

NOTICE OF INTENT

under the

MASSACHUSETTS WETLANDS PROTECTION ACT M.G.L. c. 131, §40

and the

CITY OF BOSTON CONSERVATION COMMISSION

331 CHELSEA STREET

BOSTON (EAST BOSTON), MASSACHUSETTS

PROPOSED RESIDENTIAL REDEVELOPMENT

October 19, 2018

Prepared for: **Volnay Capital**
431 East 3rd Street
Boston, MA 02127

Prepared by: **Boston Coastal Consulting**
86 Morning Street, Unit #1
Portland, ME 04101

Boston Coastal Consulting

CIVIL ENGINEERING CONSULTING
86 MORNING STREET, UNIT #1
PORTLAND, ME 04101

BOSTON COASTAL CONSULTING

86 Morning Street, Unit #1, Portland, ME 04101
Phone: 857.222.7975

October 22, 2018

City of Boston Conservation Commission
Boston City Hall, Room 805
1 City Hall Square
Boston, MA 02201

RE: Notice of Intent – Demolition and Re-construction, 331 Chelsea Street, Boston

Dear Mr. Chairman and Members of the Commission,

Please accept the enclosed package for the demolition of an existing two-family dwelling and the reconstruction of a four-family dwelling at 331 Chelsea Street, in East Boston, under the Massachusetts Wetlands and Rivers Protection Acts and implementing regulations at 310 CMR 10.00 on behalf of Volnay Capital.

Demolition with an excavator shall occur from the front of the existing structure, and place materials in the existing basement area. The excavator will then place materials from the basement into a large dump trailer staged on the street for the disposal and recycling at appropriate sites. Once the structure is removed, the field stone and rubble foundations shall be removed.

Construction of the four-story, four-family, residential building will then occur. There shall be no basement in the new building. A stormwater infiltration system that is designed for the 24-hour, 1-inch storm event shall be constructed at the rear of the site with a proposed 12-inch area drain acting as an emergency overflow weir for large storm events. This system shall receive stormwater from the roof and the rear yard landscaped areas.

Typical preventative construction methods (see Performance Standard Discussion) shall be utilized to ensure protection of the interests under the Wetlands and Protection Acts. No direct or indirect impacts of any wetland resource is anticipated from the construction and operation of the proposed four-family residential dwelling.

If you have any questions, please feel free to contact me.

Sincerely,

Jeffrey Lewis, Project Manager



LIST OF PLANS AND SUPPORTING DOCUMENTS

**331 CHELSEA STREET
BOSTON (EAST BOSTON), MA**

October 19, 2018

1. WPA Form 3 – Notice of Intent
2. NOI Wetland Fee Transmittal Form
3. Transmittal Form for Permit Application and Payment
4. Exhibit A – Project Description
5. Exhibit B – Performance Standards
6. Figure 1 – USGS Locus Map
7. Figure 2 – NHESP Habitat of Rare Species Map & Areas of Critical Environmental Concern
8. Figure 3 – National Flood Hazard Layer FIRMette
9. Abutter Mailing List Generator
10. Abutters Mailing List
11. Notification to Abutters Under the Massachusetts Wetlands Protection Act
12. Affidavit of Service – Abutters Notification
13. Notice of Determination
14. Elevation Certificate
15. Initial Construction Control Document – Architect
16. Initial Construction Control Document – Structural Engineer
17. Checklist for Filing a Notice of Intent with Boston Conservation Commission
18. Fee Calculation Sheet and Copies of Checks Issued

PLANS

- A. Existing Conditions Site Plan - 331 Chelsea Street, Boston, MA dated August 22, 2018.
- B. Utility Site Plan Set – 331 Chelsea Street, Boston, MA dated April 20, 2018 and Revised on October 22, 2018

1

WPA FORM 3 – Notice of Intent



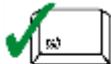
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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
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):

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
_____	_____	_____
d. Latitude	e. Longitude	
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

_____	_____	
a. First Name	b. Last Name	

c. Organization		

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

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

_____	_____	
a. First Name	b. Last Name	

c. Organization		

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

4. Representative (if any):

_____	_____	
a. First Name	b. Last Name	

c. Company		

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

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

_____	_____	_____
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

* The City of Boston does not accept its portion of the MA DEP Filing Fee: Instead, it has its own fee schedule.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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:

<hr/> a. County	<hr/> b. Certificate # (if registered land)
<hr/> c. Book	<hr/> d. Page Number

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

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

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	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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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MassDEP File Number

Document Transaction Number

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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**

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

N/A (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:

N/A (d) Vegetation cover type map of site

N/A (e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

N/A 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.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

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

D. Additional Information

- N/A 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
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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D. Additional Information (cont'd)

N/A 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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

N/A 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

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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.

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

JAM Lewis

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.

2

NOI Wetland Fee 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:

a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

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

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

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 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.)

* The City of Boston does not accept its portion of the MA DEP Filing Fee; Instead, it has its own fee schedule.

3

Transmittal Form for Permit Application and Payment



Enter your transmittal number

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

1. Permit Code: 4 to 7 character code from permit instructions
2. Name of Permit Category
3. Type of Project or Activity

B. Applicant Information – Firm or Individual

1. Name of Firm - Or, if party needing this approval is an individual enter name below:
2. Last Name of Individual
3. First Name of Individual
4. MI
5. Street Address
6. City/Town
7. State
8. Zip Code
9. Telephone #
10. Ext. #
11. Contact Person
12. e-mail address

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site Or Individual
2. Street Address
3. City/Town
4. State
5. Zip Code
6. Telephone #
7. Ext. #
8. DEP Facility Number (if Known)
9. Federal I.D. Number (if Known)
10. BWSC Tracking # (if Known)

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

1. Name of Firm Or Individual
2. Address
3. City/Town
4. State
5. Zip Code
6. Telephone #
7. Ext. #
8. Contact Person
9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

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

EOEA File Number

F. Amount Due

Special Provisions:

- 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.
- Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- Homeowner (according to 310 CMR 4.02).

Check Number Dollar Amount Date

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

4

Exhibit A – Project Description

Exhibit A – Project Description

331 Chelsea Street

The proposed project site is located at 331 Chelsea Street in the East Boston District of Boston, MA. The site is roughly bounded by Chelsea Street to the north, an existing residential structure to the east and existing commercial buildings to the south and west. An existing 2-story, two-family residence is currently located on the site along with a landscaped rear yard area. The entire lot has an area of 2,240 S.F., and is listed on the City of Boston's Assessors Map as Parcel ID Number 0106900000.

Proposed development description:

The proposed development includes constructing a new 4-story, four-family residential building; which will include new domestic water and fire water services, a new sewer service and a stormwater infiltration system designed to capture and infiltrate the stormwater from the site into the underlying soils. The proposed development will also include the installation of a new landscaped rear yard area as shown on accompanying plans.

Wetland Resources:

Please review the attached Report and Figures that provide the results of the subject site with regard to inland and coastal wetland resources, and rare species and rare wildlife habitat. The report provides a Site Locus Map, a MassGIS Orthophoto Map with data layers, including MassDEP Wetlands data layer, and a FEMA FIRM "FIRMette" Map.

This report concludes that there are no inland wetland resources on or adjacent to the site, i.e., no Perennial or Intermittent Streams, no Bordering Vegetated Wetlands, no Land Under Water, no Banks, no Land Under Waterbodies and Waterways, and no Isolated or Bordering Land Subject to Flooding.

The only coastal resource found on site is Land Subject to Coastal Storm Flowage, as shown on the FEMA FIRM "FIRMette" that is based upon the most recent FEMA Map Number 25025C0019J dated Mar 16, 2016. Land Subject to Flooding or Inundation by Coastal Flowage (LSCSF), defined under 310 CMR 10.04 as land subject to any inundation caused by coastal storm up to and including that caused by the 100-year storm (one percent return frequency), surge of record of storm, whichever is greater.

Land Subject to Coastal Storm Flowage:

While there are no Commonwealth performance standards for this coastal resource, the Massachusetts Building Code contains section 780 CMR 120.G Flood-resistant Construction and Construction in Coastal Dunes, that requires construction at or above the Base Flood Elevation. The proposed project is constructed above the Base Flood Elevation.

Demolition:

The first portion of the project is the demolition of the existing residential building. Please see the existing conditions survey plan entitled "Site Plan, Existing Conditions for 331 Chelsea Street, in Boston (East) Mass" prepared by Neponset Valley Survey Associates, Inc. and dated August 22, 2018, for a plan view of the existing property.

Landmarks Commission:

The Boston Landmarks Commission has determined that the existing residential structure is "...not a significant under the Criteria for determining significance in Section 85-5.3(a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required." See attached letter.

Demolition Sequencing:

The building will be demolished using a 30 to 40-ton excavator equipped with a demolition grapple and/or rock bucket. The excavator will work from the sidewalk at the front of the lot, towards the back of the house and place the materials from the superstructure into the existing basement area. Once the building has been razed, the excavator will live load the demolition debris from the basement area directly into 70- to 100 cubic yard (CY) Dump Trailers which will be staged on the street. Once the materials from above grade construction have been removed, foundations, which are field stone and rubble, will be removed and disposed of by the excavator. A minimum of 80 percent of the debris will be diverted from disposal in landfills and incinerators. There will be minimal staging of construction debris onsite.

Construction:

The second portion of the project is the construction of a 4-story, four-family residential building that will contain 2-bedroom units on each floor with the unit floor areas in the 1,000± S.F. range.

Zoning:

Variances were applied from the Boston Zoning Board of Appeals (BZBA) for the following items: Article 53-Section 8 (forbidden), Article 53-Section 9 (Insufficient Lot size, open space, front yard, side yard, rear yard and Excessive FAR, height and stories) and Article 53-Section 56 (Off-street parking insufficient). On March 6th, 2018, the BZBA granted the above-listed requested variances.

Flood Hazard District:

No variance was sought or required for "Flood Hazard Districts" Article 25 Sec. 5 as the project has shown compliance with the provisions of this article. An elevation certificate signed and stamped by S. DesRoche, PLS, and a Flood Design Affidavit signed and stamped by Sharon Gentges, AIA, is attached. The Elevation Certificate package includes elevations of the proposed building by the building architect, Joy Street Design.

Foundation:

The proposed development of the 4-story residential building will not include any traditional “basement” space. The former basement area will be filled to the adjacent ground elevations, as shown on the elevations attached to the Elevation Certificate. The foundation will be typical spread footings with a frost wall. Although soil test pits were not dug, if de-watering is required to install the footings, “Dirt Bags” shall be used to filter the groundwater during construction.

Sprinklers:

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

AE Flood Zone:

A portion of the site is within the FEMA FIRM AE Zone, which is at elevation 10.0 ft. The first floor of habitable living space will be at elevation 11.80 to provide for freeboard above the Flood Zone elevation.

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 and boilers shall be fed from a high-efficiency, tankless water heater. The furnace shall be a minimum of 90% efficient. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient. Approximately 80% of construction waste shall be diverted or recycled.

Stormwater Calculations:

An infiltration system consisting of a Cultec Stormwater Infiltrator will be installed in the proposed rear landscaped area to infiltrate stormwater runoff from the site. The proposed infiltration system will store a 1-inch storm rain event to meet the City of Boston’s storm water recharge requirements. Storm water calculations have been provided, and are located on the Utility Site Plan.

The design runoff volume calculations emanate from the proposed building roof and rear yard patio areas, which total 1,381 S.F. For a 1-inch storm event, the stormwater runoff volume was calculated at 115 Cubic Feet (C.F.). The storage capacity in the Cultec Recharger infiltration system (Cultec, Inc., Model V8HD) is 70 C.F. The storage capacity in the surrounding crushed stone is calculated at 90 C.F. (assuming a 30% void ratio). The total storage volume provided is therefore 70 C.F. plus 90 C.F. giving a total storage capacity of 160 C.F. which is greater than the 115 C.F. necessary for the 1-inch storm event. Therefore, based on the City of Boston’s stormwater requirements, the capacity of the proposed stormwater infiltration system is more than adequate for the proposed development.

5

Exhibit B – Performance Standards

Exhibit B – Performance Standards 331 Chelsea Street

While there are no performance standards associated with Land Subject to Coastal Storm Flowage (LSCSF), there are method and techniques that address some of the protected interests of the Wetlands Protection Act while a project is undergoing construction. These include the following interests and responses.

Protection of public and private water supply:

There are no known public or water supply wells that could be affected by work on the site.

Protection of ground water supply:

Since the frost foundation is a maximum of four to five feet deep, and the stormwater infiltration system does not incorporate a direct stormwater overflow gravity drain connection (see Boston Coastal Consulting Sheet C1.1 – Utility Site Plan), neither of these items shall negatively affect the groundwater levels.

Flood control:

A portion of the area is within the one percent frequency for storm events, in the FEMA FIRM AE (elevation 10.0') Flood Zone that emanates from Land Subject to Coastal Storm Flowage (LSCSF). During construction, this interest shall be protected by ensuring all project-related materials are secured before any storm event to prevent damage from material moving off-site. Additionally, excavate or fill material shall be staged for minimum time periods to ensure there is no volumetric impact on flooding in the surrounding area. When possible, project materials shall be staged above elevation 10.0 feet NAVD 88.

Prevention of pollution:

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, and 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 within the AE Flood Zone on the site.

Protection of wildlife habitat:

The methods cited in the sections above shall appropriately protect wildlife habitat that uses Bremen Street Community Park, the nearest parkland, located south of the site, across Bremen Street.

