

Piers Park III Geotechnical Borings

East Boston, MA

Notice of Intent

October 5, 2022

Revised October 7, 2022

submitted to Boston Conservation Commission

submitted by The Trustees of Reservations

prepared by Fort Point Associates, Inc., a Tetra Tech Company

in association with
Massachusetts Port Authority
Haley & Aldrich, Inc.



Fort Point Associates, Inc.
Urban Planning Environmental Consulting Project Permitting
A TETRA TECH COMPANY

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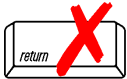
ATTACHMENT C – ABUTTER NOTIFICATION

TRANSMITTAL FORM



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

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



A. Applicant Information

1. Location of Project:

Pier 3, Marginal Street Boston
 a. Street Address b. City/Town
 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Vidya Tikku
 a. First Name b. Last Name
 The Trustees of Reservations
 c. Organization
 200 High Street
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 617-542-7696 vtikku@thetrustees.org
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Brad Washburn
 a. First Name b. Last Name
 Massachusetts Port Authority
 c. Organization
 One Harborside Drive, Suite 200S
 d. Mailing Address
 Boston MA 02128-2909
 e. City/Town f. State g. Zip Code
 617-568-3546 bwashburn@massport.com
 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

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

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$175.00 (Boston Fee)
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



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

TETRA TECH

WELLS FARGO BANK, N.A.
Positive Pay Protected

197183066

56-382/412

DATE 10/04/2022

Pay One Hundred Seventy-five Only Dollars

****\$175.00

TO
THE
ORDER
OF

CITY OF BOSTON
BOSTON CITY HALL
ROOM M-35
BOSTON, MA 02201

VOID AFTER 90 DAYS

⑈ 197183066 ⑈ ⑆04⑆203824⑆9600048505⑈



TETRA TECH

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

WELLS FARGO BANK, N.A.
Positive Pay Protected

197183067

56-382/412

DATE 10/04/2022

Pay Forty-two And 50/100 Dollars

****\$42.50

TO
THE
ORDER
OF

COMMONWEALTH OF MASSACHUSETTS
THE COMMONWEALTH OF MASS
ATTN: SECRETARY OF THE COMMONWEALTH
ONE ASHBURTON PLACE ROOM 1717
BOSTON, MA 02108-1512

VOID AFTER 90 DAYS

⑈ 197183067 ⑈ ⑆ 04 1 2038 24 ⑆ 9600048505 ⑈

WPA FORM 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

Important:

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



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

A. General Information

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

Pier 3, Marginal Street
a. Street Address

Boston
b. City/Town

02128
c. Zip Code

Latitude and Longitude:
42° 21' 51"
d. Latitude

71° 02' 19"
e. Longitude

0104446000
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Vidya
a. First Name

Tikku
b. Last Name

The Trustees of Reservations
c. Organization

200 High Street
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

617-542-7696
h. Phone Number

i. Fax Number

vtikku@thetrustees.org
j. Email Address

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

Brad
a. First Name

Washburn
b. Last Name

Massachusetts Port Authority
c. Organization

One Harborside Drive, Suite 200S
d. Street Address

Boston
e. City/Town

MA
f. State

02128-2909
g. Zip Code

617-568-3546
h. Phone Number

i. Fax Number

bwashburn@massport.com
j. Email address

4. Representative (if any):

Jamie
a. First Name

Fay
b. Last Name

Fort Point Associates, Inc
c. Company

31 State Street, 3rd Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02109
g. Zip Code

617-279-4384
h. Phone Number

i. Fax Number

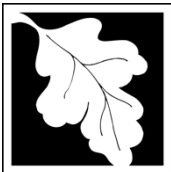
jfay@fpa-inc.com
j. Email address

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

\$217.50
a. Total Fee Paid

\$42.50
b. State Fee Paid

\$175.00
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Conduct 21 test borings, four Cone Penetration Testing probes, and up to 20 vibracore samples for geotechnical analysis and preliminary evaluation of subsurface materials. Site access will require trimming approximately six horizontal timbers and two vertical pilings and removal of vegetation.

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.

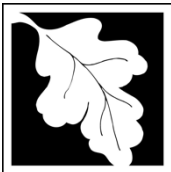
8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
29584	218
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.



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 Bureau of Resource Protection - Wetlands

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

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Boston

City/Town

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

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. Riverfront Area

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: _____ square feet

4. Proposed alteration of the Riverfront Area:

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

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 checked="" type="checkbox"/> Land Under the Ocean	4.8 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 checked="" type="checkbox"/> Coastal Beaches	0.4 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	7,800.8 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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Boston
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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

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

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

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

- August 2021
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*

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

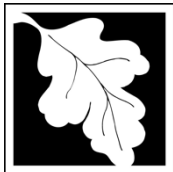
- Assessor's Map or right-of-way plan of site

- 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 <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

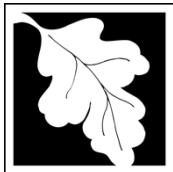
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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City/Town

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.



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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.

See Attachment B

a. Plan Title

Haley & Aldrich

Heather Scranton

b. Prepared By

c. Signed and Stamped by

October 4, 2022

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

Tetra Tech

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.

Vidya Triker

10.4.22

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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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

10/5/22

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

F. Signatures and Submittal Requirements

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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

Jamil Fay (EOW)

10/7/2022

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

October 5, 2022

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

Subject: Notice of Intent, Piers Park III, East Boston, Boston Harbor

To Whom It May Concern:

On behalf of The Trustees of Reservations (the "Applicant"), please accept the enclosed Notice of Intent (NOI) to conduct 21 test borings, four Cone Penetration Testing probes, and up to 20 vibracore samples for geotechnical analysis and preliminary evaluation of subsurface materials (the "Project") at Pier 3 in East Boston, Massachusetts (the "Project Site"). The Applicant is submitting this NOI to the Boston Conservation Commission seeking an Order of Conditions under the Massachusetts Wetland Protection Act (WPA) for work within coastal wetland resource areas.

These specific work elements, associated impacts, and WPA compliance and mitigation are described in the NOI and supporting materials.

Please feel free to contact me at 617-279-4382 or ewelch@fpa-inc.com, with any questions or concerns.

Sincerely,

Erika Welch
Environmental/Urban Planner

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

Encl: Notice of Intent

Attachment A

SUPPLEMENTAL
INFORMATION

ATTACHMENT A: SUPPLEMENTAL INFORMATION

1. PROJECT SUMMARY

The Boston Conservation Commission (the “Commission”) approved two geotechnical borings under Order of Conditions No. 006-1649 in May of 2019. These borings were completed on June 24 and July 2 of 2019. As the design has progressed, it is clear that additional borings are needed to properly characterize the sediments on the site. The Trustees of Reservations (the “Proponent”) is filing this Notice of Intent (“NOI”) to conduct an additional 21 test borings, four Cone Penetration Testing (“CTP”) probes, and up to 20 vibracore samples for geotechnical analysis and preliminary evaluation of subsurface materials and removal of vegetation (the “Project”) at the existing dilapidated Pier 3 in East Boston (the “Project Site”). The Project Site is owned by the Massachusetts Port Authority (“Massport”), which released a Request for Proposals (“RFP”) in 2018 seeking proposed designs for the reuse of the Project Site as a public open space park for Piers Park Phase III. As the sole respondent to the RFP, the Proponent has entered an agreement with Massport to conduct a preliminary site investigation to determine the cost of the proposed design and identify any challenges that may prevent further development of the Project Site.

2. EXISTING CONDITIONS

The Project Site is bounded by Piers Park I to the northeast, Piers Park II to the north and the Boston Harbor. To the west is the Tallship at Eastie Landing on Pier 1. At least 250 feet (“ft”) separate Pier 3 from both Pier 1 on the west and Pier 4 to the east. See Figure 1, Locus Map and Figure 2, Aerial View and Existing Conditions Photographs Key.

The pier at the Project Site measures approximately 650 ft long by 255 ft wide and is a timber structure supported by piles with a variable width concrete apron along its perimeter. The northern half of the pier has an earth-filled core that measures approximately 30 ft wide at pier level. The Project Site is significantly deteriorated and has been condemned; it is currently fenced to prevent public use. The Project Site is accessed through a gated access road leading from Marginal Street to the north, and an additional chain link fence separates the perimeter concrete apron from the timber structure. See Figure 3, Existing Conditions Photographs

According to the most recent Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) Map Number 25025C0081J, dated March 6, 2016, the entire Project Site is within a velocity zone with an elevation (“El.”) of +13 NAVD88 and the Zone AE with El. 12 NAVD88. The Project Site is therefore subject to both inundation by the 100-year flood and additional high velocity wave action. See Figure 4, FEMA FIRM; 25025C0081J.

