLAN
 #21264

Date:	June 10, 2021	Scale:	1" = 10'
Project No.:	2021-126	Drawing by:	PG

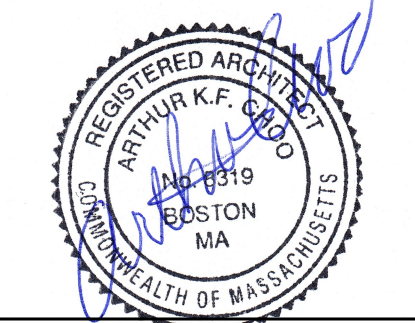
C-1
 Sheet 1 of 1

Location

PROPOSED ADDITION/
RENOVATION
121 HAVRE STREET
EAST BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

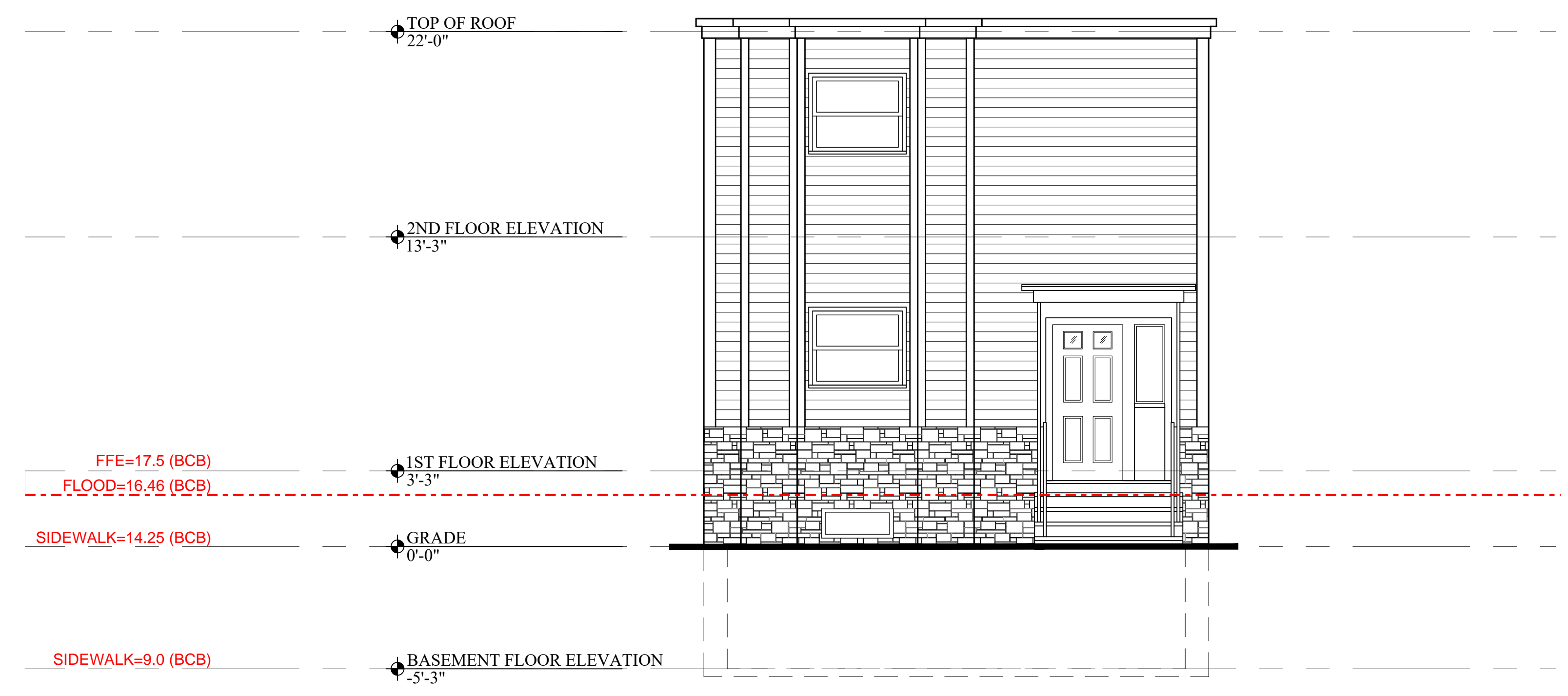


No.	Revision Date
	05-24-21
	06-02-21
	06-18-21
	07-08-21
	07-29-21

Project No: 2021144
Scale: AS NOTED
Date: 05-21-21
Drawn By: ST

Drawing Name
EXISTING ELEVATIONS

Sheet No.
D-2.1



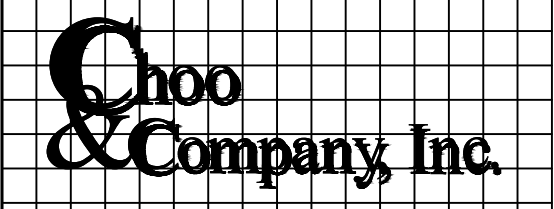
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