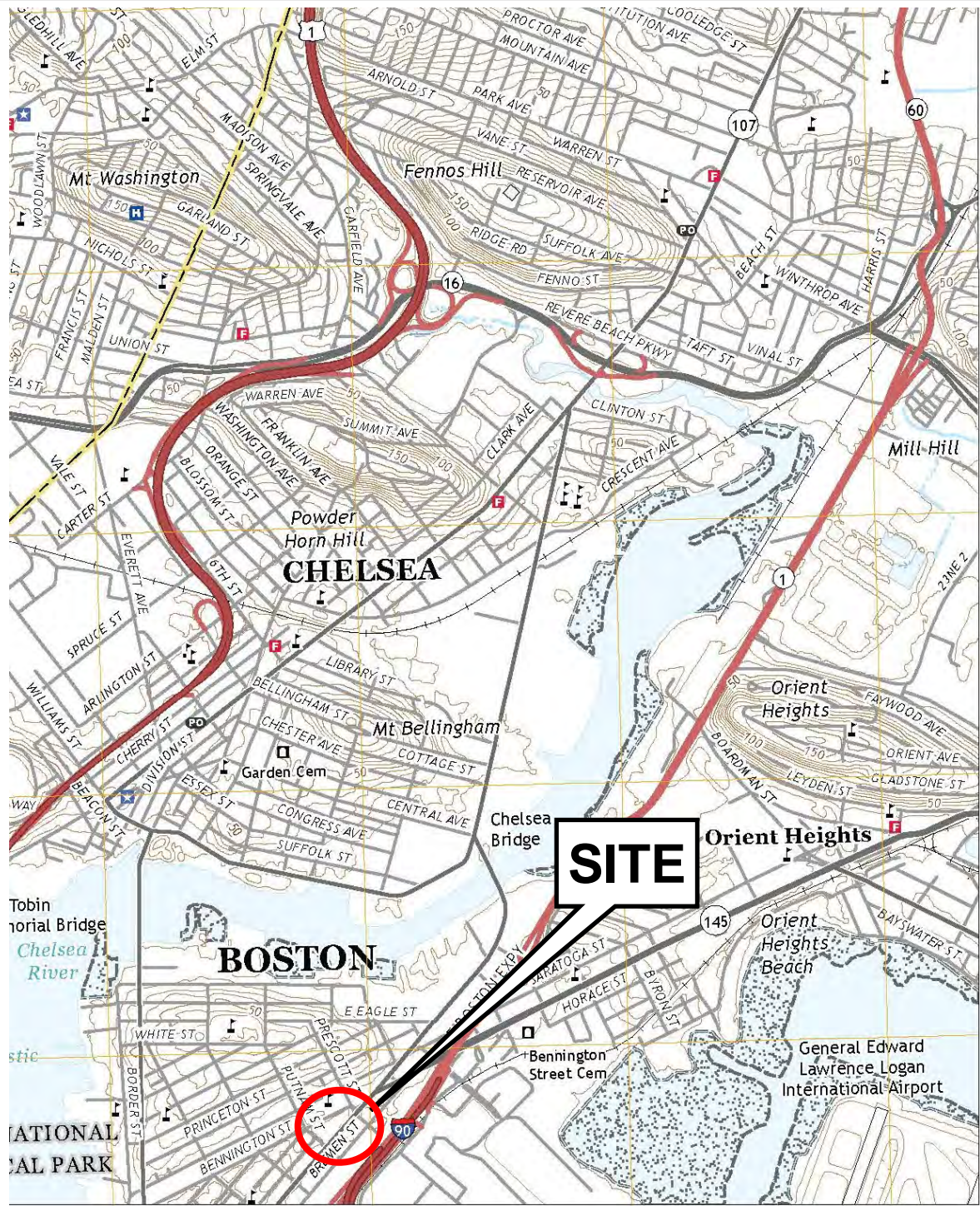
Other conclusions regarding environmental issues can be deduced from review of the attached figures. They include:

- The site is not within an Area of Critical Environmental Concern.
- Work on the parcel could not affect either an Estimated Habitat of Rare Species or a Priority Habitat of Rare Wildlife since the nearest Priority Habitat (PH 250) is at Logan Airport, and Estimated Habitat (EH 795) is about a mile to the north-northwest from the site locus map.
- There are neither Potential or Vernal Pools in the area that could be affected by work on the site at 331 Chelsea Street.
- A portion of the site, that of the rear yard, is within an "AE" FEMA FIRM Flood Zone, with an elevation of 10.0 feet, according to the most recent FEMA FIRM Map, Map Number 25025C0019J dated Mar 16, 2016. The AE Flood Zone is defined as "an area inundated by 1% annual chance flooding, (formerly 100-year flood) for which BFEs (Base Flood Elevation) have been determined."

To further summarize, there are no Commonwealth- or City-jurisdictional wetlands on the site outside the AE Flood Zone.

6

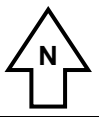
Figure 1 - U.S.G.S Locus Map



32 33 34 35^{000m}E
 46^{94000m}N 42.3750°
 -71.0000°



USGS QUADRANGLE(s) : BOSTON NORTH, MASSACHUSETTS (2018)



Source: Topographic Quadrangle(s) provided by MassGIS Data

FIGURE **1**

Boston Coastal Consulting
 86 Morning Street, Unit #1
 Portland, ME. 04101

LOCUS MAP
311 CHELSEA STREET
 BOSTON, MA. 02128

SCALE :
 1 in. = 2,000+ ft.

DATE : 10/19/18
 JOB # : 18007
 FILE # : locus1

7

**Figure 2 – NHESP Habitat of Rare Species Map &
Areas of Critical Environmental Concern**

FIGURE 2 - NHESP Habitat of Rare Species Map & Areas of Critical Environmental Concern



8

Figure 3 – National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMette



42°22'53.34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | |
| | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | |
| | | Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | |
| | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/19/2018 at 10:54:41 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed October 2017.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°22'26.76"N



71°12'59"W

71°2'5.05"W

9

Abutter Mailing List Generator

Abutter Mailing List Generator --- City of Boston Assessing Department

Enter/Select a Street Name:

331 chelsea

[Find Addresses](#)

Click an Address to find a Parcel:

331 CHELSEA ST, 02128

Enter a Parcel ID:

0302615000

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

Buffer Parameters:

Distance:

[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.
Click [here](#) for an instruction to convert a CSV file to Mailing Labels using MS Word.

Note: Use newer versions of browser to view this site such as IE 11+ or Chrome 47+ etc.



10

Abutter Mailing List

Abutters Mailing List - 331 Chelsea Street (100 Foot Buffer Setback)

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
106910000	ROBERTO LOUIE	C/O LOUIE ROBERTO	282 BENNINGTON ST	EAST BOSTON MA	2128	350 BREMEN ST	EAST BOSTON	2128
106911000	ROBERTO LOUIE TS	C/O LOUIE ROBERTO	282 BENNINGTON ST	EAST BOSTON MA	2128	348 BREMEN ST	EAST BOSTON	2128
106903000	AGUILAR JOSE		337 CHELSEA ST	EAST BOSTON MA	2128	337 CHELSEA ST	EAST BOSTON	2128
106897000	BASILE PALMA M TS		315 CHELSEA ST	EAST BOSTON MA	2128	315 CHELSEA ST	EAST BOSTON	2128
106905000	ROBERTO LOUIE TS	C/O LOUIE ROBERTO TS	282 BENNINGTON ST	EAST BOSTON MA	2128	341 CHELSEA ST	EAST BOSTON	2128
106899000	CHELSEA BREMEN LLC	C/O CHELSEA BREMEN LLC	50 FRANKLIN ST #400	BOSTON MA	2110	319 CHELSEA ST	EAST BOSTON	2128
106907000	LAR PROPERTY MGMT LLC	C/O LAR PROPERTY MGMT LLC	282 BENNINGTON ST	E BOSTON MA	2128	93 PRESCOTT ST	EAST BOSTON	2128
106908000	687 SARATOGA STREET REALTY	C/O LOUIE ROBERTO	282 BENNINGTON ST	EAST BOSTON MA	2128	95 PRESCOTT ST	EAST BOSTON	2128
106902000	HUYNH LINNA		335 CHELSEA ST	EAST BOSTON MA	2128	335 CHELSEA ST	EAST BOSTON	2128
106912000	ROBERTO LOUIE TS	C/O LOUIE ROBERTO	282 BENNINGTON ST	EAST BOSTON MA	2128	BREMEN ST	EAST BOSTON	2128
106900000	331 CHELSEA STREET LLC	C/O 331 CHELSEA STREET LLC	431 E 3RD ST #3	BOSTON MA	2127	331 CHELSEA ST	EAST BOSTON	2128
106901000	FALLAVOLLITA JEANNETTE		333 CHELSEA ST	E BOSTON MA	2128	333 CHELSEA ST	EAST BOSTON	2128
106904000	SITU KEVIN X	C/O KEVIN X SITU	339 CHELSEA ST	EAST BOSTON MA	2128	339 CHELSEA ST	EAST BOSTON	2128
106909000	ROBERTO LOUIE TS	C/O LOUIE ROBERTO	282 BENNINGTON ST	EAST BOSTON MA	2128	97 PRESCOTT ST	EAST BOSTON	2128
106914000	LOGAN AUTOMOTIVE INC	C/O LOGAN AUTOMOTIVE INC	344 BREMEN ST	E BOSTON MA	2128	344 BREMEN ST	EAST BOSTON	2128
106928000	DIVINCENTIS MARY A		344 CHELSEA	EAST BOSTON MA	2128	344 CHELSEA ST	EAST BOSTON	2128
106923000	TRUONG ROBERT	C/O ROBERT TRUONG	356 CHELSEA ST	EAST BOSTON MA	2128	356 CHELSEA ST	EAST BOSTON	2128
106924000	PEREZ CONCEPCION	C/O CONCEPCION PEREZ	24 HIGH ST	EVERETT MA	2149	354 CHELSEA ST	EAST BOSTON	2128
106913000	LOGAN AUTOMOTIVE INC	C/O LOGAN AUTOMOTIVE INC	344 BREMEN ST	E BOSTON MA	2128	BREMEN ST	EAST BOSTON	2128
106930000	THREE THIRTY SIX CHELSEA LLC	C/O THREE THIRTY SIX CHELSEA LLC	1495 HANCOCK ST 4TH FL	QUINCY MA	2169	336 CHELSEA ST	EAST BOSTON	2128
106925000	PEREZ CONCEPCION	C/O CONCEPCION PEREZ	24 HIGH ST	EVERETT MA	2149	352 CHELSEA ST	EAST BOSTON	2128
106929000	YEPES HECTOR	C/O HECTOR YEPES	1024 BENNINGTON ST	EAST BOSTON MA	2128	342 CHELSEA ST	EAST BOSTON	2128
106926000	THREE FORTY EIGHT CHELSEA	THREE FORTY EIGHT CHELSEA LLC	50 FRANKLIN ST #400	BOSTON MA	2110	348 CHELSEA ST	EAST BOSTON	2128
106927000	THREE FORTY EIGHT CHELSEA	THREE FORTY EIGHT CHELSEA LLC	1495 HANCOCK ST	QUINCY MA	2169	346 CHELSEA ST	EAST BOSTON	2128

11

**Notification to Abutters Under the Massachusetts
Wetlands Protection Act**

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Volnay Capital
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of the City of Boston seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is
331 Chelsea Street, Boston (East Boston), MA. 02128
- D. Copies of the Notice of Intent may be examined at the City of Boston Conservation Commission, 1 City Hall Square, Room 709, Boston MA 02201
Between the hours of 9:00 AM and 5:00 PM Monday to Friday.
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant or the applicant's representative , by calling 857-222-7975 between the hours of 9 AM and 5 PM Monday to Friday.
- F. Information regarding the date, time, and place of the public hearing may be obtained from: Boston Coastal Consulting at 857-222-7975 or by email: BostonCoastal@gmail.com
between the hours of 9 AM and 5 PM Monday to Friday.
- Check one: This is the applicant , representative Or other , (specify):

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 in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region:	508.792.7650	Northeast Region:	978.935.2160
Southeast Region:	508.946.2800	Western Region:	413.784.1100

The City of Boston Conservation Commission Public Hearing on this Notice of Intent is currently anticipated to be 11/7/2018 in Room 801 of Boston City Hall, 1 City Hall Square, Boston.

12

Affidavit of Service - Abutters Notification

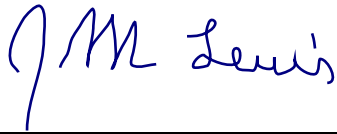
AFFIDAVIT OF SERVICE – ABUTTERS NOTIFICATION

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

I, Jeffrey M. Lewis, hereby certify under the pains and penalties of perjury that on October 24, 2018, notification to abutters was given in compliance with the second paragraph of Massachusetts General Laws (M.G.L.) Chapter 131, Section 40, and the DEP Guide to Abutter Notification, in connection with the following matter:

A **Notice of Intent** filed under the Massachusetts Wetlands Protection Act and the City of Boston Wetlands Protection By-Law by Boston Coastal Consulting, with the Boston Conservation Commission for the property located at 331 Chelsea Street, Boston (East Boston), MA.

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



Name

10/23/2018

Date

13

Notification of Determination



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

July 29, 2018

Lorene Schettino
245 Sumner Street, Suite 110
East Boston, MA 02128

NOTICE OF DETERMINATION

Re: Application #19.085D2399
Review of proposed demolition of the existing structure at 331 Chelsea Street in East Boston, MA 02128

Dear Ms. Schettino,

The Boston Landmarks Commission staff have determined **the existing structure at 331 Chelsea Street in East Boston, MA 02128** are not significant under the Criteria for determining significance in Section 85-5.3 (a-e) of the Demolition Delay Ordinance (Article 85, Chapter 665 of the Acts of 1956 as amended). No further review by the Boston Landmarks Commission under Article 85 is required. If you have any questions regarding this decision, please contact me at 617-635-3850.