3. PROJECT DESCRIPTION

The Proponent will conduct 21 test borings, four CTP probes, and up to 20 vibracore samples to determine the geotechnical conditions of subsurface materials at the Project Site. There will be nine borings taken from a barge over water, five test borings performed from land, and seven test borings on or through the concrete apron. The CTP probes will be performed either from land or on a barge over water. Up to 20 vibracore samples will be taken from an approximate 1,500 square feet ("sf") area using a crane located on the existing solid fill pier or from a small boat. See Attachment B, Proposed Subsurface Exploration Plan (Overlay to Site Aerial).

Test borings to be advanced from the existing concrete apron will be drilled through the concrete deck at each boring location. Alternatively, a platform will be constructed that will extend out from the deck so that the boring can be advanced 6-inches from the edge of the deck. The borings will be advanced using standard cased rotary drill and wash methods. Up to a 6-inch diameter starter casing will be advanced below the mudline to support the casing vertically and seal the borehole. A smaller diameter casing will then be lowered through the starter casing and advanced using the rotary drill and wash method. For borings that are planned to obtain rock core, a 3-inch diameter casing will be advanced into the top of bedrock. Water washed from the borehole will go into a mud tub for de-sanding and then recirculated. Boreholes will be grouted upon completion. The disturbance of sediments is limited to the area of 6-inch casing. Erosion control (hay bales, wattles, etc.) will be placed around the drill rig.

The borings to be advanced from land will use standard cased rotary drill and wash methods. An approximately 4-inch diameter casing will be used to start the hole, telescoping down to a smaller diameter as needed. Water washed from the borehole will go into a mud tub for de-sanding and then recirculated. Erosion control (hay bales, wattles, etc.) will be placed around the drill rig.

The vibracore probes to be advanced will use 20 to 30 ft long plastic tubes. These tubes will be vibrated into the soft sediments and then extracted without the use of drill fluid. The tubes are typically 4-inches in diameter and the disturbance of sediments will be limited to the area of 4-inch casing. The vibracore equipment would likely consist of a crane or long-reach excavator staged on the existing earthen core within the Project Site and attempt to reach out and obtain samples. Vibracore samples will be attempted at up to approximately 20 locations.

Site disturbance as a result of the borings is expected to be minimal and temporary. The borings are anticipated to reach a depth of 45 to 80 ft below the mudline or ground surface. Vibracore samples will extend up to 20 ft below the mudline. Means and methods for providing site access to the interior of the pier as well as the existing earthen core are ongoing with the project team and the construction manager. As currently envisioned, site access into a portion of the interior of the existing pier (northeast corner) will require some minor

trimming of approximately six horizontal timbers of the remnant deck substructure and approximately two vertical pilings cut to mean low water (“MLW”). Access onto the existing earthen core will require removing the Sailing Center tent, removing the chain link fence, and vegetation removal. Removal of the Sailing Center tent and chain link fence were approved under the Massachusetts Department of Environmental Protection Order of Conditions File No. 006-1862. Typical earthwork equipment such as an excavator to remove vegetation is currently envisioned. See Attachment B, Site Access and Staging for Proposed Subsurface Exploration Plan.

The work is anticipated to be complete between the middle of November through the middle of February.

4. WETLAND RESOURCES

Coastal wetland resource areas at the Project Site were identified in accordance with criteria developed by the state regulatory agencies and were determined by using elevations from surveyed plans and topo plans. Based on the definitions provided in the WPA (310 CMR 10.21 through 10.37), the following sections describe the existing conditions of the resource area.

4.1. LAND UNDER THE OCEAN

Land Under the Ocean (“LUO”) is defined at 310 CMR 10.25(2) as:

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

The LUO resource area at the Project Site was identified as the area below elevation 1.3 BCB, MLW, at the Project Site. All land seaward of this elevation on the Project Site is regulated as LUO and consists of approximately 372,757 sf.

4.2. COASTAL BEACH

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

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

The Coastal Beach resource area was identified as the area above MLW and below elevation 10.79 BCB, mean high water (“MHW”), at the Project Site. A total of 23,203 sf of Coastal Beach exists at the Project Site.

4.3. COASTAL BANK

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

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

Within the Project Site, the Coastal Bank resource area is found along the seawall and through the center of the dilapidated pier. An existing conditions survey and a topo plan were used to determine the top of the coastal bank, which is defined as the slope greater than or equal to 10:1. The top of coastal bank at the Project Site is identified as the point above the 100-year flood elevation where the slope becomes less than 4:1. A total of 912 linear feet ("lf") of Coastal Bank is found within the Project Site.

4.4. LAND SUBJECT TO COASTAL STORM FLOWAGE

Land Subject to Coastal Storm Flowage ("LSCSF") is defined in 310 CMR 10.04 as:

Land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.

The FEMA FIRM Map Number 25025C0081J, dated March 6, 2016, shows the Project Site is located within the 100-year flood zone. A total of 24,976 sf of LSCSF exists at the Project Site.

4.5. COASTAL BANK BUFFER ZONE

The Coastal Bank Buffer Zone is defined in 310 CMR 10.04 as:

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

The buffer zone extends 100-feet inland from the top of the Coastal Bank resource area on the Project Site, overlapping with the LSCSF resource area. Approximately 24,976 sf of the Project Site is within the Coastal Bank Buffer Zone.

5. IMPACTS OF PROPOSED WORK

The Project has been designed to avoid impacts to resource areas and minimize impacts to areas where they are unavoidable. Construction period impacts are expected to be minimal and temporary due to the nature of the work. The test borings, CTP probes, and vibracore samples will have an impact of approximately 0.1 – 0.2 sf each. Cumulative temporary impacts will amount to approximately 6 sf. Project impacts within wetland resource areas are

summarized in Table 1, Alteration of Wetland Resource Areas and seen on Figure 5, Proposed Work in Wetland Resource Area.

The proposed activities will not create any adverse impacts to the functions and values of any resource areas. All work will proceed in a manner that meets the performance standards outlined in state regulations, as described in the following sections.

Table 1: Alteration of Wetland Resource Areas

Resource Area	Existing Condition	Project-related Impacts (Temporary)
LUO	372,757 sf	Approximately 4.8 sf of temporary impacts <ul style="list-style-type: none"> • Approximately 3.1 sf for 16 test borings • Approximately 0.4 sf for two CTP probes • Approximately 1.3 sf for 15 vibracore samples Additional work in the LUO resource area include: <ul style="list-style-type: none"> • Trimming of approximately 6 horizontal timber deck pilings • Trimming of two vertical pilings at MLW
Coastal Beach	23,203 sf	Approximately 0.4 sf of temporary impacts for 5 vibracore samples
Coastal Bank	912 lf	No impacts
LSCSF	24,976 sf	Approximately 0.8 sf of temporary impacts <ul style="list-style-type: none"> • Approximately 0.4 sf for five test borings • Approximately 0.4 sf for two CTP Approximately 7,800 sf of impacts to remove vegetation for site access.
Coastal Bank Buffer Zone	24,976 sf	Approximately 0.8 sf of temporary impacts <ul style="list-style-type: none"> • Approximately 0.4 sf for five test borings • Approximately 0.4 sf for two CTP Approximately 7,800 sf of impacts to remove vegetation for site access.

6. COMPLIANCE WITH WETLAND REGULATIONS AND PERFORMANCE STANDARDS

The Project includes work within LUO, Coastal Beach, and LSCSF wetland resource areas. The following sections identifies the performance standards associated with the impacted resource areas and describes how Project activities will be undertaken in a manner to ensure compliance as required in 310 CMR 10.00.

6.1. LAND UNDER THE OCEAN

LUO is likely to be significant to marine fisheries, storm damage prevention, flood control, and protection of wildlife habitat. When nearshore areas of LUO are significant to storm damage prevention or flood control, the bottom topography of such land is critical to the protection of those interests. Impacts to the LUO resource area are expected to be minimal and temporary due to the limited area and the nature of work. Cumulative impacts of the test borings and CTP probes will amount to approximately 3.5 sf. The test borings will be advanced using standard cased rotary drill and wash methods. Up to 6-inch diameter starter casings will be advanced below the mudline to support the casing vertically and seal the borehole.

Impacts will include 15 vibracore samples. The tubes are typically 4-inches in diameter and the disturbance of sediments will be limited to the area of 4-inch casing, which concludes an approximate impact of 1.3 sf.