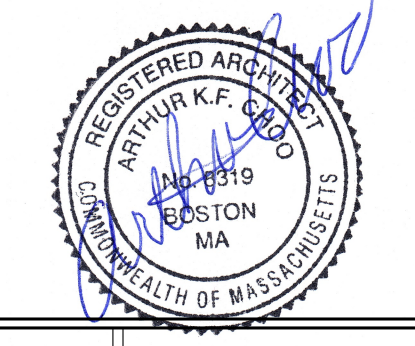
2 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

Location

PROPOSED ADDITION/
RENOVATION
121 HAVRE STREET
EAST BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	05-24-21
	06-02-21
	06-18-21
	07-08-21
	07-29-21

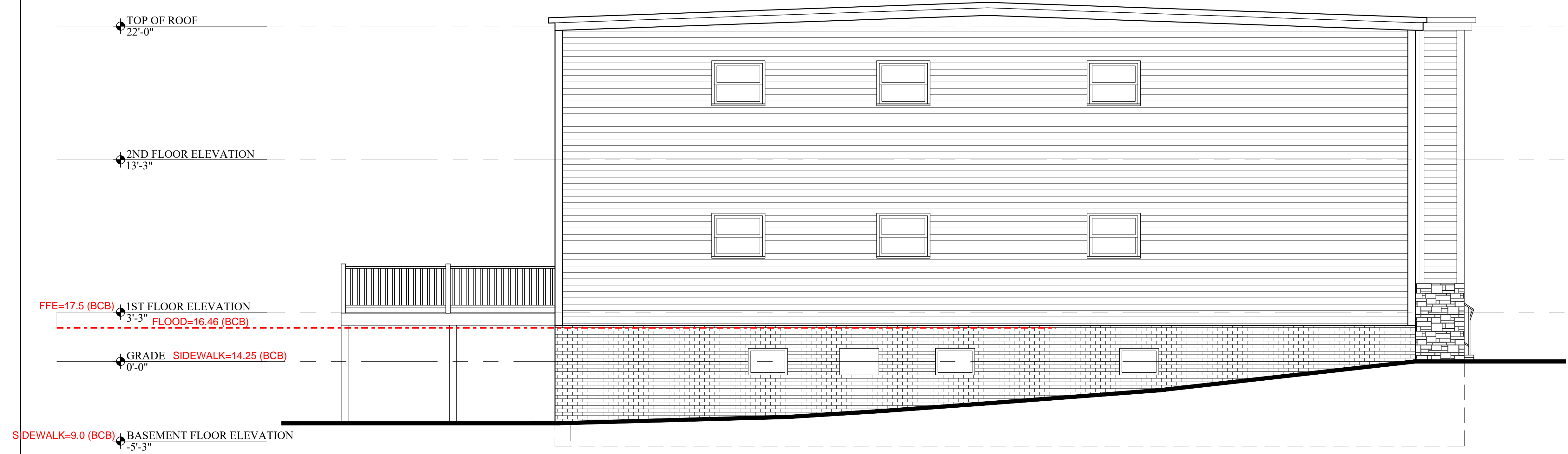
Project No: 2021144
 Scale: AS NOTED
 Date: 05-21-21
 Drawn By: ST