Please provide a copy of this determination to Inspectional Services Department when applying for a demolition permit. Thank you for your cooperation in this matter.

Sincerely,

Todd Satter
Staff Architect
Boston Landmarks Commission

cc: Commissioner of Inspectional Services
Mayor's Office of Neighborhood Services

14

Elevation Certificate

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 Ricky Beliveau				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 331 Chelsea 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.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. _____ Long. _____ 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 <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 250286			B2. County Name Suffolk		B3. State Massachusetts
B4. Map/Panel Number 25025C0019	B5. Suffix J	B6. FIRM Index Date 03-16-2016	B7. FIRM Panel Effective/ Revised Date	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 checked="" type="checkbox"/> NGVD 1929 <input 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 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. 331 Chelsea 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: Gps Rover Vertical Datum: NAVD 88

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.

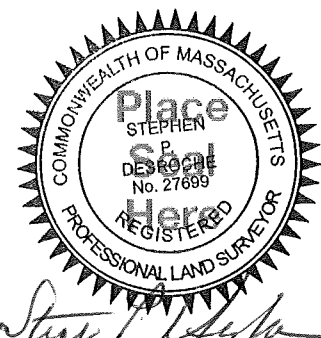
Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ 11.3 feet meters
- b) Top of the next higher floor _____ 20.3 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters
- d) Attached garage (top of slab) _____ feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ 11.3 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) _____ 7.0 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) _____ 11.3 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 6.7 feet 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 Stephen P DesRoche		License Number 27699	
Title Professional Land Surveyor			
Company Name Neponset Valley Survey Associates Inc.			
Address 95 White Street			
City Quincy	State Massachusetts	ZIP Code 02169	
Signature <i>Stephen P. DesRoche</i>	Date 07-23-2018	Telephone (617) 472-4867	Ext.

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)

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. 331 Chelsea 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 331 Chelsea Street LLC Richard Beliveau as Manager			
Address 63 G Street	City South Boston	State MA	ZIP Code 02127
Signature 	Date 10/19/2018	Telephone 860-559-0245	

Comments

Check here if attachments.

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. 331 Chelsea 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.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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. 331 Chelsea 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.

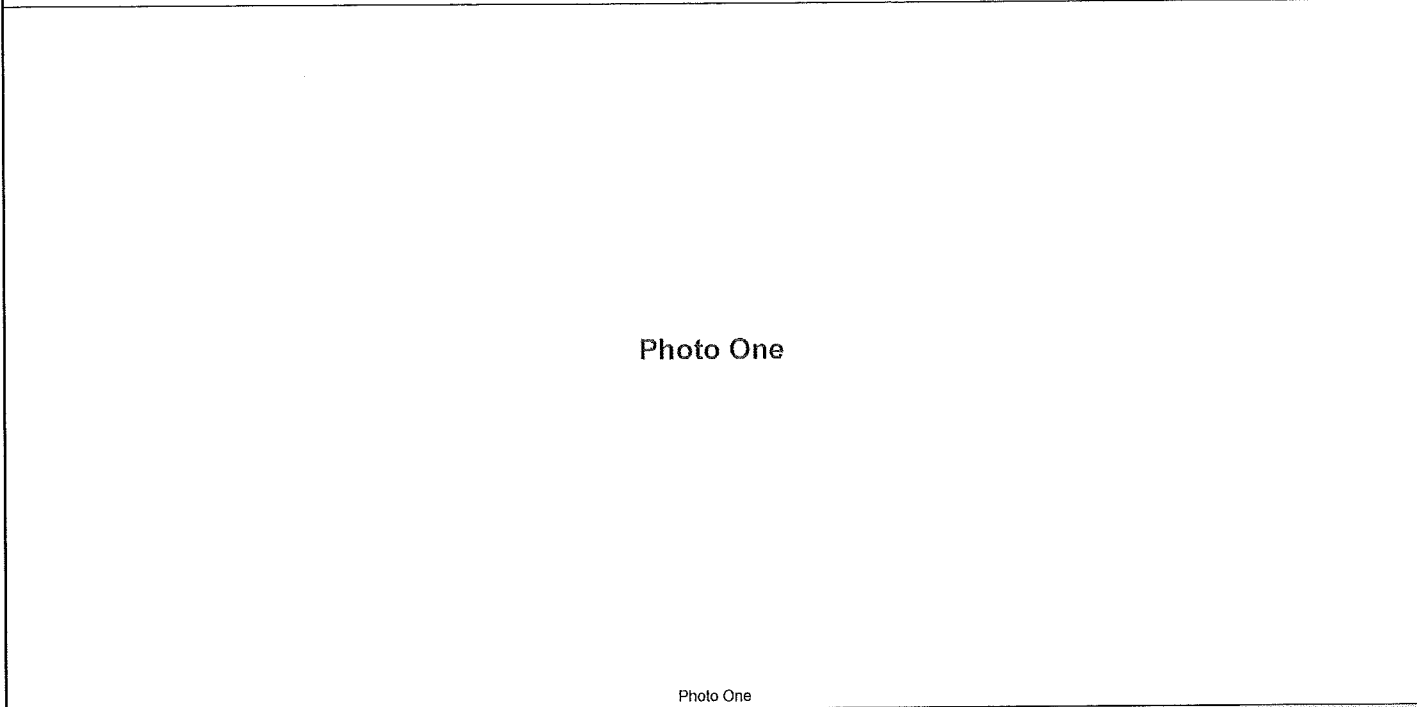


Photo One

Photo One

Photo One Caption	Clear Photo One
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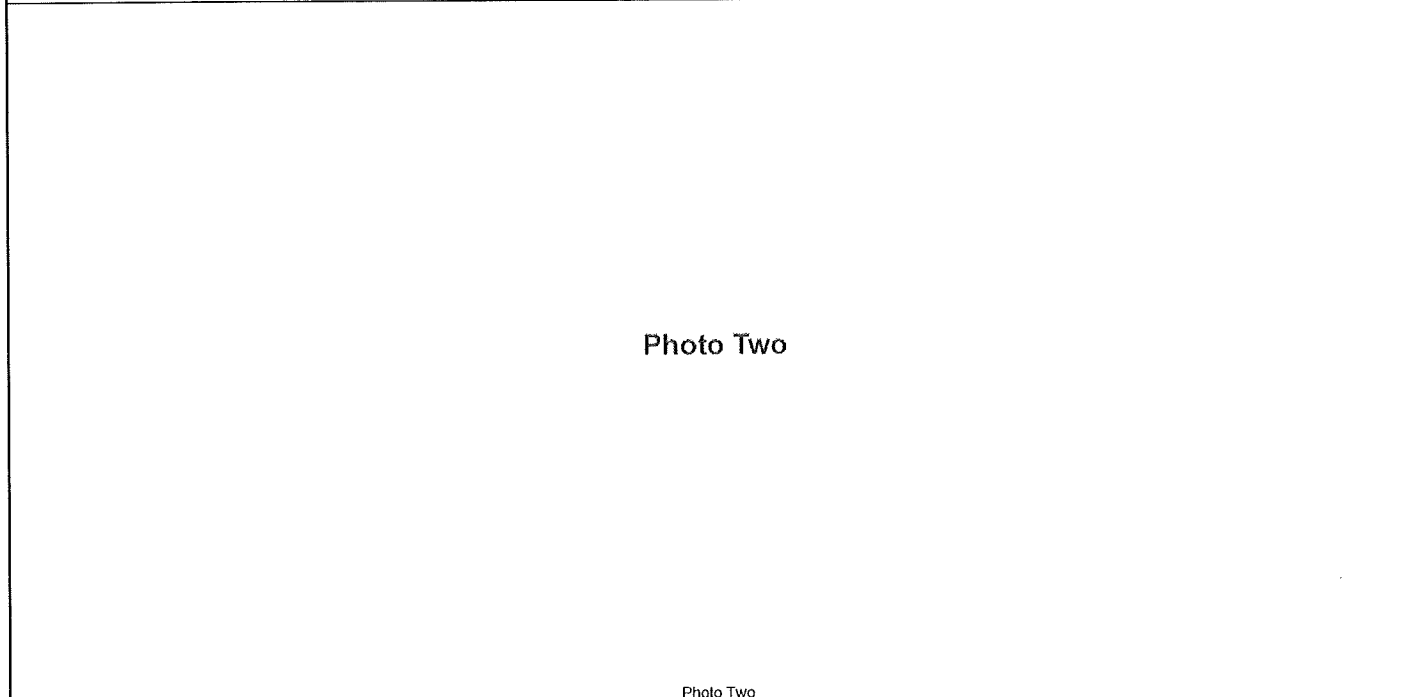


Photo Two

Photo Two

Photo Two Caption	Clear Photo Two
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ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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. 331 Chelsea 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.