Site access will require minor trimming of approximately six horizontal timbers of the remnant deck substructure and approximately two vertical pilings. The horizontal timbers will be trimmed approximately 1ft to 5ft in length. The vertical pilings will be trimmed approximately 4ft to 8ft in length to MLW, which will allow access of a small craft during high tide. Site access requirements are not expected to impact the LUO resource area. The projects compliance with relevant performance standards are described in Table 2, Compliance with Performance Standards for LUO (310 CMR 10.25).

Table 2: Compliance with Performance Standards for LUO (310 CMR 10.25)

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(3) Improvement dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in:</p> <ul style="list-style-type: none"> (a) bottom topography which will result in increased flooding or erosion caused by an increase in the height or velocity of waves impacting the shore; (b) sediment transport processes which will increase flood or erosion hazards by affecting the natural replenishment of beaches; 	<p>The Project does not include improvement dredging.</p>

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(c) water circulation which will result in an adverse change in flushing rate, temperature, or turbidity levels; or</p> <p>(d) marine productivity which will result from the suspension or transport of pollutants, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	
<p>(4) Maintenance dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in marine productivity which will result from the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	<p>The Project does not include maintenance dredging.</p>
<p>(5) Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.</p>	<p>Each test boring and CTP probe will temporarily alter approximately 0.2 sf of the bottom and will not affect the bottom topography.</p>
<p>(6) Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:</p> <p>(a) alterations in water circulation;</p>	<p>All proposed activities are water-dependent. The test borings and CTP probes will only temporarily impact the resource area for the purpose of obtaining sediment samples for analysis. No permanent structures will be erected that would alter water circulation or sediment grain size distribution. Construction phase turbidity is expected to be minimal, as the use of 6-inch casings will contain the work within an</p>

PERFORMANCE STANDARD (310 CMR 10.25)	COMPLIANCE WITH PERFORMANCE STANDARD
(b) destruction of eelgrass (<i>Zostera marina</i>) or widgeon grass (<i>Rupia marina</i>) beds; (c) alterations in the distribution of sediment grain size; (d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or (e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.	enclosed system. No work will occur in proximity to eelgrass or widgeon grass beds.
(7) Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	There are no specified habitat sites of rare vertebrate or invertebrate species in or near the Project Site.

6.2. COASTAL BEACH

Coastal Beach resource areas are significant to storm prevention, flood control, the protection of wildlife habitats, and significant to the protection of marine fisheries. Impacts within the Coastal Beach resource area will include five vibracore samples. The tubes are typically 4-inches in diameter and the disturbance of sediments will be limited to the area of 4-inch casing, which concludes an approximate impact of 0.4 sf.

The Project’s compliance with relevant performance standards are described in Table 3, Compliance with Performance Standards for Coastal Beach (310 CMR 10.27).

Table 3: Compliance with Performance Standards for Coastal Beach (310 CMR 10.27)

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
(3): Any project on a Coastal Beach, except any project permitted under 310	Each vibracore sample will temporarily alter approximately 0.1 sf

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>CMR 10.30(3)(a), shall not have an adverse effect by increasing erosion, decreasing the volume or changing the form of any such Coastal Beach or an adjacent or downdrift Coastal Beach.</p>	
<p>(4): Any groin, jetty, solid pier, or other such solid fill structure which will interfere with littoral drift, in addition to complying with 310 CMR 10.27(3), shall be constructed in accordance with 310 CMR 10.27 shall be constructed as follows:</p> <p>(a) It shall be the minimum length and height demonstrated to be necessary to maintain beach form and volume. In evaluating necessity, coastal engineering, physical oceanographic and/or coastal geologic information shall be considered.</p> <p>(b) Immediately after construction any groin shall be filled to entrapment capacity in height and length with sediment of grain size compatible with that of the adjacent beach.</p> <p>(c) Jetties trapping littoral drift material shall contain a sand by-pass system to transfer sediments to the downdrift side of the inlet or shall be periodically re-dredged to provide beach nourishment to ensure that downdrift or adjacent beaches are not starved of sediments.</p>	<p>Not applicable.</p>
<p>(5): Notwithstanding 310 CMR 10.27(3), beach nourishment with clean sediment of a grain size compatible with that on the existing beach may be permitted.</p>	<p>Not applicable.</p>
<p>(6): In addition to complying with the requirements of 310 CMR 10.27 (3) and 10.27(4), a project on a Tidal Flat shall if</p>	<p>Not applicable.</p>

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water dependent, have no adverse effects, on marine fisheries and wildlife caused by: <ul style="list-style-type: none"> (a) Alterations to water circulation (b) Alterations in the distribution of sediment grain size (c) Changes in water quality, including, but not limited to, other than natural fluctuations in the levels of dissolved oxygen, temperature, or turbidity, or the addition of pollutants. 	
(7): Notwithstanding the provisions of 310 CMR 10.27(3) through 10.27(6), no project may be permitted which will have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	The Project will not have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species.

6.3. LAND SUBJECT TO COASTAL STORM FLOWAGE

Although there are no regulatory performance standards for LSCSF under 310 CMR 10.00, the Project will have minimal adverse effects on the resource area. Activities within the LSCSF will include five test borings, two CTP probes and 7,800 sf of vegetation removal. The test boring and CTP probes, and their casing, will have a temporary impact of less than 1 sf.

The test borings will be performed from land on the existing earthen core within the pier. The borings will be advanced using standard cased rotary drill and wash methods. An approximately 4-inch diameter casing will be used to start the hole, telescoping down to a smaller diameter as needed. Water washed from the borehole will go into a mud tub for de-sanding and then recirculated. Erosion control (hay bales, wattles, etc.) will be placed around the drill rig.

6.4. COASTAL BANK BUFFER ZONE

Activities within the 100-foot Coastal Bank Buffer Zone will include five test borings, two CTP probes, and 7,800 sf of vegetation removal. The test boring and CTP probes, and their casing, will have a temporary impact of less than 1 sf.

The test borings will be performed from land on the existing earthen core within the pier. The borings will be advanced using standard cased rotary drill and wash methods. An approximately 4-inch diameter casing will be used to start the hole, telescoping down to a smaller diameter as needed. Water washed from the borehole will go into a mud tub for de-sanding and then recirculated. Erosion control (hay bales, wattles, etc.) will be placed around the drill rig.