Drawing Name
EXISTING ELEVATIONS

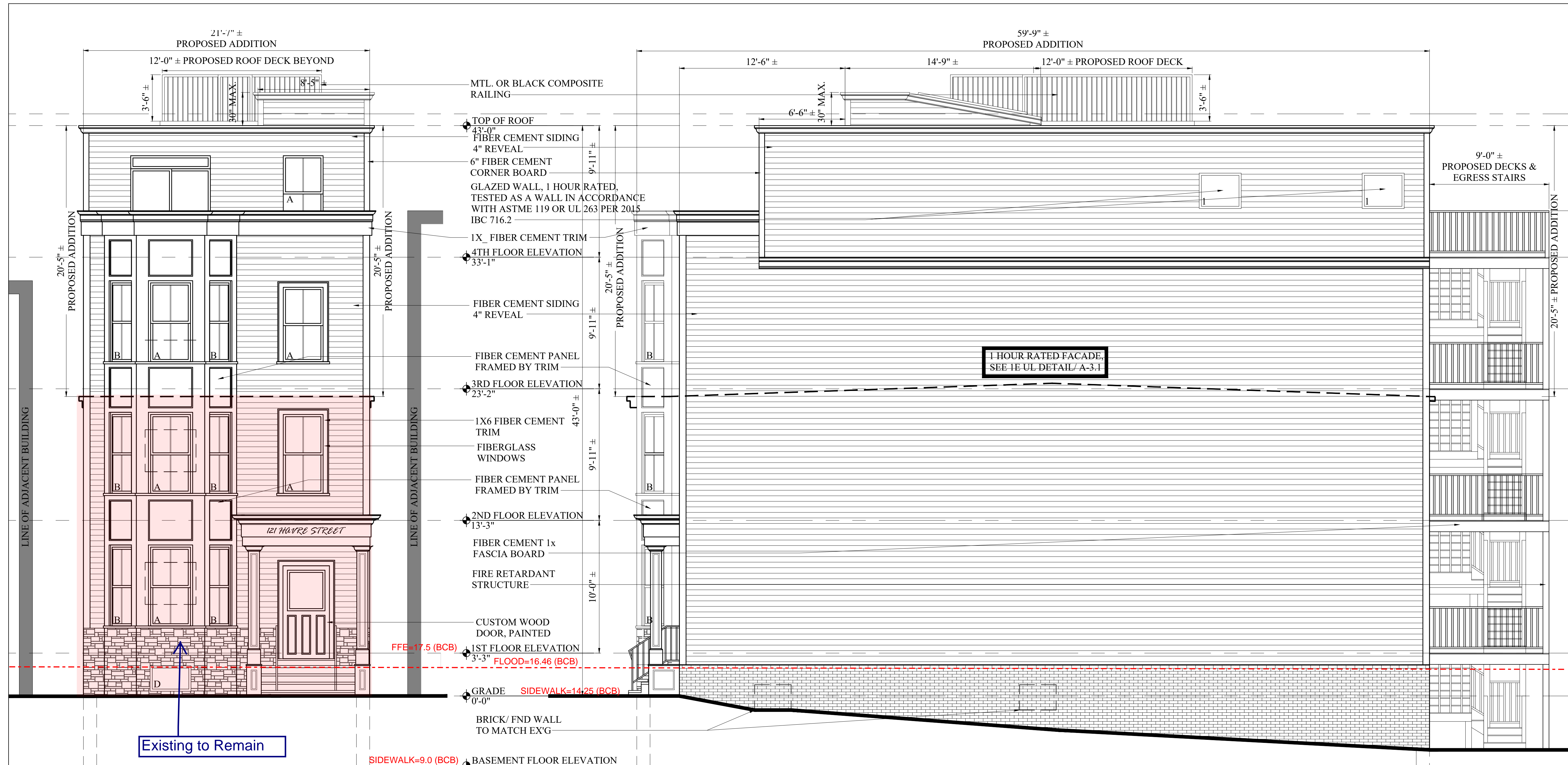
Sheet No.
D-2.2



1 EXISTING REAR ELEVATION
 1/4" = 1'-0"

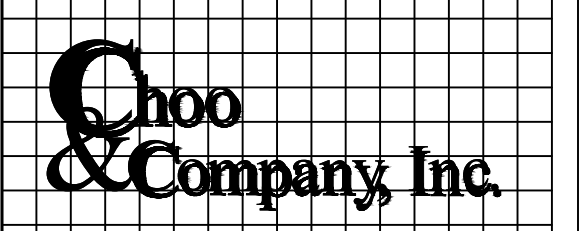


2 EXISTING LEFT ELEVATION
 1/4" = 1'-0"

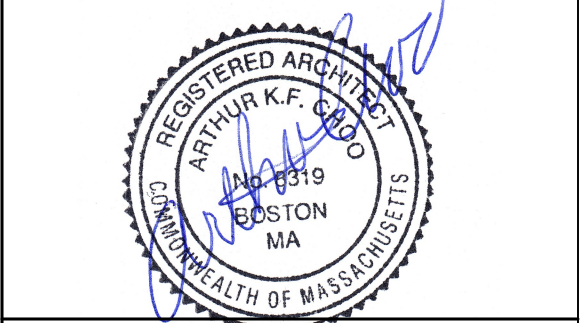


Location

**PROPOSED ADDITION/
RENOVATION
121 HAVRE STREET
EAST BOSTON, MA**



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	05-24-21
	06-02-21
	06-18-21
	07-08-21
	07-29-21

1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON A SERIES FIBERGLASS WINDOWS (OR EQUAL)	ADH3060	6	3'-0" X 6'-0"	MEETS EGRESS WINDOW REQUIREMENTS
B	ANDERSON A SERIES FIBERGLASS WINDOWS (OR EQUAL)	ADH2660	6	2'-6" X 6'-0"	
C	ANDERSON A SERIES FIBERGLASS WINDOWS (OR EQUAL)	ADH3230	6	3'-2" X 3'-0"	VERIFY EXISTING ROUGH OPENING
D	ANDERSON 200 SERIES BASEMENT WINDOWS (OR EQUAL)	2820	4	2'-8 5/8" X 1'-11 3/4"	
E	ANDERSON A SERIES FIBERGLASS WINDOWS (OR EQUAL)	ADH2850	1	2'-8" X 5'-0"	

NOTE: ANY WINDOWS WITH SILLS LESS THAN 3' ABOVE THE FLOOR & MORE THAN 6' UP FROM THE ADJACENT GRADE SHALL HAVE OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

GLAZED WALL SCHEDULE CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
1	CUSTOM GLAZED WALL	-	12	3'-2" X 3'-0"	MATCH SIZE SPECIFICATIONS TO TYPE "C" WINDOW SEE ELEVATIONS FOR OPTIONAL MUNTINS

Project No: 2021144
Scale: AS NOTED
Date: 05-21-21
Drawn By: ST

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1