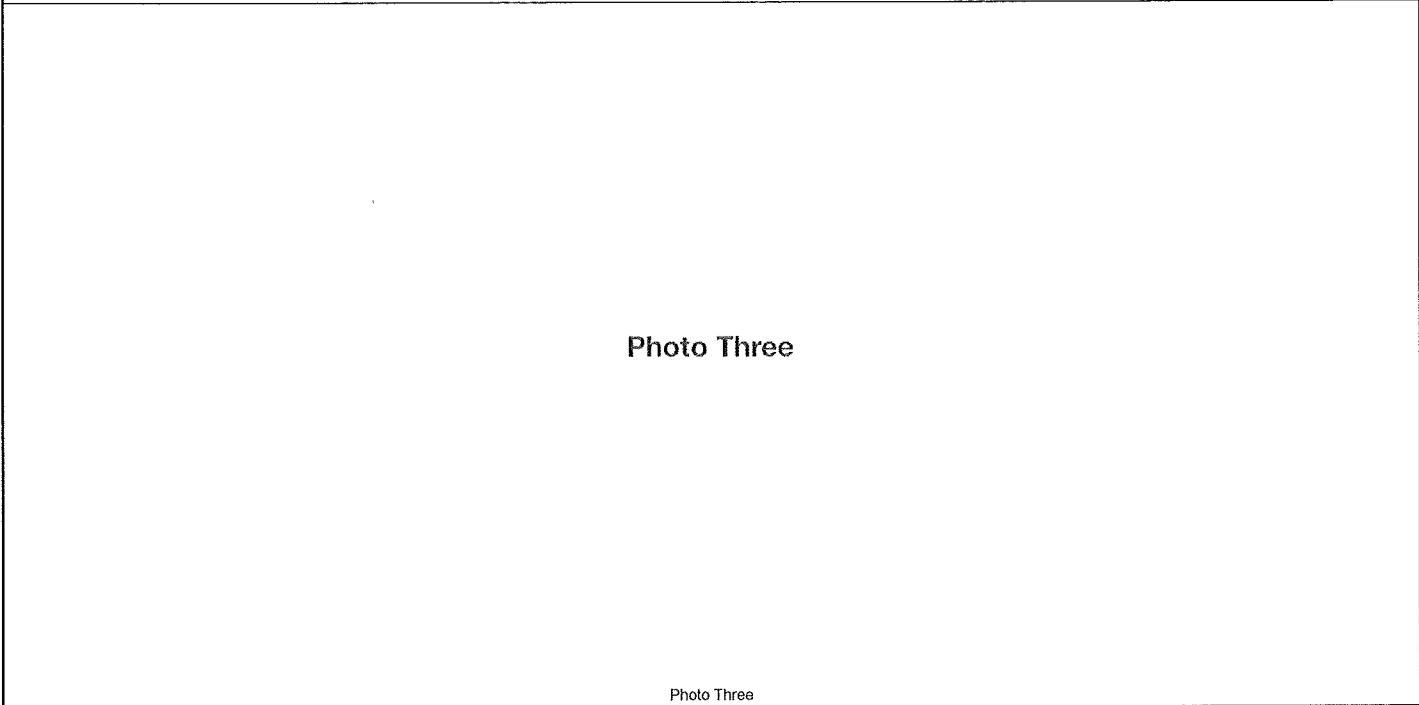


Photo Three Caption Clear Photo Three

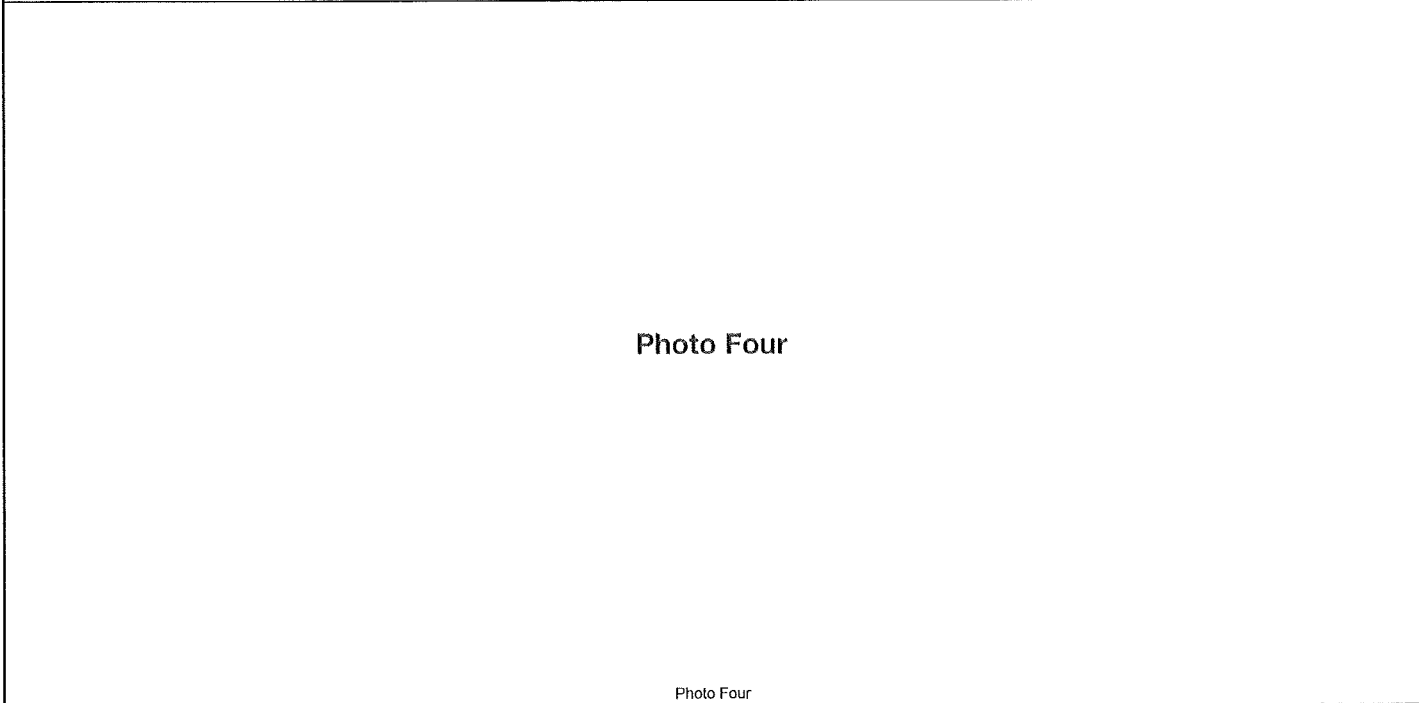
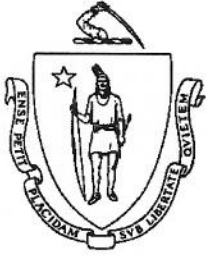


Photo Four Caption Clear Photo Four

15

Initial Construction Control Document - Architect



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the ninth edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: 331 Chelsea St **Date:** 08/22/2018

Property Address: 331 Chelsea St., East Boston, MA 02128

Project: Check (x) one or both as applicable: X **New construction** **Existing Construction**

Project description: New construction of a four-story four-unit multifamily building.

I, Sharon Gentges MA Registration Number: 20280 Expiration date: 08-31-2018 , am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning¹:

X **Architectural** **Structural** **Mechanical**
 Fire Protection **Electrical** **X Other: Flood resistant construction**

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. **Review**, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. **Perform** the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. **Be present** at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

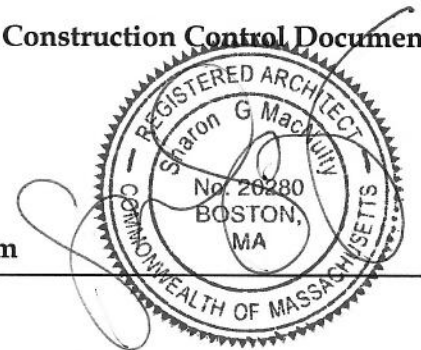
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a '**Final Construction Control Document**'.

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 617-943-5750

Email: sharon@joystdesign.com



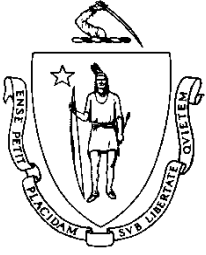
Building Official Use Only

Building Official Name: **Permit No.:** **Date:**

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.

16

**Initial Construction Control Document – Structural
Engineer**



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the ninth edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: 331 Chelsea St **Date:** 08/22/2018

Property Address: 331 Chelsea St., East Boston, MA 02128

Project: Check (x) one or both as applicable: X **New construction** **Existing Construction**

Project description: New construction of a four-story four-unit multifamily building.

I, Jeremiah O'Neill, MA Registration Number: 51974 Expiration date: 06/30/2019, am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning¹:

Architectural
Fire Protection

X **Structural**
Electrical

Mechanical
X **Other:** Flood resistant construction

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. **Review**, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. **Perform** the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. **Be present** at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

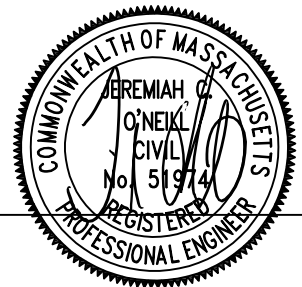
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 617-938-3349

Email: oneill@hayesoneill.com



Building Official Use Only

Building Official Name: **Permit No.:** **Date:**

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.

17

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

Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

To the Conservation Commission:

- Eight copies (a signed original and 7 copies) of a completed Notice of Intent (WPA Form 3)
- Eight copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, and all wetland resource areas and associated buffer zones.
- Eight copies of an 8 1/2" x 11" section of the USGS quadrangle map of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
NB: This is Figure 1 in Boston Coastal Consulting Letter Report
- (If applicable) Eight copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
NB: This is Figure 2 in Boston Coastal Consulting Letter Report
- YES Determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the Natural Heritage & Endangered Species Program have the maps necessary to make this determination.
- N/A (If applicable) Two hard copies and a digital copy of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project representing the wetland resource areas.
NB: No wetland resource areas except for Land Subject to Coastal Storm Flowage (LSCSF)
- N/A A project narrative describing the following: a brief overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts.
- Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents.**
- Abutter Notification, filed concurrently with the Notice of Intent.
- N/A (If applicable) Eight copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/climate-change-preparedness-and-resiliency>. Please print the pdf that you will receive via email after completion and include it in your submission.

18

Fee Calculation Sheet and Copies of Checks Issued

Fee Calculation Sheet and Copies of Checks Issued

331 Chelsea Street, Boston

Project Type:

Demolition of the existing residential building and the construction of a new building in the same location at 331 Chelsea Street in East Boston.

Commonwealth Fee:

One project within Category 2.j – Demolition	= \$500.00
One project within Category 3.b – New Building	= \$1,050.00
<u>Total of two activities</u>	<u>= \$1,550.00</u>
50% of the Total minus \$12.50	= \$762.50

Municipal Portion of Commonwealth Fee:

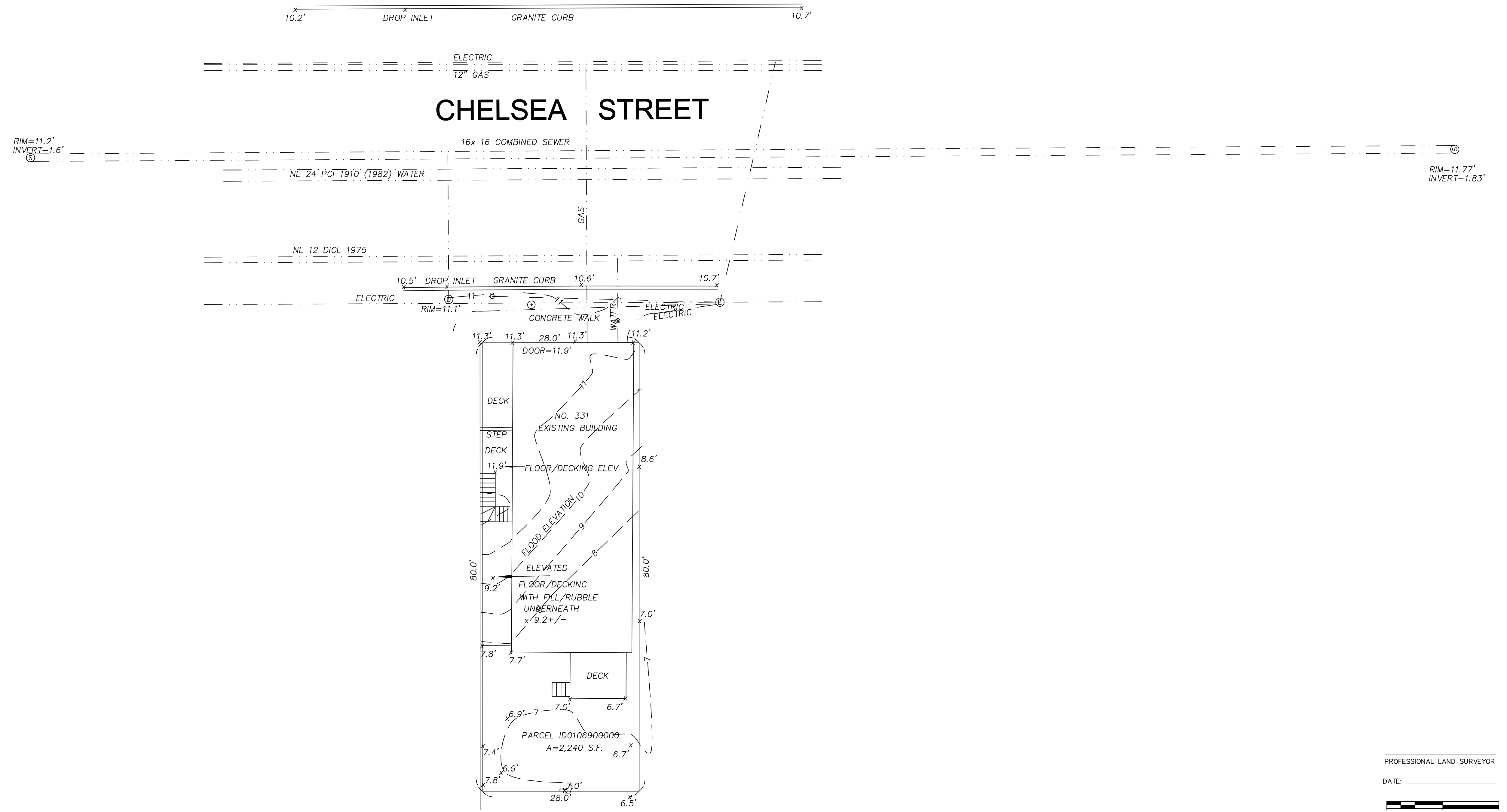
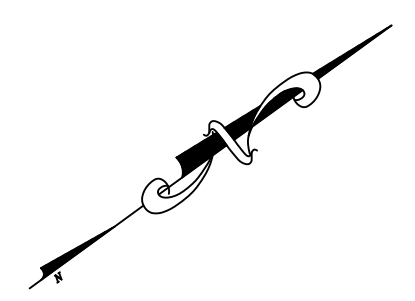
The City of Boston does not accept the municipal portion of the Commonwealth Fee, instead it has its own fee structured, as outlined below:

Demolition Project: Cost between \$1,000.00 and \$50,000.00	= \$50.00
<u>Construction Project over \$100,000.00</u>	<u>= \$1,500.00</u>
Total Fee	= \$1,550.00

A

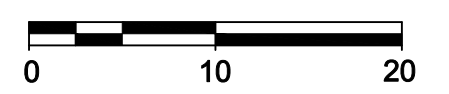
Existing Conditions Site Plan

REFERENCES:
 BOUNDARY LINE SURVEY DONE BY GLORAL ASSOCIATES
 OCTOBER 17, 2018
 ELEVATIONS NAVD 1988



PROFESSIONAL LAND SURVEYOR

DATE: _____



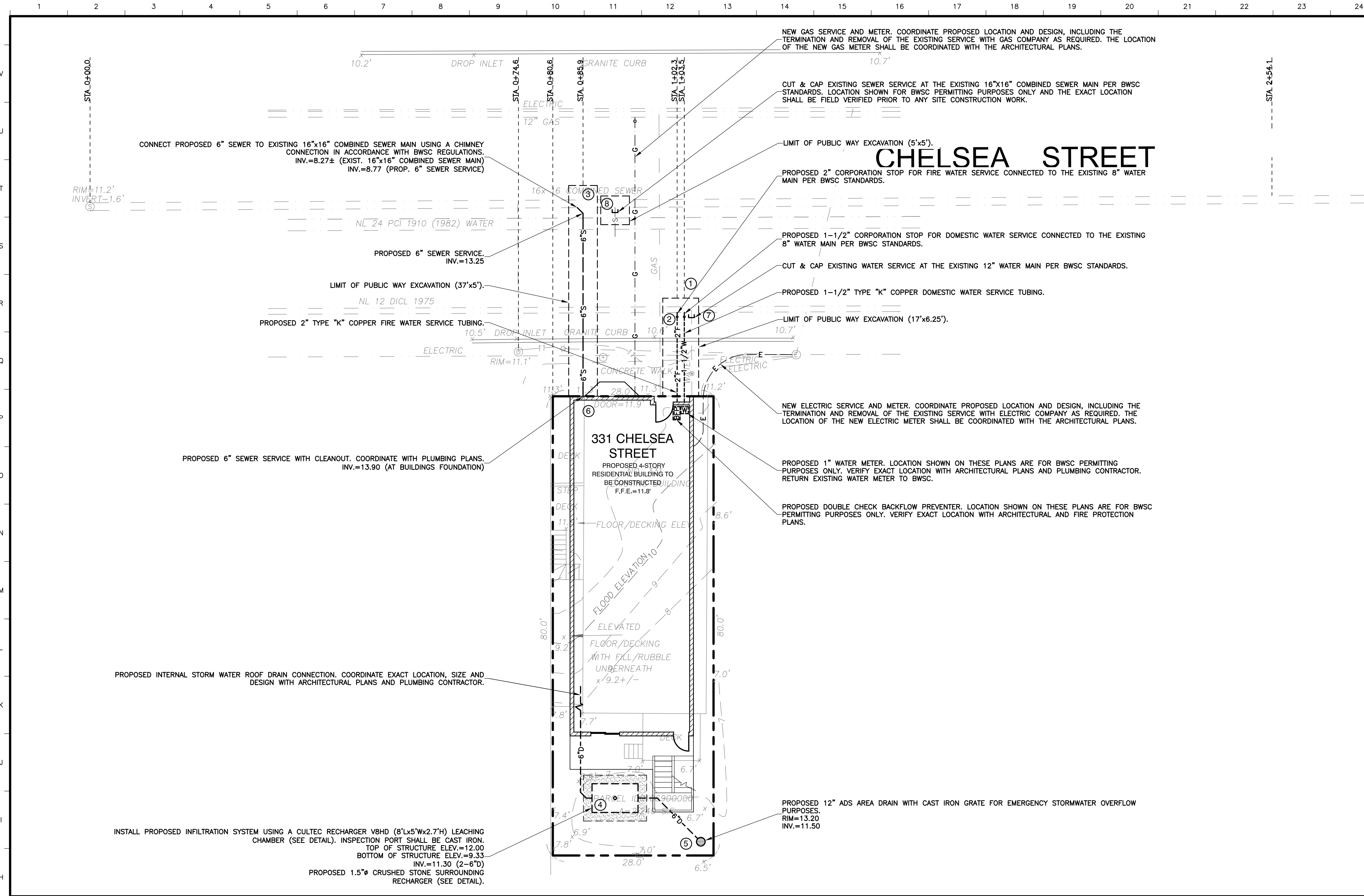
**SITE PLAN
 EXISTING CONDITIONS
 FOR
 331 CHELSEA STREET
 IN
 BOSTON, (EAST) MASS.**