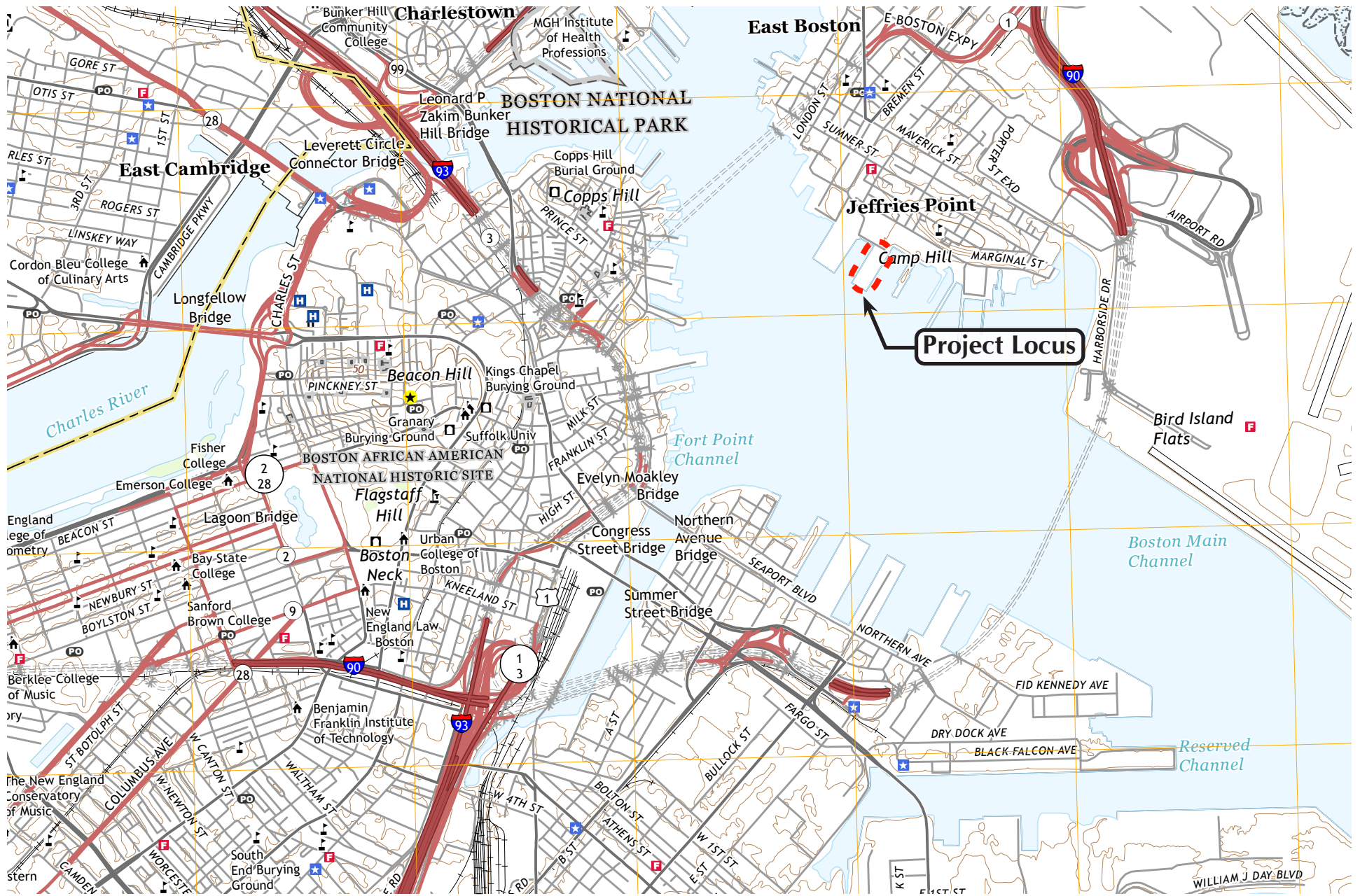
7. MITIGATION MEASURES

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

- There will be no discharge of any pollutants during construction or upon completion.
- The Project Site will be maintained in a clean and orderly manner during construction.
- Boring material will be containerized in drums on the barge and brought over water to landside for proper disposal.
- Casings approximately twice the diameter of the boring drill will be employed to maintain work within a closed system and minimize turbidity.
- Erosion control (hay bales, wattles, etc.) will be placed around the drill rig.
- A senior geologist will be on-site during all work activities to monitor for any sign of hazardous waste or a spill of hazardous materials.
- A Spill Management Plan will be prepared prior to work and available on-site so that procedures are easily followed in the event of a spill.

8. PLANS SUBMITTED WITH THIS NOTICE OF INTENT

Title	Date	Scale	Author
Proposed Subsurface Exploration Plan (Overlay to Site Aerial)	October 3, 2022	As seen on Plan	Haley & Aldrich, Inc.
Site Access and Staging for Proposed Subsurface Exploration Plan	October 3, 2022	As seen on Plan	Haley & Aldrich, Inc.



East Boston, Massachusetts

Figure 1
Locus Map
Source: USGS, 2018





View 1: Looking Southwest toward Project Site



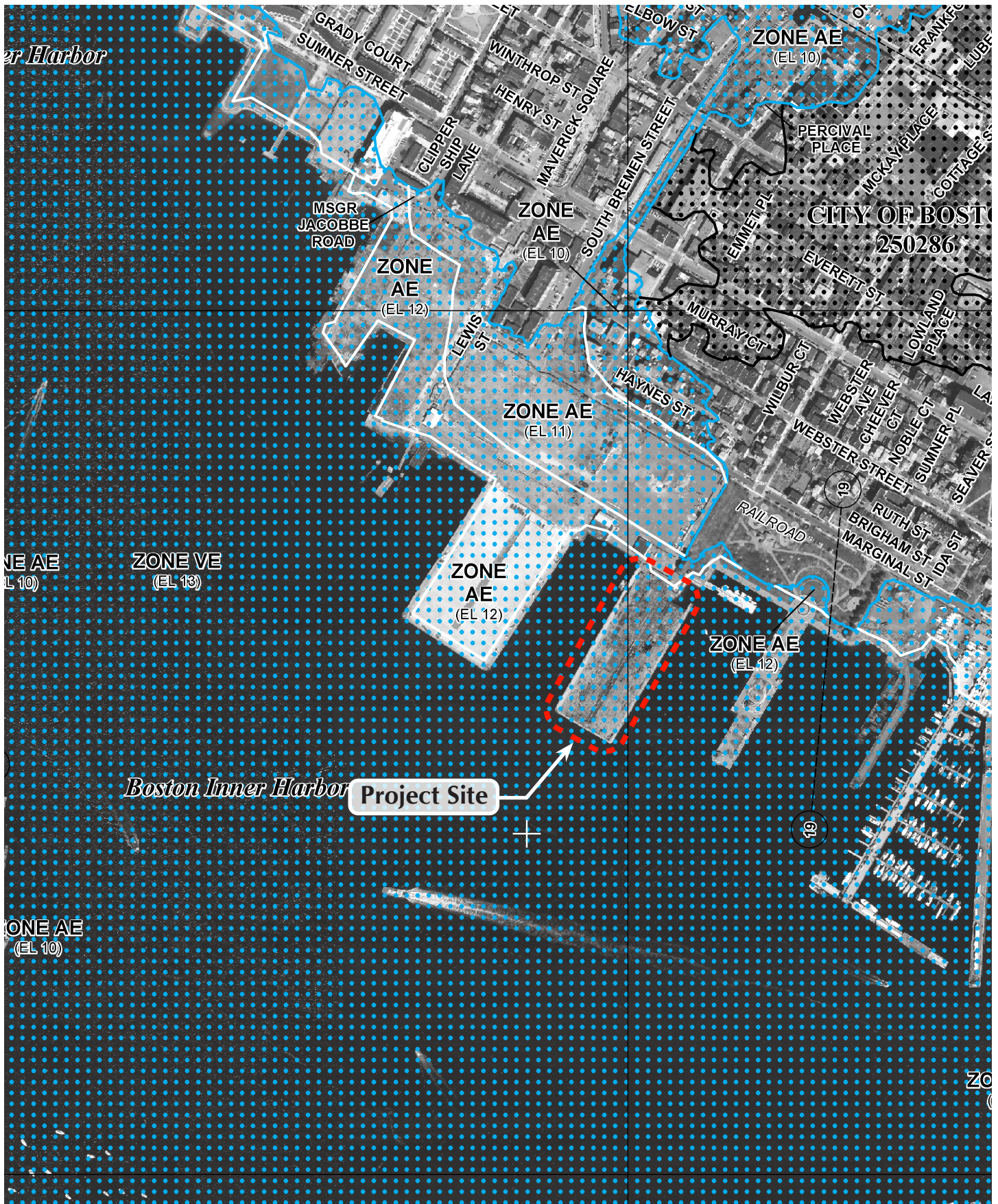
View 2: Looking Southwest along Concrete Apron