NEPONSET VALLEY SURVEY ASSOC., INC.
 95 WHITE STREET
 QUINCY, MA 02269
 TEL. 617-472-4867

SCALE: 1"=10'
 DATE: AUGUST 22, 2018

B

Utility Site Plan Set



BOSTON WATER AND SEWER COMMISSION
 LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
 REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER AND SEWER FACILITIES AS SHOWN. FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.
 JOHN P. SULLIVAN, JR. P.E.
 CHIEF ENGINEER
 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.

BOSTON WATER AND SEWER COMMISSION
 CROSS CONNECTION
 APPROVAL: _____ DATE: _____

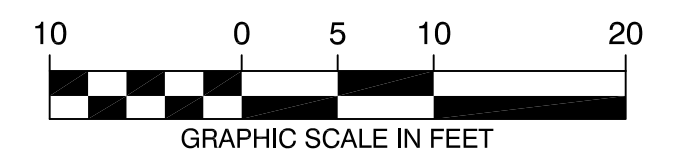
PROPERTY INFORMATION
 PARCEL ID : 010690000
 WARD: 1 PARCEL: 6900
LAND-USE CODE
 CD - CONDOMINIUM
 4 UNIT RESIDENTIAL BUILDING
WATER METER INFORMATION
 EXISTING WATER ACCOUNT NO. : _____
 EXISTING WATER METER NO. : _____
 PROPOSED WATER METER SIZE : 1-INCH
 *EXISTING WATER METER BE RETURNED TO BWSC
ESTIMATED SEWAGE FLOW
 RESIDENTIAL
 8 BEDROOMS x 110 GPD/BEDROOM = 880 GPD
 TOTAL = 880 GPD

SERVICE CONNECTION TABLE

ITEM	QTY	BWSC INSPECTOR/DATE
① PROPOSED 1.5" WATER CONNECTION	(1)	_____
② PROPOSED 2" FIRE CONNECTION	(1)	_____
③ PROPOSED 6" SEWER CONNECTION	(1)	_____
④ PROPOSED INFILTRATION SYSTEM	(1)	_____
⑤ PROPOSED AREA DRAIN	(1)	_____
⑥ DYE TEST SEWER	(1)	_____
⑦ CUT & CAP EXISTING WATER SERVICE	(1)	_____
⑧ CUT & CAP EXISTING SEWER SERVICE	(1)	_____
⑨ AS-BUILT PREPARATION FEE	(1)	_____

OWNER/APPLICANT
 VOLNAY CAPITAL
 431 EAST 3RD STREET
 BOSTON, MA 02127
 PHONE: (860) 559-0245
CONTACT: RICHARD BELIVEAU
PROJECT ADDRESS
 331 CHELSEA STREET
 BOSTON, MA 02128-1455

PLAN REFERENCES:
 EXISTING PROPERTY LINE. TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM A DIGITAL FILE RECEIVED ON APRIL 6, 2018 AND NAMED "331chelsea06.DWG" OF A PLAN ENTITLED "SITE PLAN, EXISTING CONDITIONS, FOR 331 CHELSEA STREET, IN BOSTON, (EAST) MASS." DATED APRIL 6, 2018, PREPARED BY NEPONSET VALLEY SURVEY ASSOCIATES, INC. OF QUINCY, MA.



REVISIONS

NO.	DATE	DESCRIPTION
1	10/22/18	UPDATE BASED ON REVISED SURVEY

DATE: APRIL 20, 2018
 SCALE: 1" = 10'
 SHEET 1 OF 3

331 CHELSEA STREET
 BOSTON (EAST BOSTON), MASSACHUSETTS

C1.1 - UTILITY SITE PLAN
BWSC PLAN #18510

BOSTON COASTAL CONSULTING
 866 East 2nd Street, Unit #2, South Boston, MA 02127
 tel: 857-222-7975

NOTES:

- LOCATIONS AND ELEVATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE REFERENCED SURVEY PLAN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. BOSTON COASTAL CONSULTING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY DEPARTMENT SHALL BE NOTIFIED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHALL BE VERIFIED IN THE FIELD. CALL THE BWSC (617)989-7000 AND DIG-SAFE CALL CENTER, (888)344-7233, 72 HOURS (3 WORKING DAYS) PRIOR TO EXCAVATION.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO BWSC REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- ALL DISTURBANCES WITHIN THE PUBLIC WAY SHALL CONFORM TO CITY AND BWSC STANDARDS.
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO THE BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTIONS ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS ARE ALSO THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IF THE CONNECTIONS CROSS, OR ARE NEAR INDIVIDUAL PROPERTY LINES, PROVISIONS MUST BE MADE TO ALLOW EACH OWNER TO MAINTAIN OR RECONSTRUCT THEIR RESPECTIVE CONNECTIONS. THIS FACT MUST BE INCORPORATED INTO ANY PURCHASE AND SALES AGREEMENT AND DEEDS RELATED TO THE TRANSFER OF OWNERSHIP OF THE PROPERTIES.
- SITE CONTRACTOR TO PROVIDE ALL EXCAVATION, INSTALLATION, BACK FILLING, PAVEMENT PATCHING, ETC. FOR THE INSTALLATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIRE ALARM, WATER, SEWER, DRAIN AND SIMILAR SERVICES.
- IF EXISTING ABANDONED BWSC SERVICES ARE ENCOUNTERED THEY SHALL BE CUT AND CAPPED AT THE MAIN PER BWSC STANDARDS.
- THE PROPOSED DOMESTIC WATER SERVICE SHALL BE TYPE "K" COPPER TUBING.
- FIRE WATER SERVICE SHALL BE CEMENT LINED DUCTILE IRON ZINC COATED, MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI/AWWA C151/A21.51 AND SHALL BE CLASS 56. ALL JOINTS SHALL BE INSTALLED WITH MEGALUG MECHANICAL FITTINGS OR EQUAL.
- THE GRAVITY DRAIN AND SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) PIPE SDR 35 CONFORMING TO ASTM STANDARD SPECIFICATIONS D3034.
- ALL DRAIN AND SEWER PIPES WITHIN THE BUILDING SHALL BE DESIGNED AND INSTALLED PER MASS PLUMBING CODE WHICH SHALL BE SIGNED OFF BY THE LOCAL PLUMBING INSPECTOR.
- CONTRACTOR IS TO OBTAIN THE ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT PRIOR TO FILING A GENERAL SERVICES APPLICATION WITH BWSC.
- CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING AS-BUILT PLANS IN ACCORDANCE WITH BWSC REQUIREMENTS. THIS INFORMATION SHALL BE SUBMITTED TO THE CIVIL ENGINEER FOR THEIR USE.
- CONTRACTOR TO CONFIRM THE LOCATIONS AND INVERTS OF THE EXISTING UTILITIES IN THE STREET PRIOR TO THE INSTALLATION OF NEW SERVICE CONNECTIONS. SERVICES SHALL BE FIELD VERIFIED BEFORE BEGINNING CONSTRUCTION.
- ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT SEDIMENT PRIOR TO ITS DISCHARGE AND SHALL CONFORM WITH BWSC REQUIREMENTS. CONTRACTOR TO SUBMIT A SKETCH OF THESE TO THE CIVIL ENGINEER FOR APPROVAL.
- CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION.
- THE PROPOSED FINISH GRADE ELEVATIONS OF THE UTILITY STRUCTURES ARE APPROXIMATE ONLY. FINAL ELEVATIONS ARE TO BE SET FLUSH. ADJUST ALL OTHER RIM ELEVATIONS OF EXISTING MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF SITE WORK.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND OTHER PRIVATE COMPANIES, AS REQUIRED.
- COORDINATE CATV, TELEPHONE AND GAS INSTALLATION WITH THE UTILITY COMPANIES. THE PROPOSED LOCATIONS OF THESE SERVICES ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY.
- THE EXISTING SEWER, DRAIN AND WATER SERVICES SHOWN ON THESE PLANS ARE SHOWN STRICTLY FOR PERMITTING PURPOSES ONLY. EXACT LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- COORDINATE EXACT SITE LAYOUT, DRAINAGE GRATE MATERIALS, AND PAVING DESIGN/MATERIALS WITH ARCHITECT PRIOR TO CONSTRUCTION. THESE PLANS ARE FOR THE PROPOSED UTILITY DESIGN TO BE USED FOR BWSC PERMITTING PURPOSES ONLY.
- ALL WORK COMPLETED SHALL BE CONSTRUCTED SO THERE WILL BE NO DISTURBANCE TO ANY EXISTING LAND OR ANY EXISTING STRUCTURES ON THE ADJACENT LOTS.

LEACHING STRUCTURE
 CULTEC STORMWATER INFILTRATOR = CULTEC, INC., MODEL NO.: RECHARGER V8HD
 UNIT DIMENSIONS = 8'-0" LENGTH, 5'-0" WIDTH, AND 2'-8" HEIGHT x 1 UNIT
 1.0 FT. CRUSHED STONE BED / SURROUND WITH 1.0 FT. OF CRUSHED STONE

DESIGN RUNOFF VOLUME
 BUILDING & REAR PATIO AREA = 1,381 S.F.
 DESIGN RAINFALL = 1.0 IN.
 RUNOFF VOLUME = 1,381 x (1.0/12) = 115 C.F. RUNOFF FROM 1.0 INCH STORM

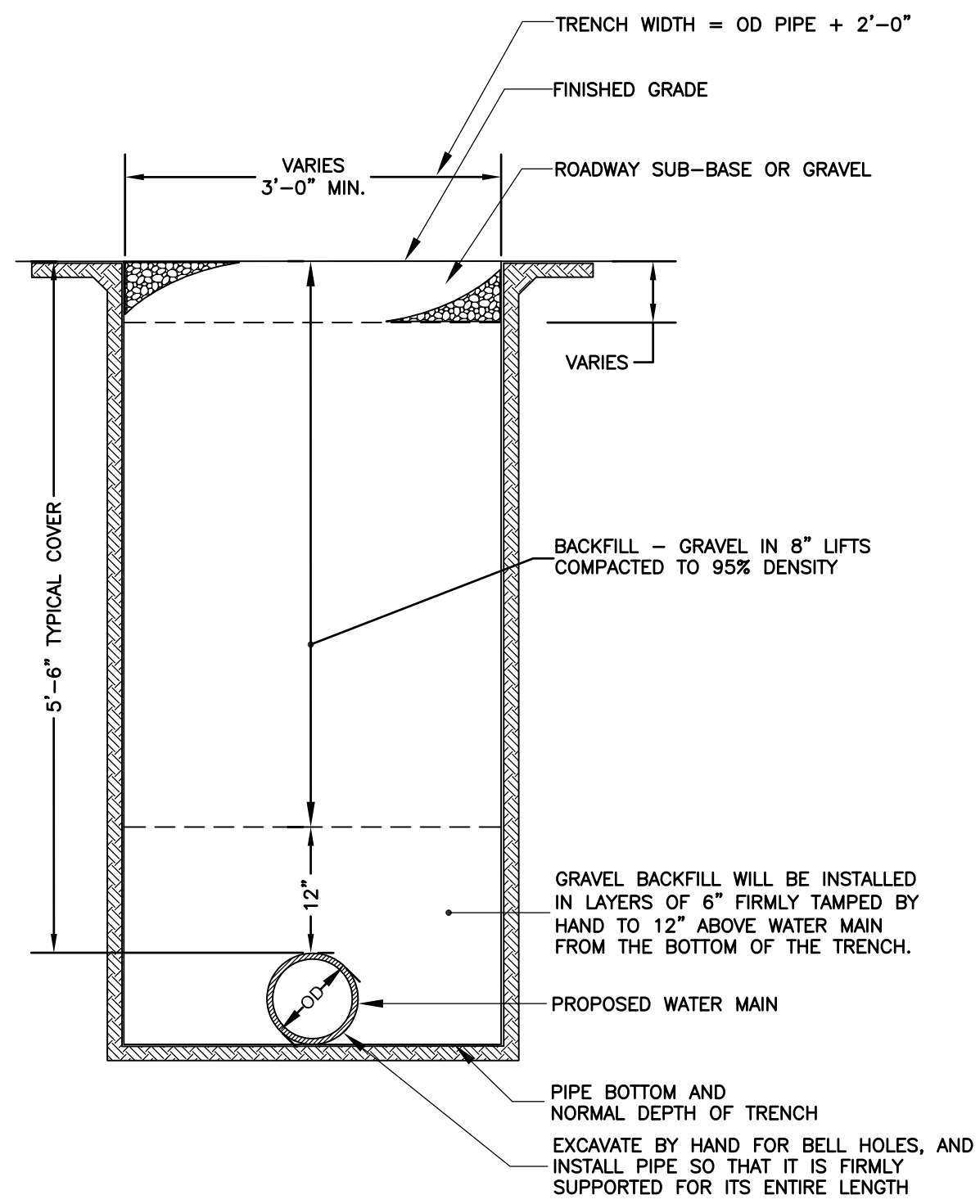
STORM WATER VOLUME CALCULATIONS

LEACHING INFILTRATOR VOLUME	
CHAMBER STORAGE = 8.7 C.F./FT. x 8 FT.	= 70 C.F.
CRUSHED STONE VOLUME	
CRUSHED STONE = L x W x H = 11.0 FT. x 8.0 FT. x 4.2 FT.	= 370 C.F.
(J) CHAMBER STORAGE = 8.7 C.F./FT. x 8 FT.	= 70 C.F.
TOTAL STONE VOLUME	= 300 C.F.
STORAGE CAPACITY IN CRUSHED STONE = 300 C.F. x (30% VOIDS)	= 90 C.F.
TOTAL STORAGE VOLUME	
TOTAL STORAGE VOLUME = 70 C.F. (INFILTRATOR) + 90 C.F. (CRUSHED STONE)	= 160 C.F.

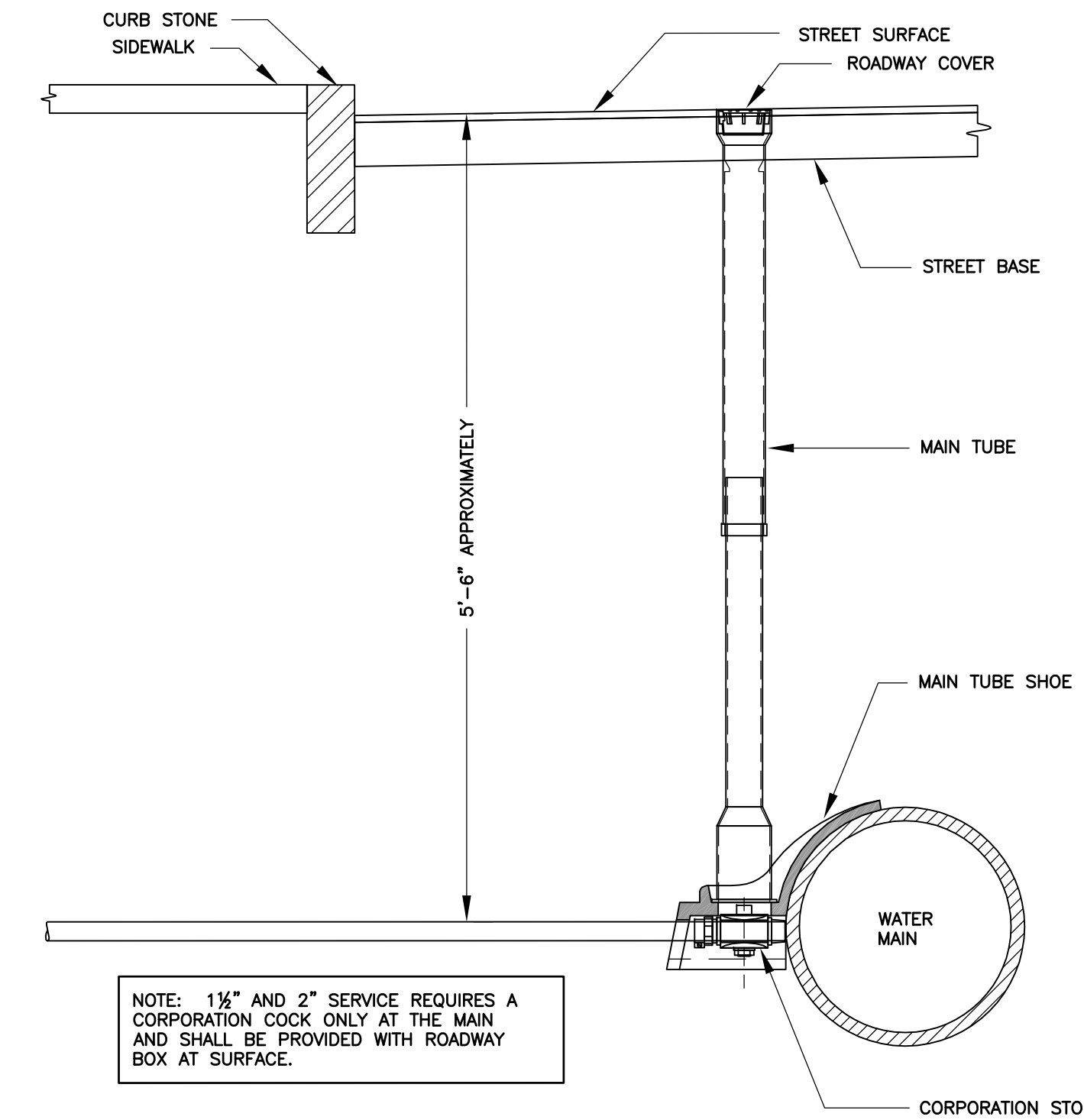
STORM WATER STORAGE VOLUME = 160 C.F. > 115 C.F. RUNOFF FROM 1.0 INCH STORM
 THE PROPOSED LEACHING SYSTEM WILL PROVIDE THE REQUIRED STORAGE TO MITIGATE THE RUNOFF VOLUME FROM THE 1.0 INCH STORM EVENT.

STORMWATER INFILTRATION SYSTEM STORAGE CALCULATIONS

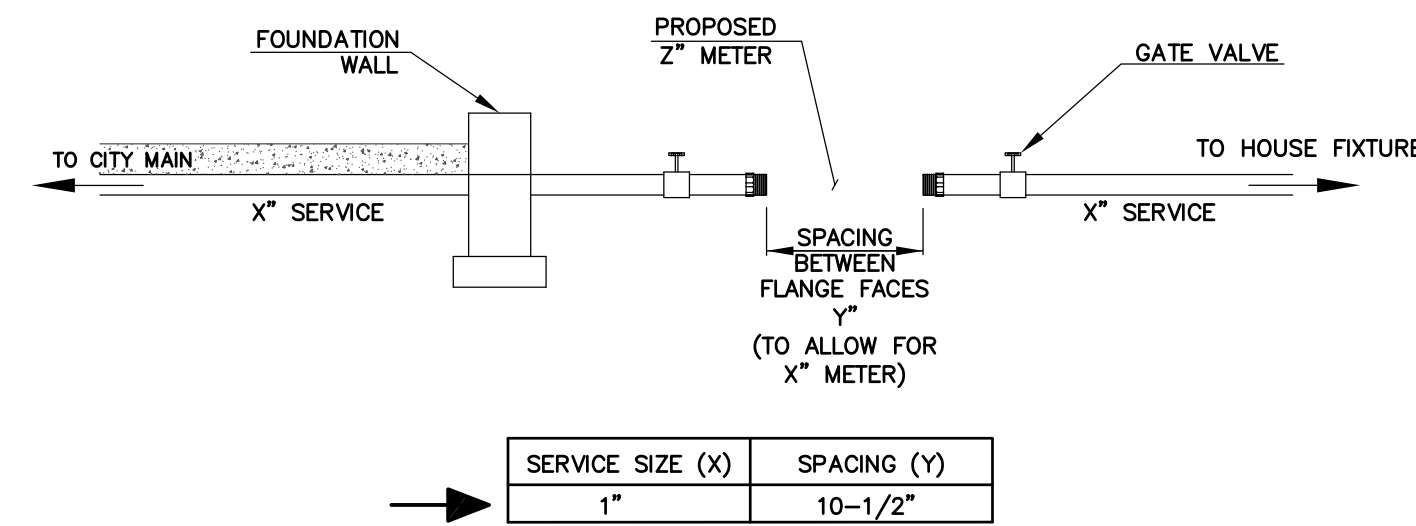
Drawing File: 1807r-StStorm Tab: C1.1 - UTILITY SITE PLAN Plotted on: Oct 22, 2018 10:58am Plotted By: Bostad
 10/22/18 10:58 AM



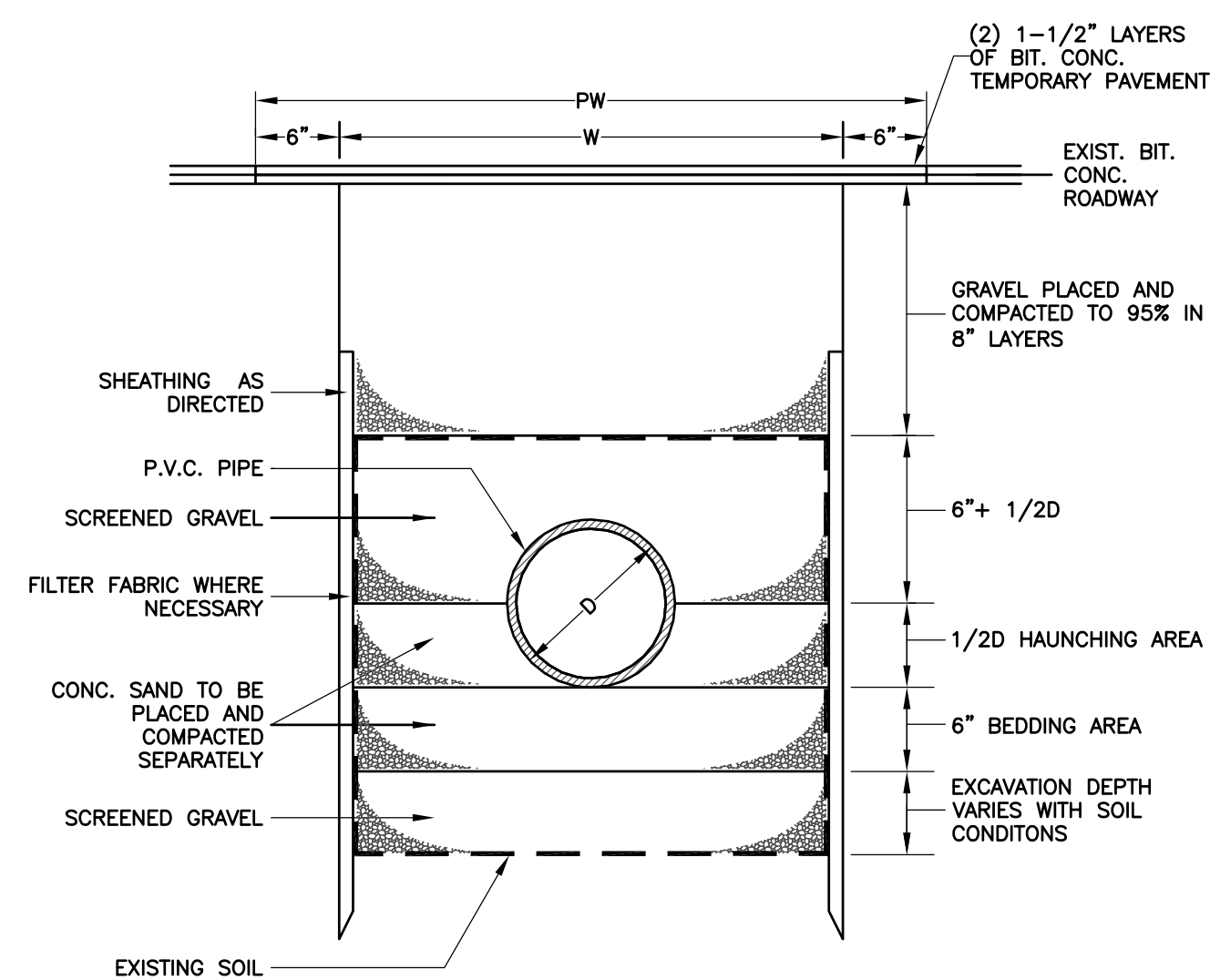
TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND
(NOT TO SCALE)



TYPICAL WATER CONNECTION FOR 1-1/2" AND 2" SERVICE PIPES DETAIL
(NOT TO SCALE)