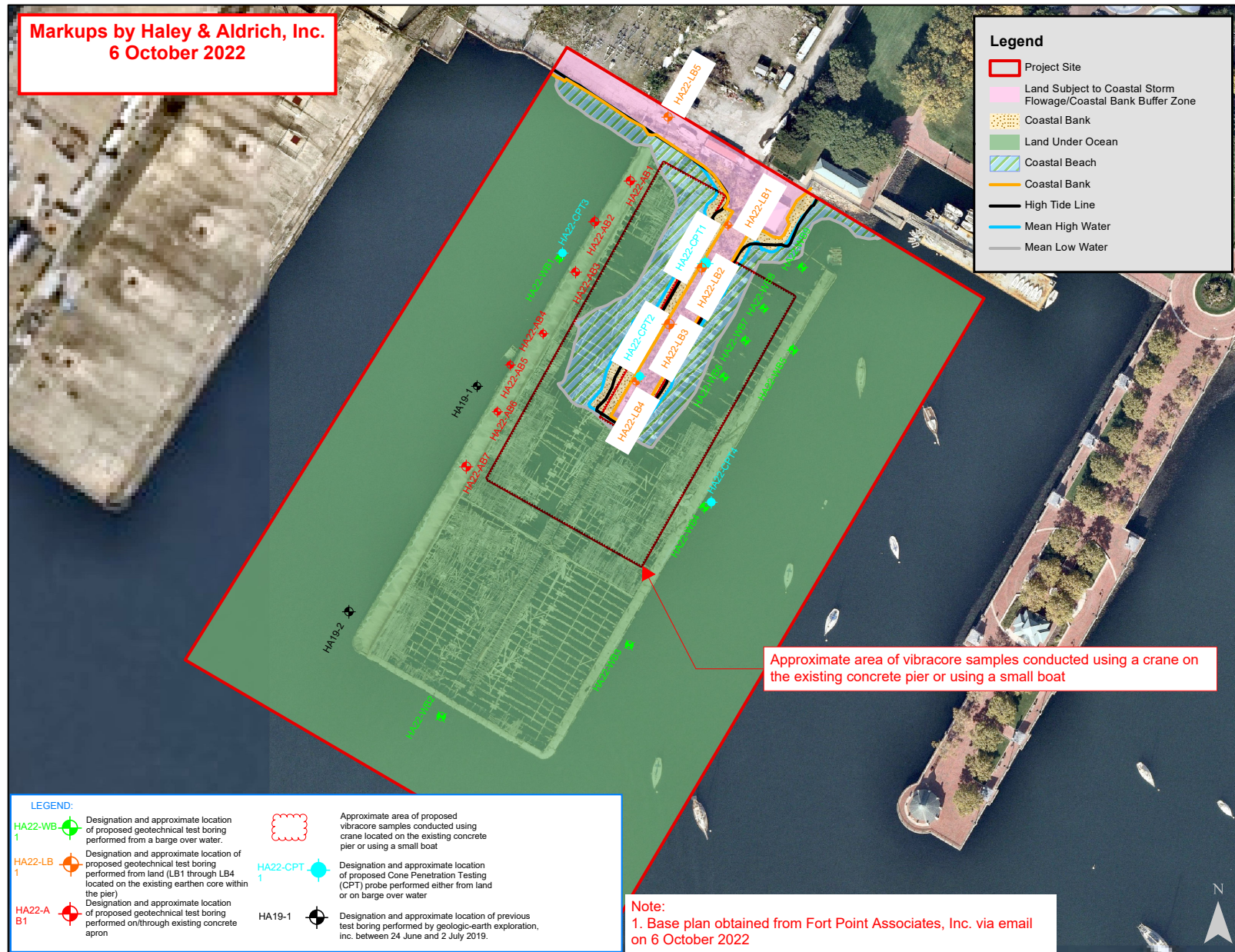


View 3: Looking Northeast across Project Site



View 4: Looking Northwest toward Project Site



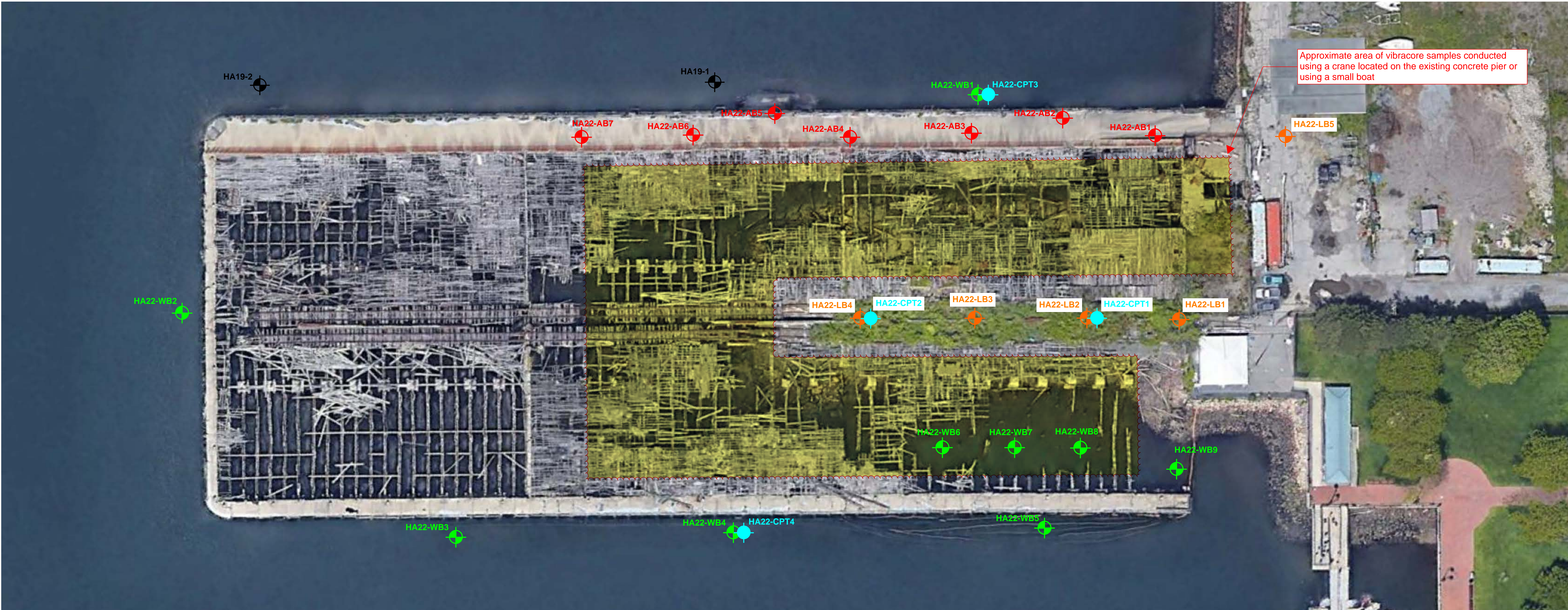


Attachment B

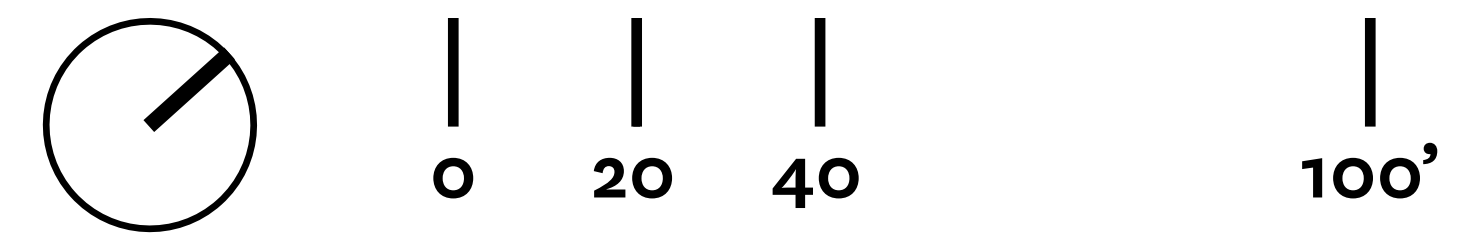
PROJECT PLANS

LEGEND:

- HA22-WB1** (Green circle with crosshair): Designation and approximate location of proposed geotechnical test boring performed from a barge over water.
- HA22-LB1** (Orange circle with crosshair): Designation and approximate location of proposed geotechnical test boring performed from land (LB1 through LB4 located on the existing earthen core within the pier).
- HA22-AB1** (Red circle with crosshair): Designation and approximate location of proposed geotechnical test boring performed on/through existing concrete apron.
- HA22-CPT1** (Blue circle with crosshair): Designation and approximate location of proposed Cone Penetration Testing (CPT) probe performed either from land or on barge over water.
- HA19-1** (Black circle with crosshair): Designation and approximate location of previous test boring performed by geologic-earth exploration, inc. between 24 June and 2 July 2019.
- Vibracore Area** (Yellow cloud shape): Approximate area of proposed vibracore samples conducted using crane located on the existing concrete pier or using a small boat.



Approximate area of vibracore samples conducted using a crane located on the existing concrete pier or using a small boat



Piers Park 3
 The Trustees of Reservations | Michael Van Valkenburgh Associates, Inc.
 16 September 2022



Markups by Haley & Aldrich, Inc.
 3 October 2022

Note:
 1. Base plan obtained from MVVA via email on 20 September 2022

HALEY ALDRICH
 PIERS PARK 3
 BOSTON, MASSACHUSETTS

PROPOSED SUBSURFACE
 EXPLORATION PLAN (OVERLAY
 TO SITE AERIAL)

SCALE: AS SHOWN
 OCTOBER 2022

FIGURE 1

ajulian



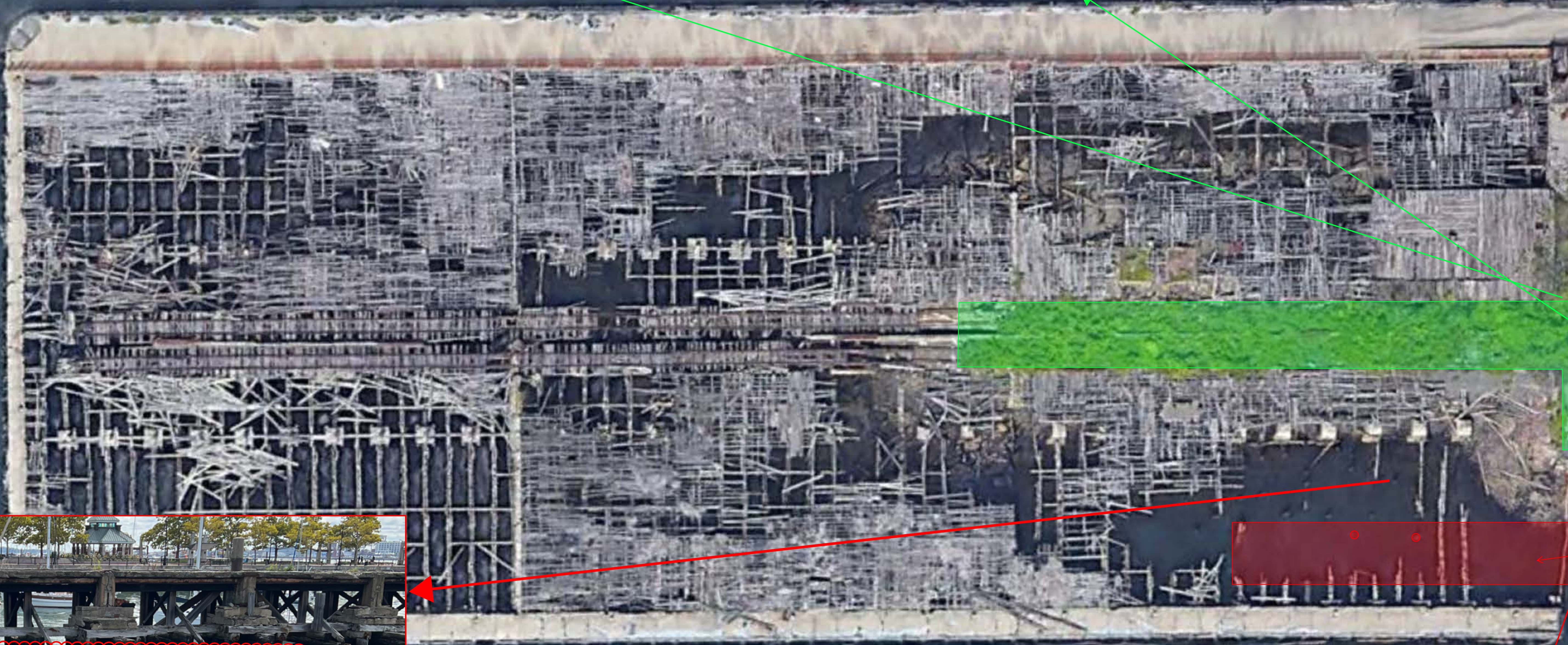
3 Clear vegetation on earthen core (shown to the left of photo)



4 Remove chain link fence and wood fence (wood fence not shown in photo but located behind sailing tent).

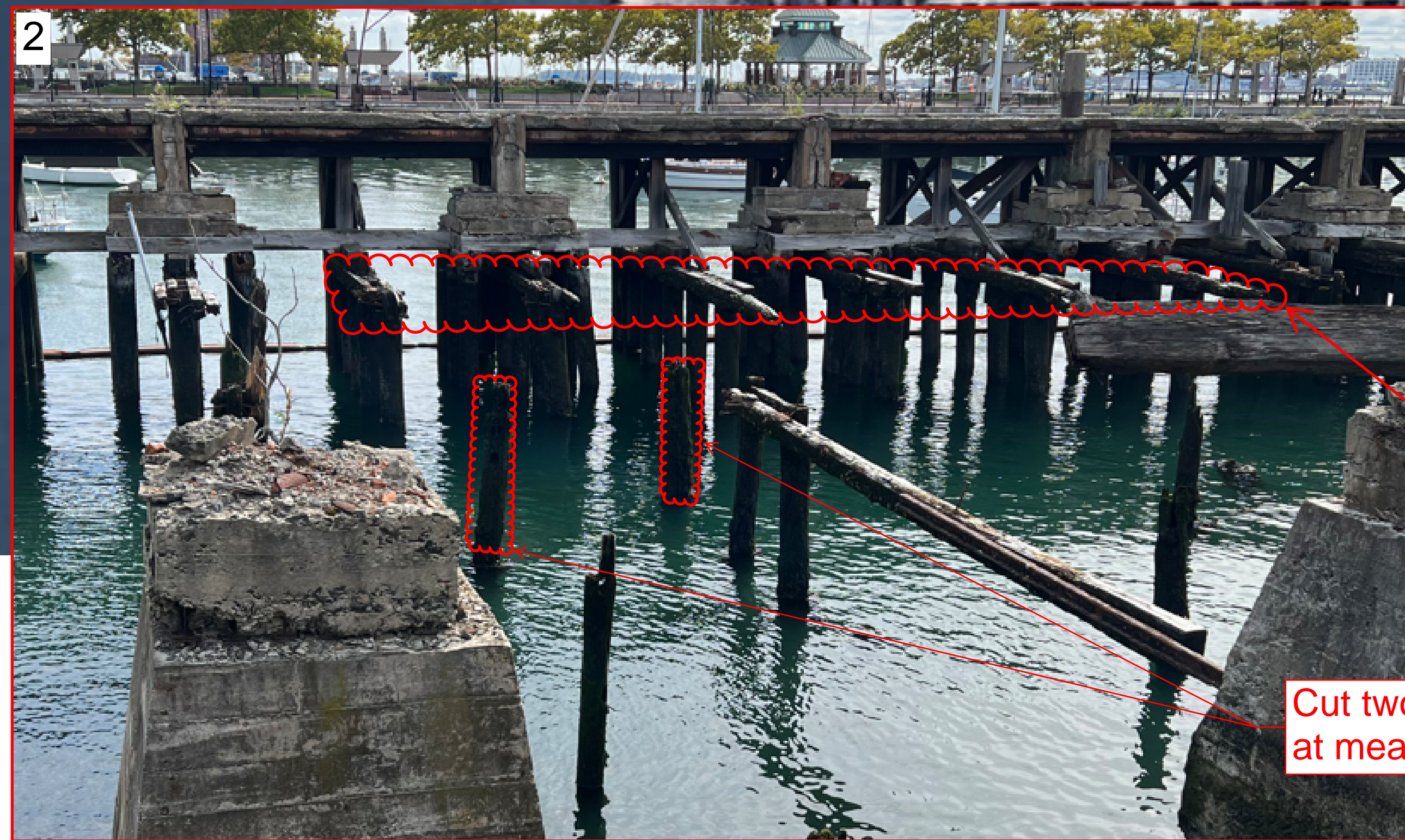


5 Temporarily relocate sailing tent and equipment to provide drill rig access out onto existing earthen core



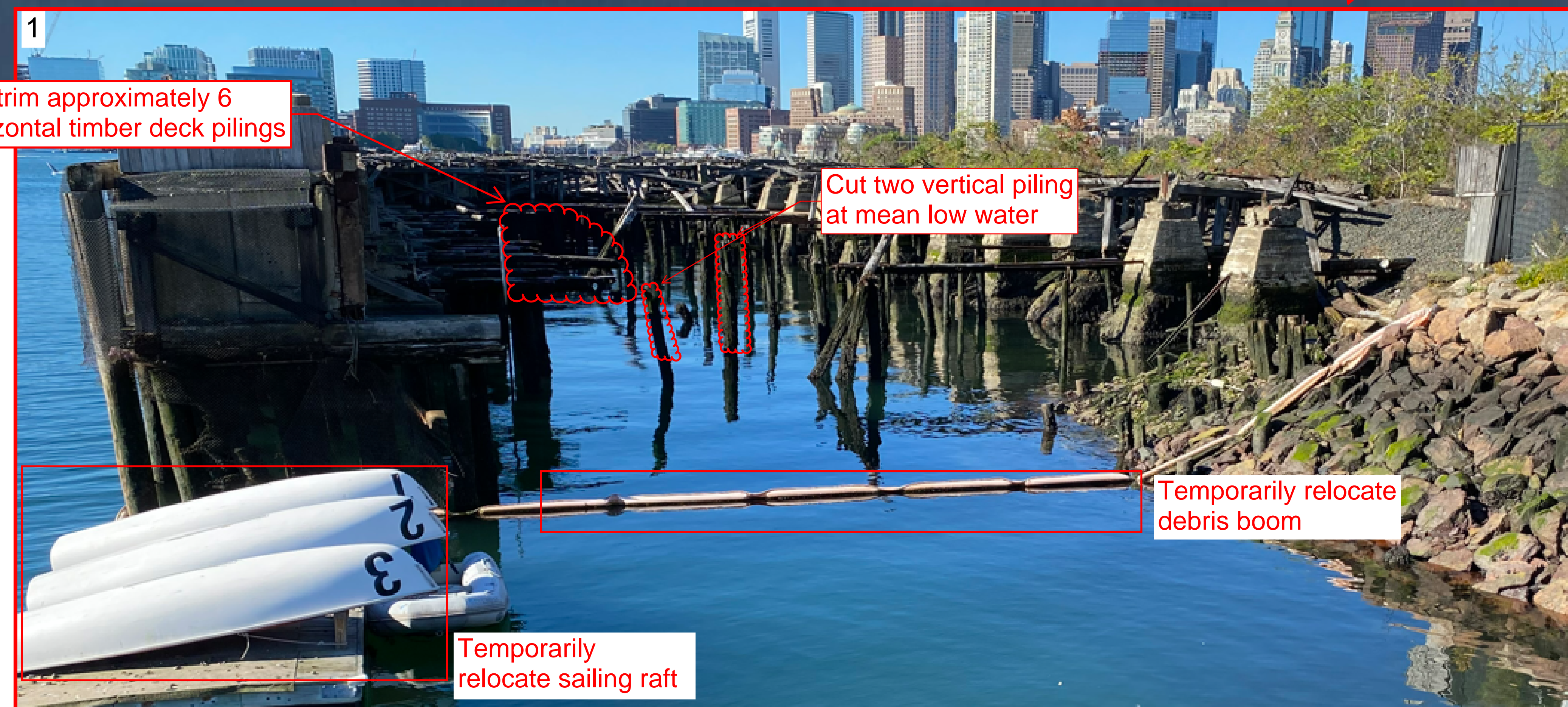
PROVIDE ACCESS FOR ATV DRILL RIG TO PERFORM SUBSURFACE EXPLORATIONS ON EXISTING EARTHEN CORE. REFER TO PHOTOS 3 TO 5 FOR PROPOSED SITE PREP ACTIVITIES REQUIRED FOR ACCESS