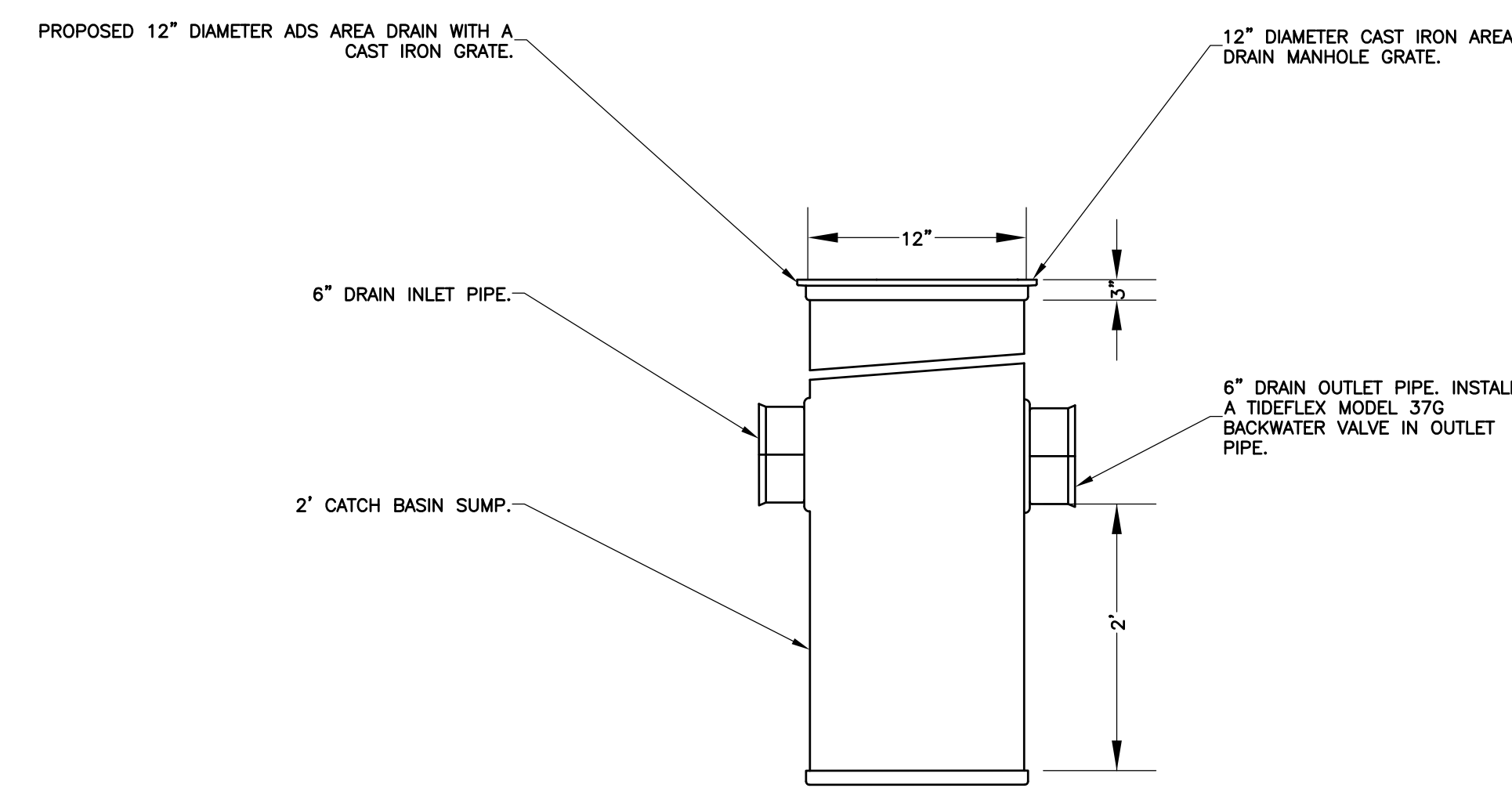


WATER METER INSTALLATION DETAIL
(NOT TO SCALE)

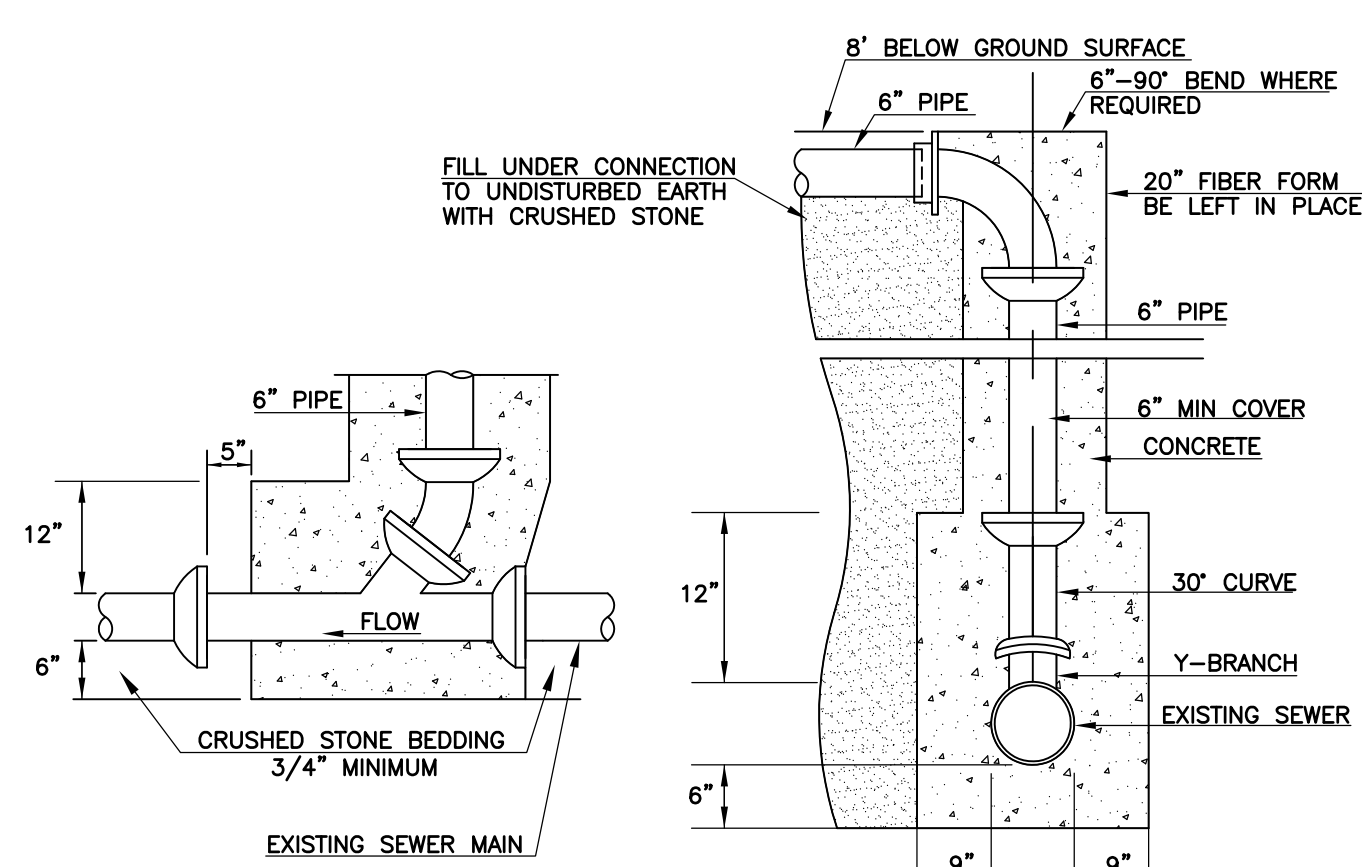


TRENCH DETAIL FOR PVC PIPE
(NOT TO SCALE)

W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0" MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH:
4'-0" MIN. W/O WALERS
5'-0" MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX



12" ADS AREA DRAIN DETAIL
(NOT TO SCALE)



TYPICAL SEWER CHIMNEY DETAIL
(NOT TO SCALE)

OWNER/APPLICANT

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BOSTON, MA 02127
PHONE: (860) 559-0245

CONTACT: RICHARD BELIVEAU

PROJECT ADDRESS

331 CHELSEA STREET
BOSTON, MA 02128-1455

REVISIONS

NO.	DATE	DESCRIPTION
1	10/22/18	UPDATE BASED ON REVISED SURVEY

DATE: APRIL 20, 2018
SCALE: AS NOTED
SHEET 2 OF 3

331 CHELSEA STREET
BOSTON (EAST BOSTON), MASSACHUSETTS

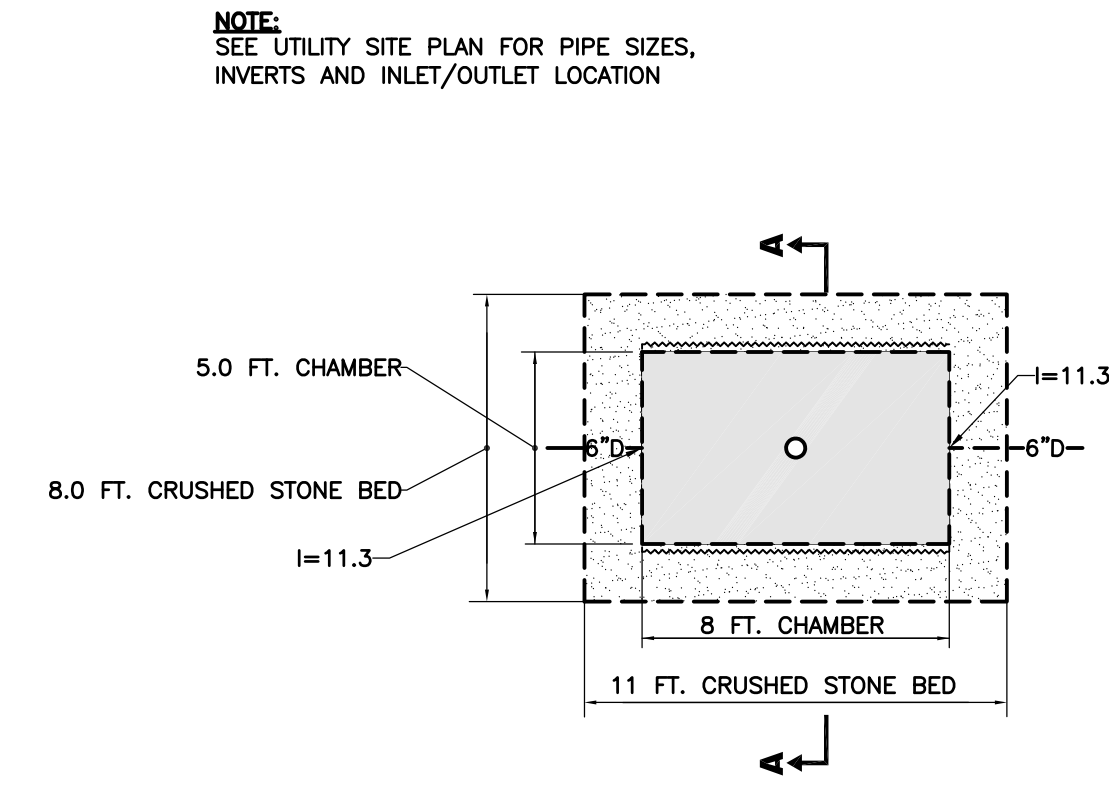
C1.2 - DETAILS
BWSC PLAN #18510

BOSTON COASTAL CONSULTING
866 East 2nd Street, Unit #2, South Boston, MA 02127
tel: 857-222-7975

Drawing File: 1807-Sub.dwg Tab: C1.2 - DETAILS Plotted on: Oct 22, 2018 8:08pm Plotted By: Boob Plot Style Table: C

CULTEC GENERAL NOTES

- CULTEC LLC ("CULTEC") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND CULTEC'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE CULTEC CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-800-428-9832 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.CULTEC.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- CULTEC'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF CULTEC'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF CULTEC'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO CULTEC'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT CULTEC'S WEBSITE: WWW.CULTEC.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED CULTEC'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- CULTEC PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL CULTEC AT 1-888-692-2694 OR VISIT WWW.CULTEC.COM.