PROVIDE ACCESS FOR SMALL BARGE (20x40ft) OR SMALL BOAT TO PERFORM SUBSURFACE EXPLORATIONS INTERIOR TO PIER. REFER TO PHOTOS 1 & 2 FOR PROPOSED SITE PREP ACTIVITIES REQUIRED FOR ACCESS



2

Cut two vertical piling at mean low water



1

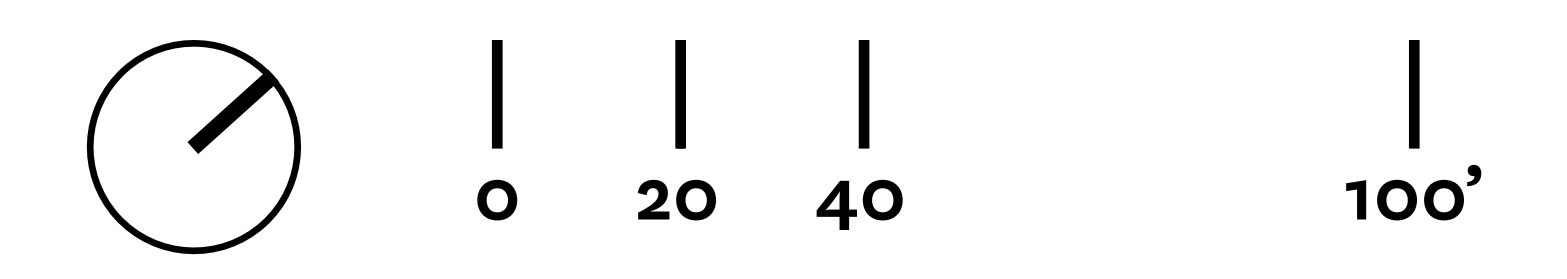
Cut/trim approximately 6 horizontal timber deck pilings

Cut two vertical piling at mean low water

Temporarily relocate debris boom

Temporarily relocate sailing raft

DRAFT
 Markups by Haley & Aldrich, Inc.
 3 October 2022
 Edits by Fort Point Associates Inc.
 7 October 2022



HALEY ALDRICH PIERS PARK 3 BOSTON, MASSACHUSETTS

SITE ACCESS AND STAGING FOR PROPOSED SUBSURFACE EXPLORATION PLAN

SCALE: AS SHOWN OCTOBER 2022

FIGURE 2

ajulian

Existing Conditions

Attachment C

ABUTTER NOTIFICATION



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. 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.





[COVID-19 INFORMATION](#)

<https://www.boston.gov/government/cabinets/boston-public-health-commission/covid-19-boston>

ABUTTER MAILING LIST GENERATOR

Search for an address or enter a parcel ID below.

ADDRESS SEARCH

PARCEL SEARCH

SEARCH

SELECTED PARCEL

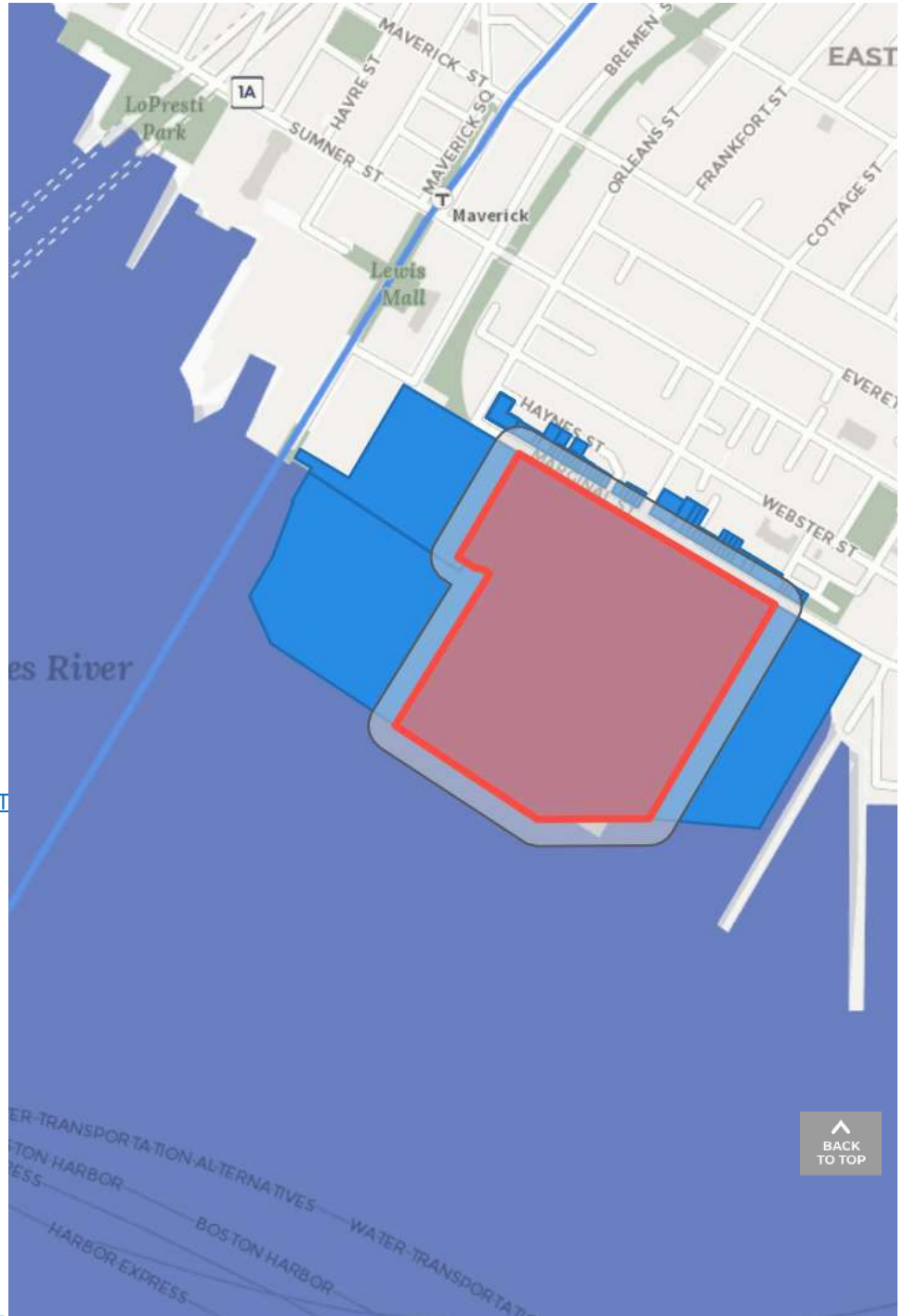
0104446000 - undefined

Enter a buffer distance and a the mailing list csv will appear below.

BUFFER DISTANCE (FEET)

BUFFER PARCEL

[HOW TO DETERMINE AN ADDRESS OR PARCEL ID](#)



BACK TO TOP

[PRIVACY POLICY \(/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-PRIVACY-POLICY\)](#), [CONTACT US \(/DEPARTMENTS/MAYORS-OFFICE/CONTACT-BOSTON-CITY-HALL\)](#)

Abutter Mailing List

Parcel #	Address	City	Zip Code	Mailing Address
104519000	110 A110 MARGINAL ST	EAST BOSTON	02128	ANELLO EZIO C/O MARIA ANELLO CONTRADA 124 HOWARD ST, SAUGUS, MA 01906
104592000	126 128 MARGINAL ST	EAST BOSTON	02128	BARNSTABLE VILLAGE C/O MATTHEW NEWMAN 8 ALTON PL STE 2, BROOKLINE, MA 02446
104593000	MARGINAL ST	EAST BOSTON	02128	BOSTON NATURAL AREAS FUND 73 TREMONT, BOSTON, MA 02108
104567000	MARGINAL ST	EAST BOSTON	02128	CITY OF BOSTON 1 City Hall Square, Boston, MA 02201
104590000	132 MARGINAL ST	EAST BOSTON	02128	COGLIANI SUZANNE C/O JOSEPH CIAMPA 132 MARGINAL ST, EAST BOSTON, MA 02128
104480000	MARGINAL ST	EAST BOSTON	02128	COPPER FORGE PARTNERS LLC PO BOX 1046, BROOKLINE, MA 02446
104520000	MARGINAL ST	EAST BOSTON	02128	DAMORE SANDRA 370 SO ATLANTA DRIVE, VAIL, AZ 85641
104448000	68 B MARGINAL ST 68B	EAST BOSTON	02128	DEBRA R STACK REVOCABLE LIVING TRUST B 68 MARGINAL ST, UNIT 68B, EAST BOSTON, MA 02128
104448000	68 A MARGINAL ST 68A	EAST BOSTON	02128	DEGAETANO MICHAEL C/O FRANK DEGAETANO PO BOX AH, CONYNGHAM, PA 18219
104448000	68 E MARGINAL ST 68E	EAST BOSTON	02128	DEL RAZO JODI LYN C/O JODI LYN DEL RAZO 68 MARGINAL ST UNIT E, EAST BOSTON, MA 02128
104469000	MARGINAL ST	EAST BOSTON	02128	DIGIOVANNI MARK 104 MARGINAL ST, EAST BOSTON, MA 02128
104467000	106 MARGINAL ST	EAST BOSTON	02128	DIGIOVANNI MARK 176 SEA RD, KENNEBUNK, ME 04043
104468000	104 MARGINAL ST	EAST BOSTON	02128	DIGIOVANNI MARK 104 MARGINAL ST, EAST BOSTON, MA 02128
104517000	116 MARGINAL ST	EAST BOSTON	02128	DWYER MICHAEL A 116 MARGINAL ST, E BOSTON, MA 02028
104481000	MARGINAL ST	EAST BOSTON	02128	EAST BOSTON COMMUNITY C/O EBCDC - AL CALDARELLI 72 MARGINAL ST, EAST BOSTON, MA 02128
104448000	68 C MARGINAL ST 68C	EAST BOSTON	02128	HOFMANN ANDREAS G 68C MARGINAL ST, EAST BOSTON, MA 02128
104448000	68 D MARGINAL ST 68D	EAST BOSTON	02128	HOLT STEPEH M JR C/O STEPHEN M HOLT JR 68 MARGINAL ST #D, EAST BOSTON, MA 02128
104516000	2 6 COTTAGE ST	EAST BOSTON	02128	HONAN ROBERT C 4 COTTAGE ST, EAST BOSTON, MA 02128
104476000	91 MARGINAL ST	EAST BOSTON	02128	KENNEDY STEVE 151 APPLETON ST, CAMBRIDGE, MA 02128

104478000	MARGINAL ST	EAST BOSTON	02128	LANDFALL COMMUNITY C/O EBCDC INC 72 MARGINAL ST, E BOSTON, MA 02128
104448000	68 68A MARGINAL ST	EAST BOSTON	02128	LANDFALL TOWNHOUSE CONDO TR 68E MARGINAL, EAST BOSTON, MA 02128
104583000	138 MARGINAL ST	EAST BOSTON	02128	LANZILLI THOMAS F 138 MARGINAL ST, EAST BOSTON, MA 02128
104582000	140 MARGINAL ST	EAST BOSTON	02128	LOMANNO MARC 162 WINONA ST, WEST PEABODY, MA 01960
104446000	75 175 MARGINAL ST	EAST BOSTON	02128	MASSACHUSETTS PORT AUTH 29 MARGINAL, EAST BOSTON, MA 02128
104446010	MARGINAL ST REAR	EAST BOSTON	02128	MASSACHUSETTS PORT AUTH 1 HARBORSIDE DR #200S, EAST BOSTON, MA 02128
104470000	100 MARGINAL ST	EAST BOSTON	02128	MELISSA TAYLOR 100 MARGINAL ST, EAST BOSTON, MA 02128
104475000	92 MARGINAL ST	EAST BOSTON	02128	MORTON CHRISTOPHER J 92 MARGINAL, EAST BOSTON, MA 02128
104461000	37 HAYNES ST	EAST BOSTON	02128	PAGLIUCA ANTHONY 37 HAYNES ST, EAST BOSTON, MA 02128
104581000	142 MARGINAL ST	EAST BOSTON	02128	SUSAN A ZAMOS TRUST 150 ORLEANS ST, EAST BOSTON, MA 02128
104471000	MARGINAL ST	EAST BOSTON	02128	TAYLOR MELISSA 100 MARGINAL ST, EAST BOSTON, MA 02068
104518000	112 MARGINAL ST	EAST BOSTON	02128	VALENTE LOUIS ETAL 112 MARGINAL, EAST BOSTON, MA 02128
104477000	90 MARGINAL ST	EAST BOSTON	02128	VARGAS JOSE 90 MARGINAL ST, EAST BOSTON, MA 02128
104584000	136 MARGINAL ST	EAST BOSTON	02128	VITALE JOHN C C/O JOHN & KIM VITALE 136 MARGINAL ST, 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, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. _____ has filed a _____ 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/or the Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is _____.

C. The project involves _____.

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

E. Copies of the application may be obtained from _____ by contacting them at _____ between the hours of _____, _____.

F. In accordance with the Chapter 107 of the Acts of 2022, 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. 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: 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.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at CC@boston.gov by 12 PM the day before the hearing.

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

De conformidad con la Ley de protección de los Humedales de Massachusetts, 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. **Los Administradores de las Reservas han** presentado una Notificación de Intención ante la Comisión de Conservación de Boston solicitando permiso para modificar una zona sujeta a protección en virtud de la Ley de Protección de los Humedales (Capítulo 131 de las Leyes Generales, sección 40) y de la Ordenanza de los Humedales de Boston.
- B. La dirección del lote donde se propone la actividad es Pier III East Boston.
- C. El proyecto consiste en **21 sondeos, cuatro sondas CTP y hasta 20 muestras de vibrascore para el análisis geotécnico y la evaluación preliminar de los materiales del subsuelo.**
- D. Se pueden obtener copias de la Notificación de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.
- E. Las copias de la Notificación de Intención pueden obtenerse de **Fort Point Associates, Inc** poniéndose en contacto con ewelch@fpa-inc.com o 617-279-4382 entre las **9 AM y las 5 PM, de lunes a viernes**.
- F. De acuerdo con el Capítulo 107 de las Leyes de 2022, la audiencia pública tendrá lugar **virtualmente** en https://zoom.us/j/6864582044. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, introducir el número de identificación de la reunión 686 458 2044 # y utilizar # como identificación de participante.
- G. La información sobre la fecha y la hora de la audiencia pública puede obtenerse de la **Comisión de Conservación de Boston** enviando un correo electrónico a CC@boston.gov o llamando al **(617) 635-3850** entre las **9 AM y las 5 PM, de lunes a viernes**.

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

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 hacer comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o a Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201.

NOTA: Si desea hacer comentarios, puede asistir a la audiencia pública o enviarlos por escrito a comentarios por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201. 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.



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

Under the Massachusetts Wetlands Protection Act

I, Erika Welch, 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 The Trustees of Reservation for 21 test borings, four CTP probes, and up to 20 vibrocore samples for geotechnical analysis and preliminary evaluation of subsurface materials located at Pier III in East Boston.

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

Erika Welch
Name

10/5/2022
Date