CULTEC MODEL # VBHD RECHARGER CHAMBER/INFILTRATION SYSTEM

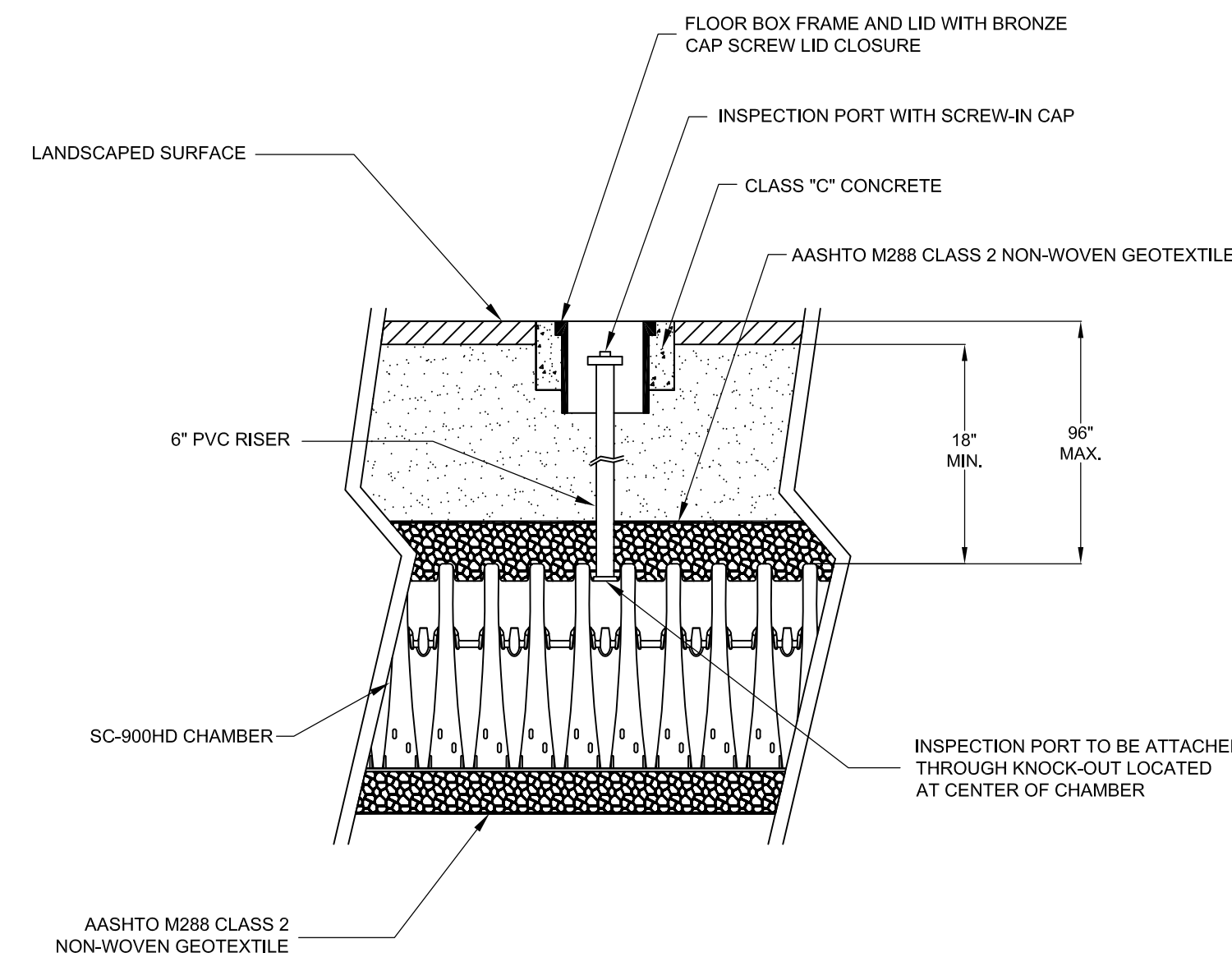
CRUSHED STONE BED

1 ROW OF 1 CHAMBERS (8.0 FT. INSTALLED LENGTH) = 8.0 FT. (TOTAL LENGTH = 8.0 FT.)

LENGTH = 11.0 FT (ROW OF 1)
WIDTH = 8.0 FT
DEPTH = 1.0 FT.

STORMWATER INFILTRATION SYSTEM DETAIL (PLAN VIEW)
SCALE: 1"=5'

CULTEC GENERAL NOTES

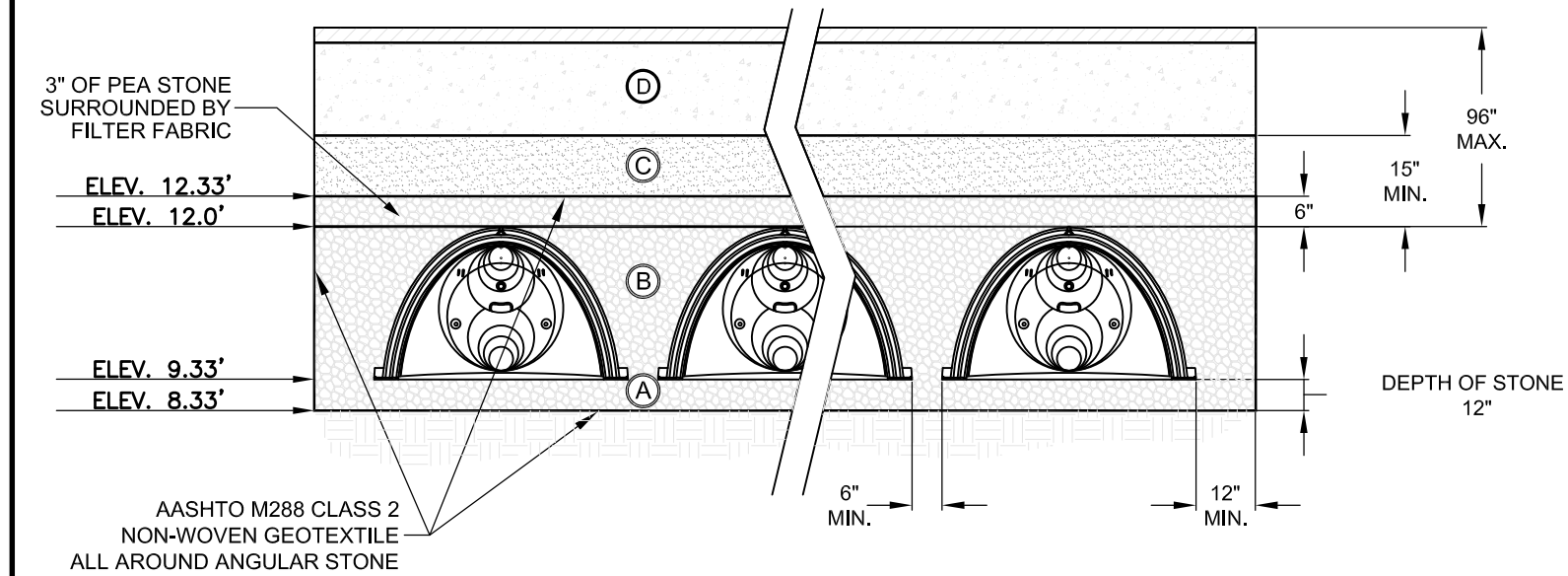


INFILTRATOR INSPECTION PORT DETAIL
(NOT TO SCALE)

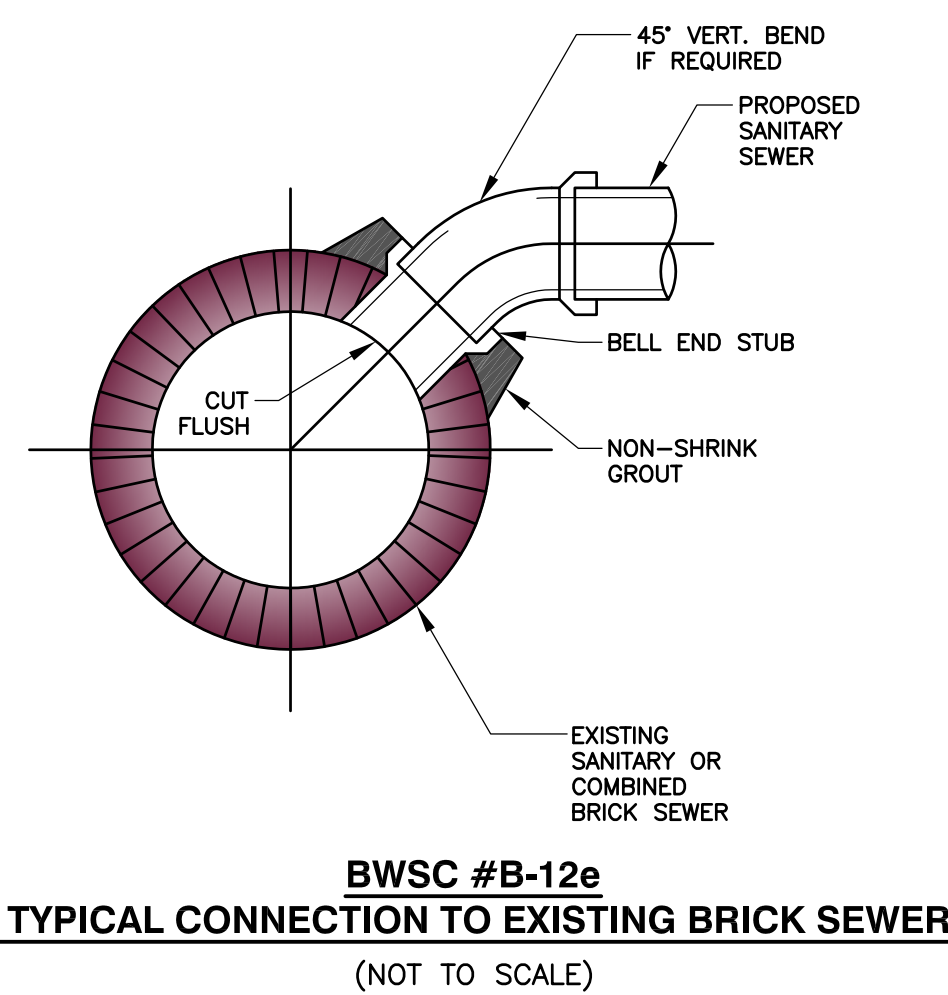
ACCEPTABLE FILL MATERIALS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SURGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1, A-2, A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
③ EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
④ FOUNDATION STONE BELOW CHAMBERS	CLEAN ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

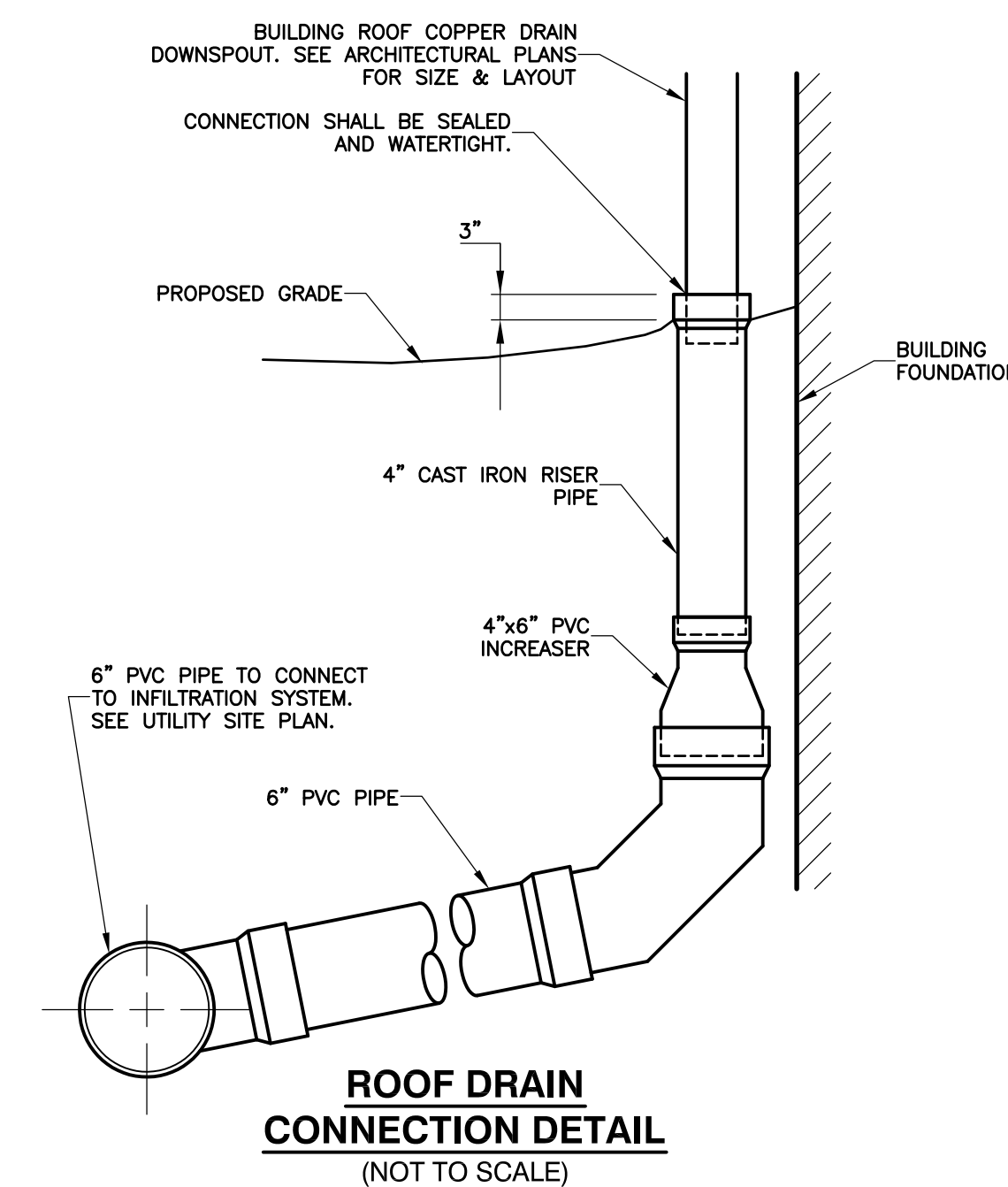
PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS CLEAN, CRUSHED, ANGULAR NO. 4 STONE.



STORMWATER INFILTRATION SYSTEM DETAIL (SECTION VIEW)
(NOT TO SCALE)



BWSC #B-12e
TYPICAL CONNECTION TO EXISTING BRICK SEWER
(NOT TO SCALE)



ROOF DRAIN CONNECTION DETAIL
(NOT TO SCALE)

OWNER/APPLICANT

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CONTACT: RICHARD BELIVEAU

PROJECT ADDRESS

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BOSTON, MA 02128-1455

REVISIONS

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ISSUE	DATE	DESCRIPTION

DATE: APRIL 20, 2018
SCALE: AS NOTED
SHEET 3 OF 3

311 CHELSEA STREET
BOSTON (EAST BOSTON), MASSACHUSETTS

C1.3 - DETAILS
BWSC PLAN #18510

BOSTON COASTAL CONSULTING
866 East 2nd Street, Unit #2, South Boston, MA 02127
tel: 857-222-7975

Drawing File: 1807-33.dwg
 Tab: C1.3 - DETAILS
 Plotted on: Oct 22, 2018 - 8:56pm
 Plotted By: Boon
 Plot Style Table: