



Notice of Intent

under the

Massachusetts Wetland Protections Act, M.G.L. Ch. 131,
Section 40

and the

City of Boston Conservation Commission

69-73 Preble Street, South Boston

Owner:

P&M Realty Trust
69-73 Preble Street
South Boston MA 02127

Applicant:

Sun Property Group
11 Elkins Street
#250
Boston, MA 02127



2/5/19

Boston Conservation Commission
Boston City Hall
One City Hall Plaza
8th Floor – Room 805
Boston, MA 02201

Re: Notice of Intent Filing – 69-73 Preble Street

Dear Members of the Conservation Commission,

In accordance with Massachusetts Wetland Protections Act, M.G.L. Ch. 131, Section 40 and the City of Boston's Conservation Commission, attached herewith please find the Notice of Intent (NOI) filing and supporting documentation for the proposed redevelopment project located at 69-73 Preble Street in South Boston.

The property is currently an improved site with a 2-story garage and office structure that is situated upon nearly the entire footprint of the parcel. The proposed project consists of demolishing the existing structure and erecting a 3-story, 3-residential unit building with a 3 car garage. The work includes all new utility infrastructure to support the new building, as well as a new foundation structure. The project locus is located within Zone AE as depicted on the most recent FEMA Map, numbered 25025C0083J, which necessitates this filing with your Commission and the Massachusetts Department of Environmental Protection (DEP).

We respectfully submit this NOI package for your review and use. Please feel free to reach out to me at 617-765-0400 x207 if you have any questions.

Sincerely,

Anthony Fava
Principal
anthony.fava@sunpropertygroup.com
Sun Property Group



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SUN PROPERTY GROUP

11 Elkins Street #250
Boston, MA 02127
: 617.765.0400 | sunpropertygroup.com

Development | Management | Brokerage

Application Form

WPA Form 3 – Notice of Intent



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number _____

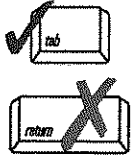
Document Transaction Number _____

City/Town _____

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



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

A. General Information

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

<u>69-73 Preble Street</u>	<u>Boston</u>	<u>02127</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.329175</u>	<u>-71.053935</u>
	d. Latitude	e. Longitude
<u>0700760000</u>	g. Parcel /Lot Number	
f. Assessors Map/Plat Number		

2. Applicant:

<u>Anthony</u>	<u>Fava</u>	
a. First Name	b. Last Name	
<u>Sun Property Group</u>		
c. Organization		
<u>11 Elkins Street, suite 250</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>617-765-0400</u>	<u>800-331-3612</u>	<u>anthony.fava@sunpropertygroup.com</u>
h. Phone Number	i. Fax Number	j. Email Address

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

<u>P&M Realty Trust</u>		
a. First Name	b. Last Name	
c. Organization		
<u>69 Preble Street</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
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):

<u>\$762.50</u>	<u>\$762.50</u>	<u>\$1,500.00 (Boston)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construct a new 3-family, 3-story dwelling with 3 garage parking spaces within flood zone AE, elevation 10 NAVD88 (Land Subject to Coastal Storm Flowage).

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 checked="" 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:

Suffolk

a. County

22824

c. Book

b. Certificate # (if registered land)

57

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.



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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

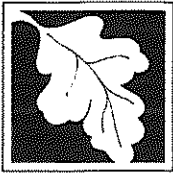
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

<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 checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,700	

	1. square feet	

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

_____ a. square feet of BVW _____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings _____ b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

01 Oct 2008

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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



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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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

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

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

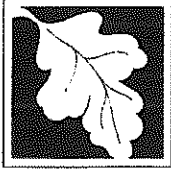
D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

See attachment A - Supplemental Information

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

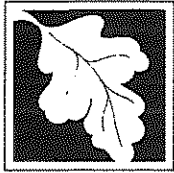
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

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

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

2380	1/21/19
2. Municipal Check Number	3. Check date
(paid online)	
4. State Check Number	5. Check date
SPG Development	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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Provided by MassDEP: _____

MassDEP File Number _____



Document Transaction Number _____

City/Town _____

F. Signatures and Submittal Requirements

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

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

	2/5/19
1. Signature of Applicant	2. Date
	2-2-19
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



SUN PROPERTY GROUP

11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Development | Management | Brokerage

Transmittal Form

Transmittal Form for Application and Payment



Enter your transmittal number

1082530
Transmittal Number

Your unique Transmittal Number can be accessed online:
<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

Massachusetts Department of Environmental Protection Transmittal Form for Permit Application and Payment

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

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

3. Three copies of this form will be needed.

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

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

MassDEP
P.O. Box 4062
Boston, MA
02211

* Note:
For BWSC Permits,
enter the LSP.

A. Permit Information

WPA Form 3

Notice of Intent

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

2. Name of Permit Category

Demolition of existing building and constructing a 3-family.

3. Type of Project or Activity

B. Applicant Information – Firm or Individual

Sun Property Group

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

Fava

Anthony

2. Last Name of Individual
11 Elkins St suite 250

3. First Name of Individual

4. MI

5. Street Address

Boston

MA

02127

617-765-0400

207

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Anthony Fava

anthony.fava@sunpropertygroup.com

11. Contact Person

12. e-mail address

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site Or Individual

69-73 Preble Street

2. Street Address

Soth Boston

MA

02127

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

N/A

N/A

N/A

8. DEP Facility Number (if Known)

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

10. BWSC Tracking # (if Known)

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

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:

N/A

EOEA File Number

F. Amount Due

Special Provisions:

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

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

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

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

4. Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

Check Number

Dollar Amount

Date



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



A. Applicant Information

1. Location of Project:

69-73 Preble Street

a. Street Address

South Boston

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Anthony

a. First Name

Fava

b. Last Name

Sun Property Group

c. Organization

11 Elkins Street, suite 250

d. Mailing Address

Boston

e. City/Town

MA

f. State

02127

g. Zip Code

617-765-0400 x207

h. Phone Number

800-331-3612

i. Fax Number

anthony.fava@sunpropertygroup.com

j. Email Address

3. Property Owner (if different):

P&M Realty Trust

a. First Name

b. Last Name

c. Organization

69 Preble Street

d. Mailing Address

South Boston

e. City/Town

MA

f. State

02127

g. Zip Code

n/a

h. Phone Number

n/a

i. Fax Number

n/a

j. Email Address

B. Fees

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

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

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

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

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

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

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

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

[Transaction Overview Trans# 1082530 ID# WPA Form 3 - NOI (Fee Transmittal)

[Forms](#) [Attach Files](#) [Signature](#) [Payment](#) [Submit](#)

Payment

Payment Confirmation

Thank you. Your payment has been received and payment receipt has been emailed.

DEP TRANS # 1082530

Payment Amount: \$762.50

Payment Date: 2/5/2019 4:02:33 PM

DEP Payment Confirmation ID: 856d3c44-ca7e-441c-bd45-ff6eae84bac

Note: Payment received after 3:30pm will not be posted until the next business day.



Receipt



Summary/Receipt

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

[print receipt](#) [Exit](#)

DEP Transaction ID: 1082530
Date and Time Submitted: 2/5/2019 4:03:29 PM
Other Email :

Form Name: WPA Form 3 - NOI

Project Location
City/Town Name: BOSTON
location: 69-73 PREBLE STREET
General Description: CONSTRUCT A NEW 3-FAMILY BUILDING WITH 3 PARKING SPACES WITHIN FLOOD ZONE AE, ELEVATION 10 NAVD88 (LAND SUBJECT TO COASTAL STORM FLOWAGE)

Applicant Information
Name: ANTHONY FAVA
Company: SUN PROPERTY GROUP
Address: 11 ELKINS STREET, #250, BOSTON, MA, 02127

Payment Information
Your fee for the state share is \$: 762.50
If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted
WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed
Plans and Narrative

SPG Development
11 Elkins St. Suite # 250
South Boston, MA 02127

Citizens Bank of Massachusetts

002380

DATE

0 1 2 1 2 0 1 9
AMOUNT

PAY

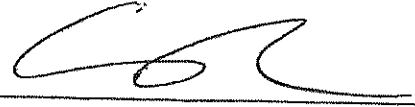
1,500.00

ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100

TO THE
ORDER
OF

City of Boston
PO Box 55808
Boston, MA 02205-5808

MEMO:



SECURITY
SECURITY
SECURITY

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 2380 ⑈ ⑆ 211070175⑆ 1329239951⑈

SPG Development

002380

01/21/2019 City of Boston

\$ 1,500.00

<u>Prop</u>	<u>Unit</u>	<u>Account</u>	<u>Comment</u>	<u>Amount</u>
69Preb		6324 Permits	Con Com filing fee	1,500.00



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Boston, MA 02127
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Attachment A – Supplemental Information



Attachment A – Supplemental Information

A-1: Overview of Proposed Project

Sun Property Group (the Applicant) is proposing to build a new residential building (the Project) on a 1,700 sf parcel located at 69-73 Preble Street in South Boston (the Site). The Project consists of demolishing an existing 2-story structure and erecting a 3-story, 3-residential unit structure with 3 garage parking spaces.

A-2: Existing Conditions

The Site is located at 69-73 Preble Street in South Boston, and is bound to the north by Preble Street (public right of way), to the east by Wendell Place (private way), and to the south and west by private property. The Site is improved with an existing 2-story structure that is situated on the majority of the parcel and the Site is entirely impervious. The structure has a garage and storage space on the first floor, and the second floor contains office space. The Site is in the Andrew Square neighborhood portion of South Boston, which is a very densely populated, transit-oriented location within Boston. The existing structure's first floor elevation is above the base flood elevation and there are no flood water mitigation measures currently in place.

See Figure 1 – Locus Map, Figure 2 – Aerial Photo, Figure 4 – FEMA Map and Attachment D – Plans, for further information

A-3: Project Description

The Applicant is proposing to demolish the existing structure and to discontinue the existing infrastructure that services the building. Once the site is cleared, the Applicant is planning to construct a 3-story, 3-residential unit building with 3 garage parking spaces. The Project will include a ramp and landing to meet handicapped accessibility requirements.

The Project will have a main entry point on Preble Street, with garage access coming off of Wendell Place. A private entry to the ground level unit will be located at the rear of the Site, and this will be the location of the handicapped-accessible ramp and landing. The Project, like the Site's existing condition, is proposed to be entirely impervious.

A-3.1 Stormwater Management

The Site currently exists with no pervious surfaces; either pavement (asphalt or concrete) or roof area (the existing building) make up the entire site. In the pre-development condition, stormwater from the Site flows from the roof and paved areas to the combined sewer system in Preble Street.

As part of the Project, the Applicant is proposing to construct a new subsurface drainage infiltration system that will handle the stormwater flows from the roof area of the proposed building. The system will be situated within the building footprint underneath the garage slab. There will be an overflow outlet the junction point of the drain leader and the roof downspout.



The system has been designed to route and infiltrate 1" of stormwater flow coming off the roof area, in accordance with Article 32 of the City of Boston Zoning Code. The overflow outlet will allow stormwater to flow overland to the nearest street drainage control structure, which is located on Wendell Place. The Project will require Boston Water and Sewer Commission (BWSC) approval, and the BWSC filing has been submitted concurrently with this application.

See Attachment D – Plans for further information.

A-4: Wetland Resource Areas

The following provides information on the wetland resources areas impacted by the Project, including mitigation measures proposed to address these anticipated impacts.

A-4.1: Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (LSCSF) resource area is defined under the Wetlands Regulations as "land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater."

LSCSF for the Project was determined based on the 100-year flood data provided by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area (Community Panel No. 25025C0083J, Effective Date March 16, 2016). According to the FIRM, the 100-year floodplain (FEMA Zone AE) has a base elevation of 10.0 NAVD88 on the Site. the entirety of the 1,700 sf of the Site is located within the FEMA Zone AE, which was measured by the actual site elevations. See Figure 4, FEMA Flood Insurance Rate Map.

A-5: Project Impacts and Mitigation

The Applicant is proposing several mitigation measures to minimize the impacts to the wetland resource area created by the Project. Measures such as gravel tracking pads to prevent soil erosion and transport, as well as catch basin inlet filters have been proposed to prevent impacts to wetland resource areas. Project work and impacts within, or adjacent to, wetland resource areas are listed in Table 1.

Table 1

Resource Type	Existing Conditions	Project-Related Impact to Wetland Resource Area
LSCSF	1,700 sf	<ul style="list-style-type: none"> - 1,513 sf of proposed building area within flood zone AE - 187 sf of proposed walkways, ramps, landings and pavement within flood zone AE

A-5.1: Land Subject to Coastal Storm Flowage

The Project includes the construction of a new building and associated site improvements within the LSCSF resource area. Although there are no current performance standards associated with this resource area, the Applicant understands the importance of the resource for flood



protection and climate change resiliency. Therefore, all occupiable space for the residential units, electrical and natural gas utility areas, and other mechanical equipment are to be set above the base flood elevation of 10.0 NAVD88 - elevation 16.46 Boston City Base datum (el. 10 NAVD88 + 6.46 to convert to BCB).

In order to protect against the potential for coastal flooding, the first floor elevation of the Project will be set at elevation 11.09 NAVD88 (17.55 Boston City Base), which is 1.09' above the base flood elevation as shown on the FEMA FIRM (Figure 4). Additionally, flood storage at the Site was analyzed in the pre-development state versus the post-development condition. The grades around the existing/proposed building were compared against the base flood elevation and the first floor/garage floor elevations within the existing/proposed building footprint. Flood storage calculations are summarized in Table 2.

Table 2

Pre-Development	Post-Development
15.6 cubic yards of building volume below the base flood elevation	13.8 cubic yards of building volume below the base flood elevation

As shown in Table 2, 1.8 cy of flood storage is gained in the post-development condition. See Attachment D – Plans, sheet C-3 for detailed calculations.

A-6: Construction Methods and Schedule

Construction of the Project is anticipated to begin in May 2019 and be completed in approximately 12 months. Construction will not begin until all required preconstruction regulatory approvals have been obtained. Construction will be staged to minimize impacts on the wetland resources on and surrounding the Site. All temporary structures, portable bathroom facilities, and materials will be handled, stored, installed, cleaned, and protected in accordance with the best industry standards.

Construction will include the following activities for avoidance and mitigation:

- The Site will be prepared with appropriate erosion and siltation controls, and shall be stabilized by utilizing crushed stone, hay bales, and silt fences. The perimeter sedimentation controls will be in place at the end of each day and before rain events;
- Silt sacks shall be set around off-site catch basins to prevent sediment from washing into the drainage system until completion of the Project;
- All equipment and unconsolidated materials will be removed from the floodplain prior to a significant coastal storm event;
- Hazardous material spill contaminants kit will be kept on-site at all times in case there is a release of oil, gasoline, or other toxic substances related to mechanical equipment;
- Stockpiled soils at the Project Site will be properly contained and covered to prevent erosion during rain events; and
- Upon completion of the site work, stabilization of the Site and all erosion control measures will be removed and all structures will be cleaned of silt and debris. At that time, all construction related materials will be cleared from the Site.



Figures

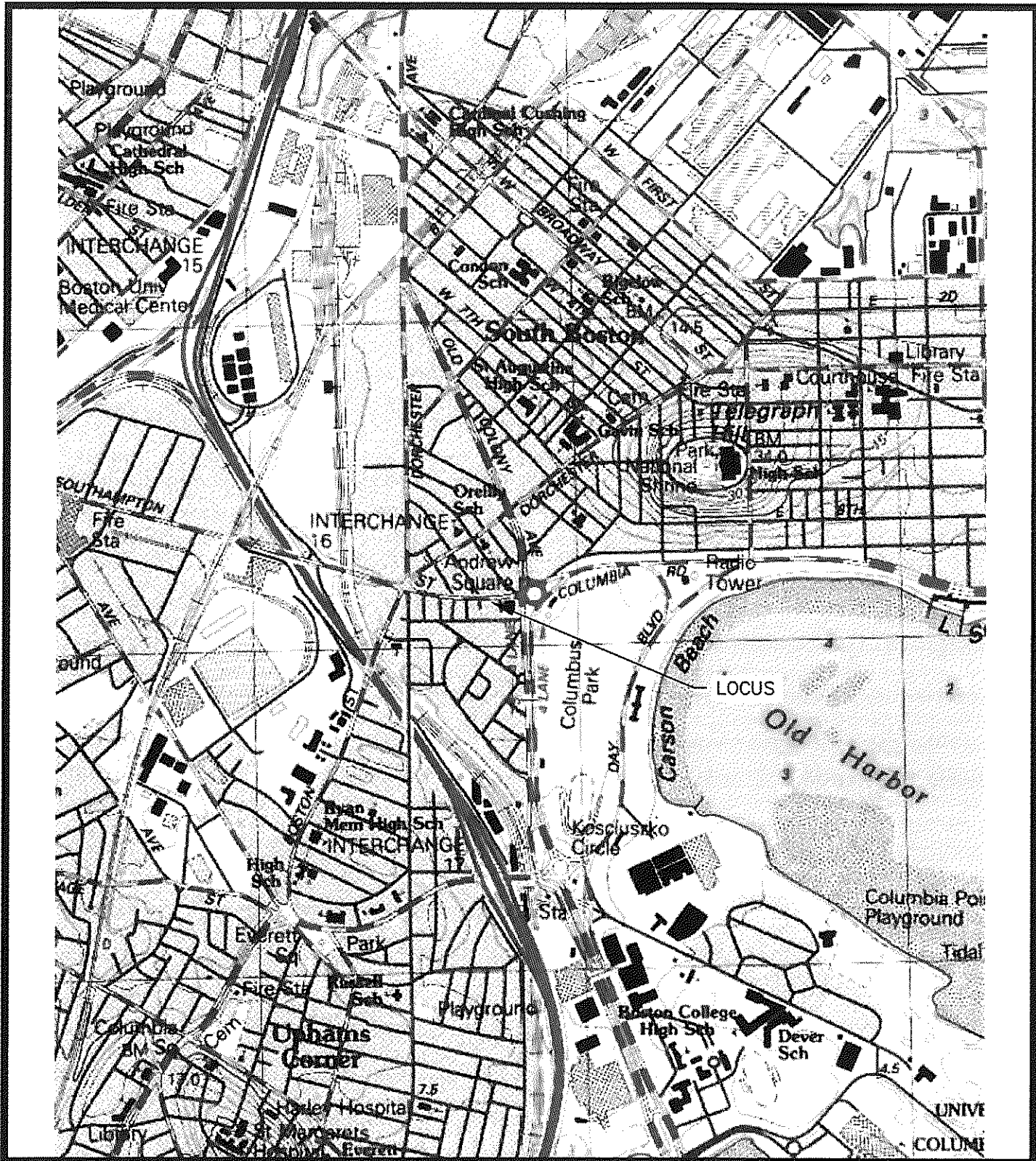


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Figure 1 – Locus Map



69-73 PREBLE STREET
SOUTH BOSTON, MA 02127

LOCUS MAP

SUN PROPERTY GROUP
BOSTON, MA



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Figure 2 – Aerial Map



69-73 PREBLE STREET
SOUTH BOSTON, MA 02127

AERIAL MAP

SUN PROPERTY GROUP
BOSTON, MA



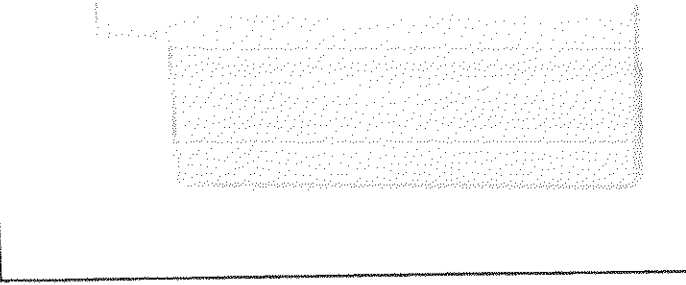
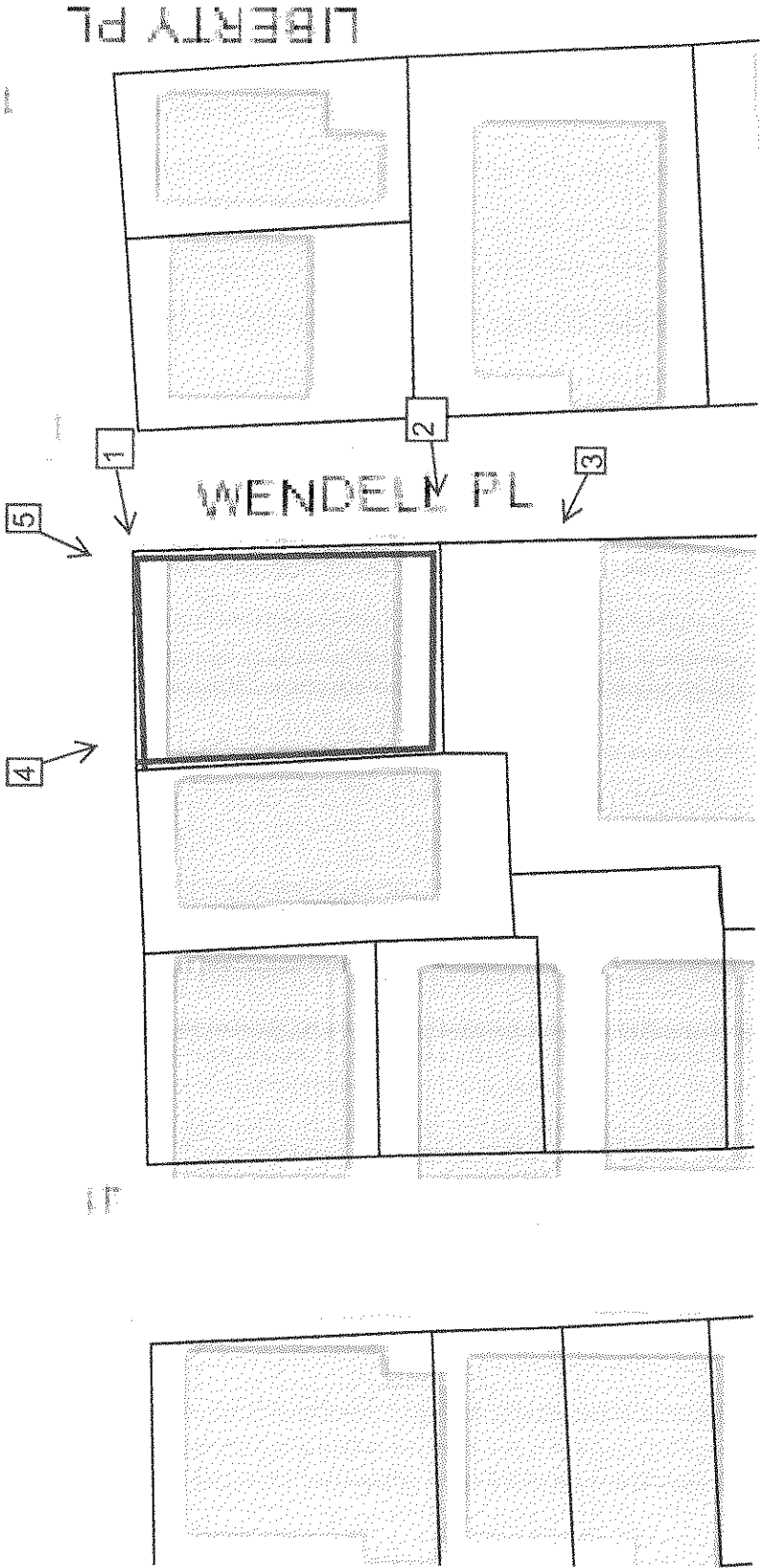
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Figure 3 – Existing Site Photos

EBLE 51
19 3183





2



1



4



3

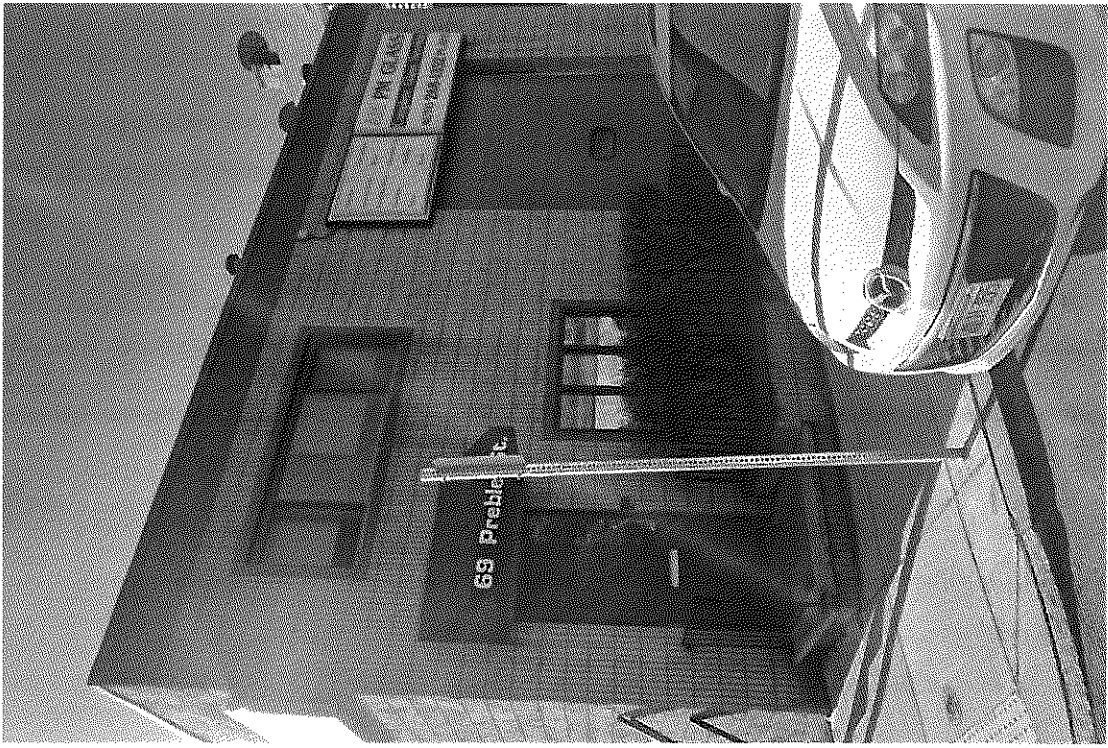
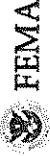


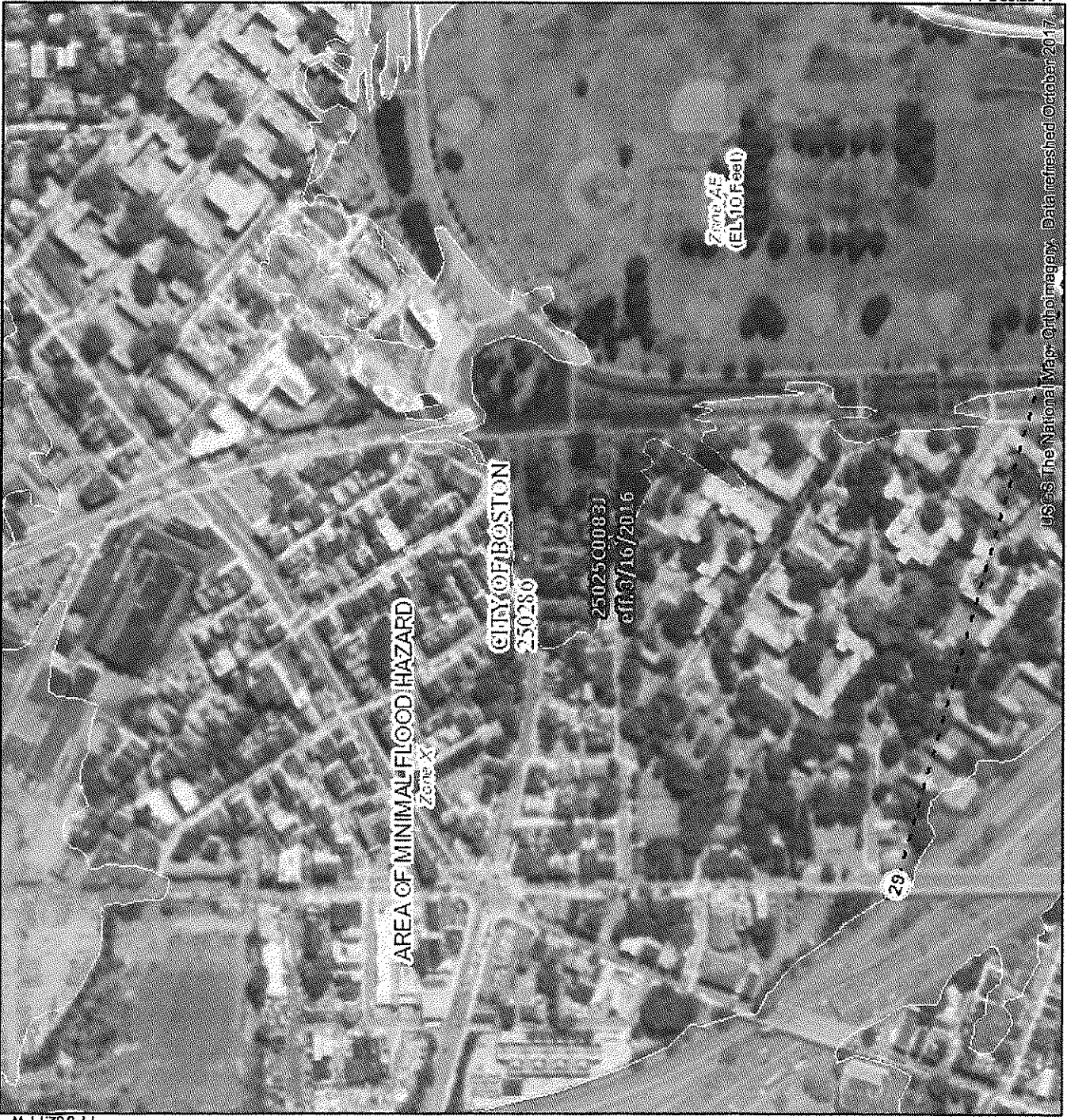


Figure 4 – FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette



42°19'58.48"N



USGS The National Map, Orthoimagery, Data refreshed October 2017

Feet 1:6,000

2,000

1,500

1,000

500

250

0

71°2'55.25"W

42°19'31.88"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, X99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 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 Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

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 12/14/2018 at 10:33:32 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.



Figure 5 – Natural Heritage and Endangered Species Program Map

NHESP Map



MassDOT Roads Street Names

Major MassDOT Routes

Interstate Highways

US Roads

State

Massachusetts Towns

NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Orthos 2013-2014
2013-2014 Color Orthos (USGS)



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Attachment B – Climate Resiliency Checklist



Climate Resiliency Checklist

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

A.1 - Project Information

Project Name:	69-73 Preble Street		
Project Address:	69-73 Preble Street, South Boston MA 02127		
Project Address Additional:			
Filing Type (select)	<i>Initial (PNF, EPNF, NPC or other substantial filing)</i> Design / Building Permit (prior to final design approval), or <i>Construction / Certificate of Occupancy (post construction completion)</i>		
Filing Contact	Anthony	anthony.fava@sunpropertygroup.com	617-765-0400 x207
Is MEPA approval required	no		

A.3 - Project Team

Owner / Developer:	Developer: Sun Property Group, 11 Elkins St, #250 Boston MA 02127
Architect:	RCA, LLC, 415 Neponset Ave # 4, Dorchester, MA 02122
Engineer:	AGH Engineering , 166 Water Street, Stoughton MA 02021
Sustainability / LEED:	n/a
Permitting:	Sun Property Group, 11 Elkins St, #250 Boston MA 02127
Construction Management:	Sun Property Group, 11 Elkins St, #250 Boston MA 02127

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Proposed 3-unit residential building
List the First Floor Uses:	1 residential unit and 3 car garage
List any Critical Site Infrastructure and or Building Uses:	gas meters, electric meters, fire protection systems

Site and Building:

Site Area:	1,700 SF	Building Area:	1,513 SF
Building Height:	36.25 Ft	Building Height:	3 Stories
Existing Site Elevation – Low:	15.56 Ft BCB	Existing Site Elevation – High:	16.46 Ft BCB
Proposed Site Elevation – Low:	15.57 Ft BCB	Proposed Site Elevation – High:	17.55 Ft BCB
Proposed First Floor Elevation:	17.55 Ft BCB	Below grade levels:	n/a Stories

Article 37 Green Building:

LEED Version - Rating System :	n/a	LEED Certification:	Yes / <u>No</u>
Proposed LEED rating:	Certified/Silver/ Gold/Platinum	Proposed LEED point score:	Pts.

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

Is any portion of the site in a FEMA SFHA? Yes No

What Zone: A, AE, AH, AO, AR, A99, V, VE

Current FEMA SFHA Zone Base Flood Elevation: 16.46 Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online [BPDA SLR-FHA Mapping Tool](#) to assess the susceptibility of the project site. Yes No

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

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

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

Sea Level Rise - Base Flood Elevation:	19.30 Ft BCB	FEMA BFE = 10.0 (NAVD88) = 16.46 (BCB)	
Sea Level Rise - Design Flood Elevation:	21.30 Ft BCB	FEMA DESIGN FLOOD EL.=17.46 (BCB) (1'+ FEMA BFE)	First Floor Elevation: 17.55 Ft BCB
Site Elevations at Building:	16.07/15.8 Ft BCB		Accessible Route Elevation: 17.55 Ft BCB

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

The first floor residential unit is 1'-1" above the FEMA Base Flood Elevation

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

Electrical and gas utility systems will be set at an elevation above the SLR-BFE. A backflow valve will be installed on low level plumbing fixtures.

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

n/a

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

n/a

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

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

Stormwater is routed from the building's roof to a subsurface infiltration system.

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

Electrical and gas utility systems will be set at an elevation above the SLR-BFE.

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

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



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Attachment C – Abutter Notification

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

- 65 PREBLE ST, 02127
- 67 PREBLE ST, 02127
- 69 PREBLE ST, 02127
- 75 PREBLE ST, 02127
- 77 PREBLE ST, 02127
- 80 PREBLE ST, 02127
- 96 PREBLE ST, 02127

Enter a Parcel ID:

0302615000

When you can see Parcels:

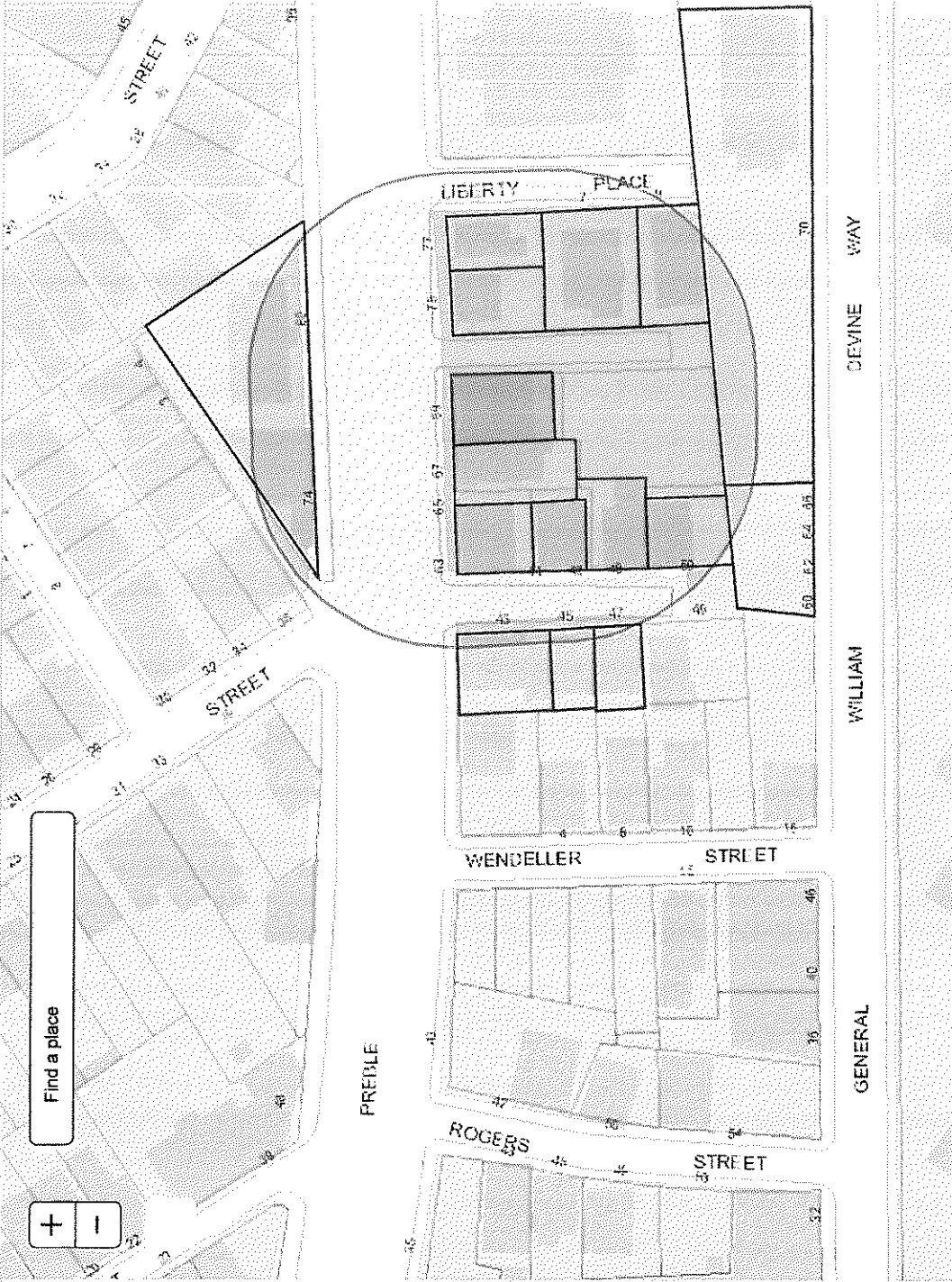
Buffer Parameters:

Distance: 100

Feet

[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.



PID	OWNER	ADDRESS	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
700745000	KASOS LLC	C/O VIVIAN KAMBOURIS	12 NEWELL DR	FRANKLIN MA	2038	59 PREBLE ST	SOUTH BOSTON	2127
700747010	KERRIGAN MATTHEW	C/O MATTHEW KERRIGAN	47 WARD ST	SOUTH BOSTON MA	2127	47 WARD ST	SOUTH BOSTON	2127
700600000	FALKOWSKI STANLEY H TS	FALKOWSKI TRUSTS	80 PREBLE ST	SOUTH BOSTON MA	2127	80 PREBLE ST	SOUTH BOSTON	2127
700746010	ROURKE KAREN	C/O KAREN ROURKE	45 WARD ST	S BOSTON MA	2127	45 WARD ST	SOUTH BOSTON	2127
700764006	JACOBS DYLAN	C/O DYLAN JACOBS	9 LIBERTY PL #3	SOUTH BOSTON MA	2127	9 LIBERTY PL Apt 3	SOUTH BOSTON	2127
700764002	JONES LEIGHTON G	C/O LEIGHTON G JONES	9 LIBERTY PL #1	SOUTH BOSTON MA	2127	9 LIBERTY PL Apt 1	SOUTH BOSTON	2127
700764004	CHEUNG HANS	C/O HANS CHEUNG	9 LIBERTY PL #2	SOUTH BOSTON MA	2127	9 LIBERTY PL Apt 2	SOUTH BOSTON	2127
700763000	RUSSELL JOHN H		7 LIBERTY PL	SOUTH BOSTON MA	2127	7 LIBERTY PL	SOUTH BOSTON	2127
700762000	JOYCE DOROTHY B	C/O DOROTHY B JOYCE	75 PREBLE ST	SOUTH BOSTON MA	2127	75 PREBLE ST	SOUTH BOSTON	2127
700756000	KRONCKE DOUGLAS W	DOUGLAS KRONCKE	14 CAULFIELD RD	WAYLAND MA	1778	50 WARD ST	SOUTH BOSTON	2127
700759000	TANONA TERESA	C/O TERESA TANONA	40 VINTON ST	SOUTH BOSTON MA	2127	67 PREBLE ST	SOUTH BOSTON	2127
700757000	KIERNAN OWEN	C/O OWEN KIERNAN	PO BOX 870141 - MILTON VILLAGE	MILTON MA	2187	48 WARD ST	SOUTH BOSTON	2127
700773001	ROMAN CATHOLIC ARCH OF BOSTN		70 GEN WM H DEVINE WY	SOUTH BOSTON MA	2127	70 GEN WM H DEVINE WY	SOUTH BOSTON	2127
700755000	ROMAN CATH ARCH OF BOS		66 DEVINE WAY	SOUTH BOSTON MA	2127	66 DEVINE WY	SOUTH BOSTON	2127
700762001	BERMUDEZ MARIA E		37 CRAGMONT AV	SAN FRANCISCO CA	94116	77 PREBLE ST	SOUTH BOSTON	2127
700758000	MILLEN JEFFREY		46 WARD ST	SOUTH BOSTON MA	2127	46 WARD ST	SOUTH BOSTON	2127
700758020	MILLEN JEFFREY		65 PREBLE ST	SOUTH BOSTON MA	2127	65 PREBLE ST	SOUTH BOSTON	2127
700764000	NINE LIBERTY PL CONDO TR		9 LIBERTY PL	SOUTH BOSTON MA	2127	9 LIBERTY PL	SOUTH BOSTON	2127
700760000	OBRIEN PAUL E TS	C/O HANS CHEUNG	69 PREBLE ST	S BOSTON MA	2127	69 PREBLE ST	SOUTH BOSTON	2127

Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

- A. The name of the applicant is Sun Property Group
- B. Property is owned by: P&M Realty Trust
- C. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Boston, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- D. The address of the lot where the activity is proposed is 69-73 Preble St, Boston MA 02127
- E. Assessors Parcel Number: 0700760000
- F. Copies of the Notice of Intent may be examined at Boston City Hall between the hours of 9:00 a.m. and 5:00p.m. Monday through Friday. For more information, call Boston City Hall at 617-635-3850
- G. Copies of the Notice of Intent may be obtained from either (check one) the Applicant or the applicant's representative _____, by calling this telephone number 617-765-0400 x207 between the hours of 9AM and 5PM on the following days of the week: Monday through Friday.
- H. Information regarding the date, time, and place of the public hearing may be obtained from the Boston Conservation Commission by calling 617-635-4416 between 9:00 a.m. and 5:00 p.m. Monday through Friday.

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

NOTE: You also may 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: the Northeast Region: (978) 694-3200.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, Anthony Fava, hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on 1/22/19 I gave notification to abutters
(Date)

in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section
40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the
following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by

Anthony Fava, Sun Property Group with the Boston
(Name of Applicant) (Name of Municipality)

Conservation Commission on 1/22/19 for property located at
(Date)

69-73 Preble Street, South Boston, MA 02127
(Address of land where work is proposed)

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


(Name)

1-22-19
(Date)

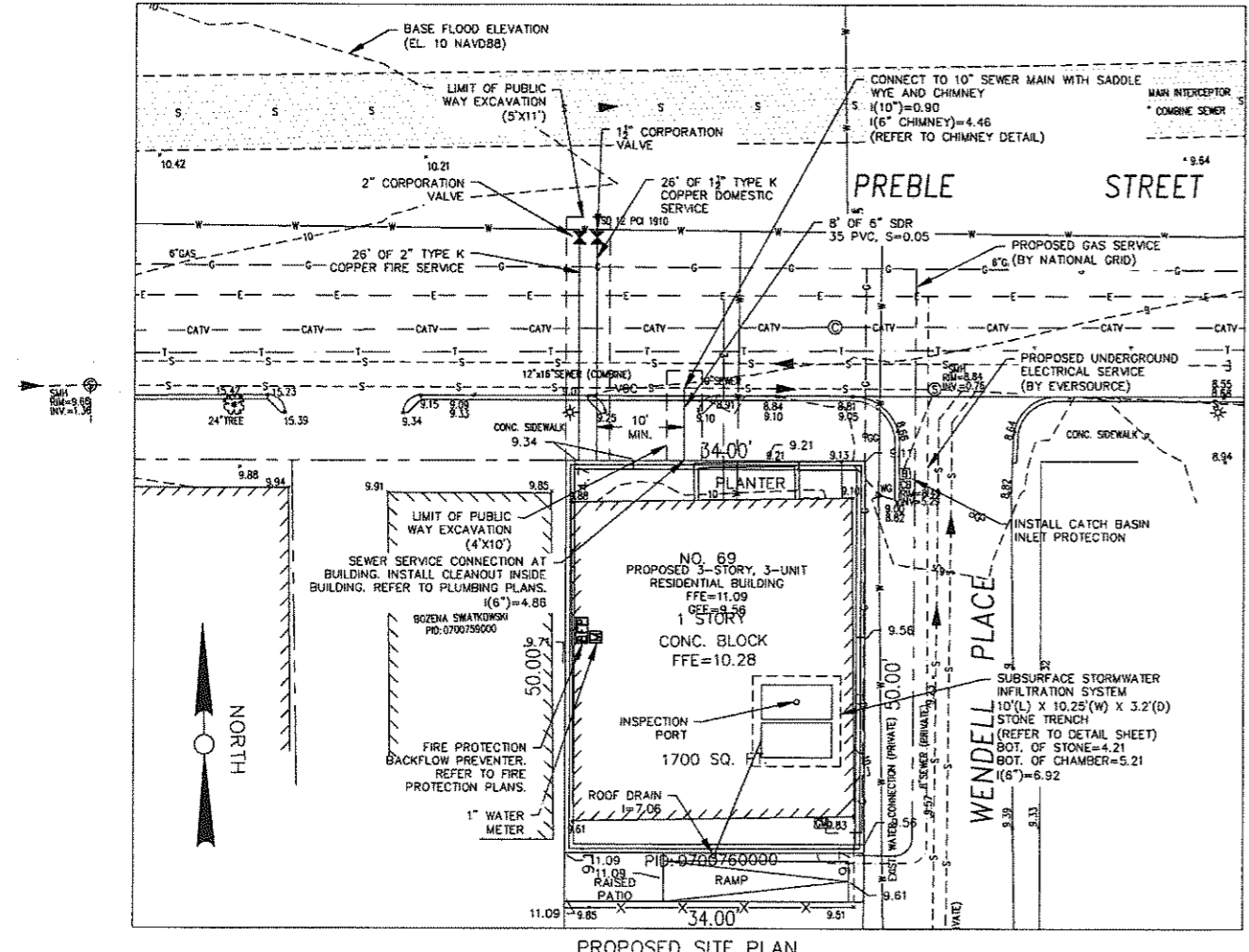
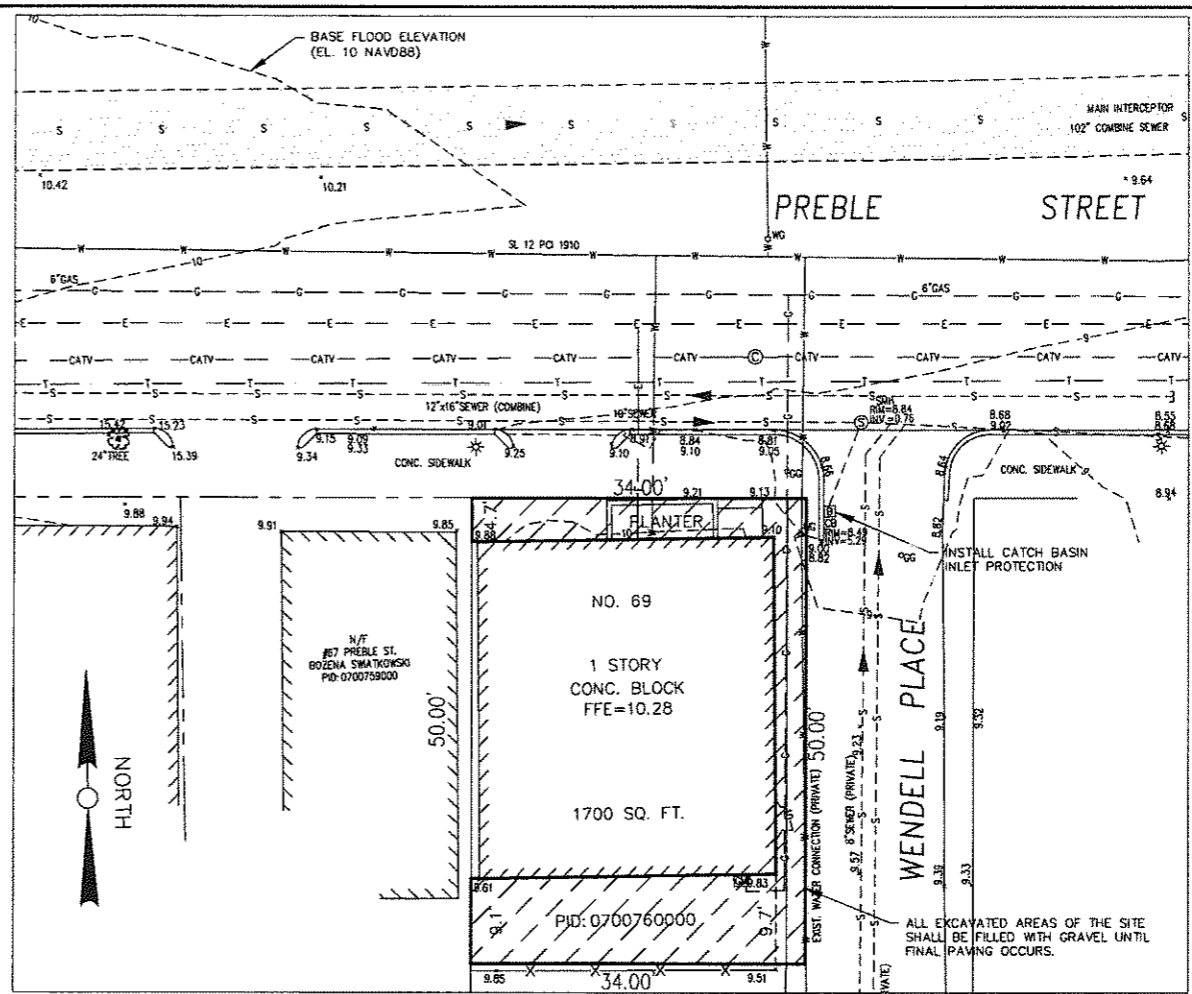
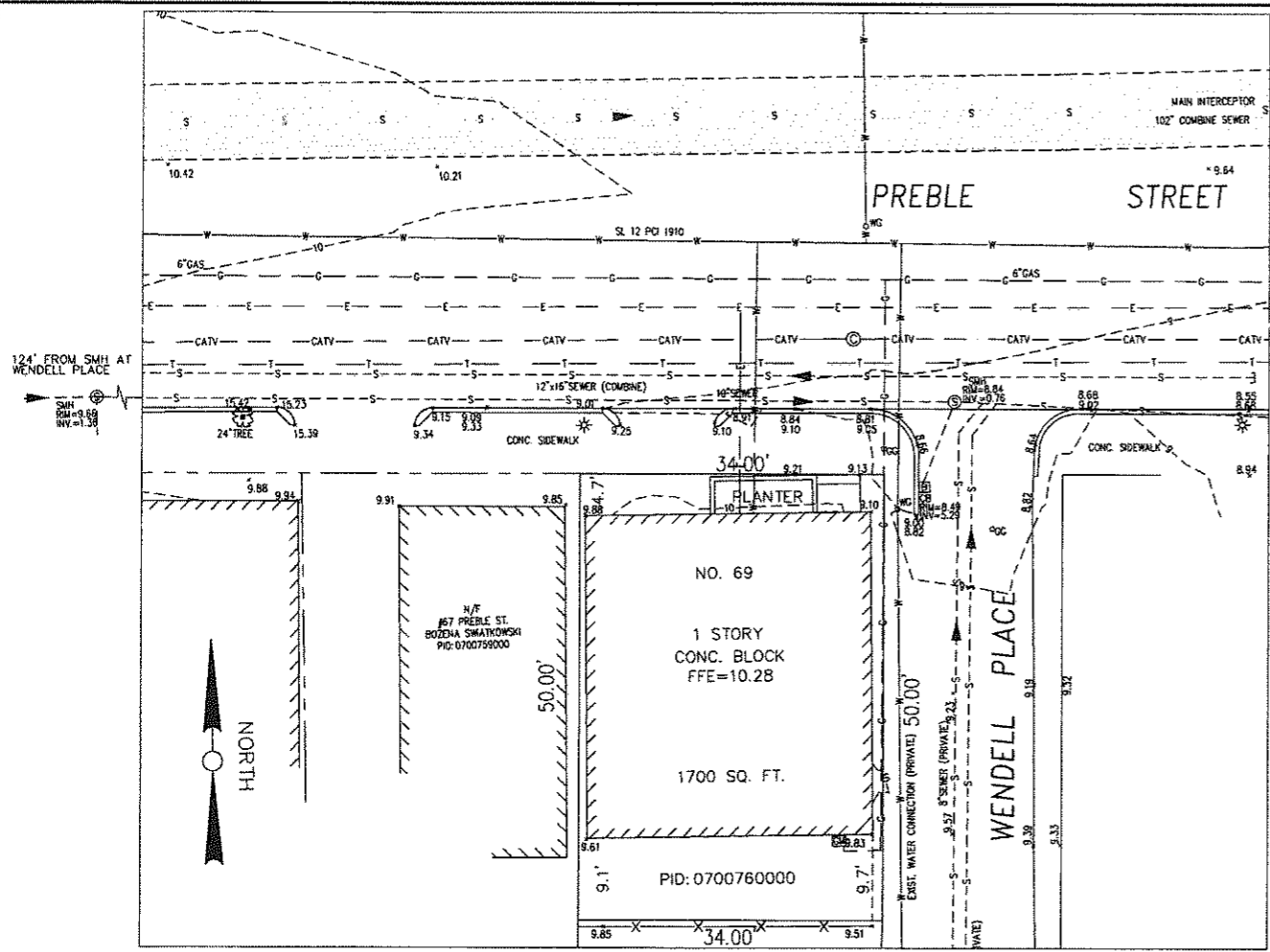


SUN PROPERTY GROUP

11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Development | Management | Brokerage

Attachment D – Plans



- NOTES:**
- EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM A FIELD SURVEY COMPLETED ON 11/7/2018 BY AGH ENGINEERING.
 - ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD88.
 - THE ENTIRE PROPERTY, KNOWN AS 69-73 PREBLE STREET, IS LOCATED WITHIN THE FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD MAP, COMMUNITY PANEL NO. 25025C0083J, EFFECTIVE DATE MARCH 18, 2016.
 - THE BASE FLOOD ELEVATION AS INDICATED ON THE LATEST FEMA FLOOD MAPS IS ELEVATION 10 ON THE NAVD88 DATUM.
 - BENCHMARK: NAVD88 ELEVATIONS SHOWN ON THIS PLAN ARE TRANSFERRED FROM A MASSACHUSETTS DOT BENCHMARK LOCATED NEAR 165 DAY BOULEVARD IN SOUTH BOSTON, MA 02127. PER MASS. DOT RECORDS, BENCHMARK 8070 = 11.9878 NAVD88.

EXISTING	LEGEND	PROPOSED
	CATCH BASIN	
	CONCRETE	
	CABLE TV MANHOLE	
	GAS GATE	
	GRANITE	
	INVERT ELEVATION	
	LIGHT POLE	
	RIM ELEVATION	
	SEWER MANHOLE	
	WATER GATE	
	WHEELCHAIR RAMP	
	FLOW DIRECTION	
	WATER LINE	
	GAS LINE	
	ELECTRIC LINE	
	CABLE TV LINE	
	TELECOM LINE	
	SEWER LINE	
	SPOT GRADE	9.50
	CONTOUR	9
	TC / BC	TOP OF CURB/BOT. OF CURB
		VERTICAL GRANITE CURB



OWNER:
P&M REALTY TRU
69 PREBLE STRE
SOUTH BOSTON, MA

APPLICANT:
RYAN HUNT/ANTHON
11 ELKINS STREET,
BOSTON, MA 021
(617) 765-0400
CONTACT: ANTHONY

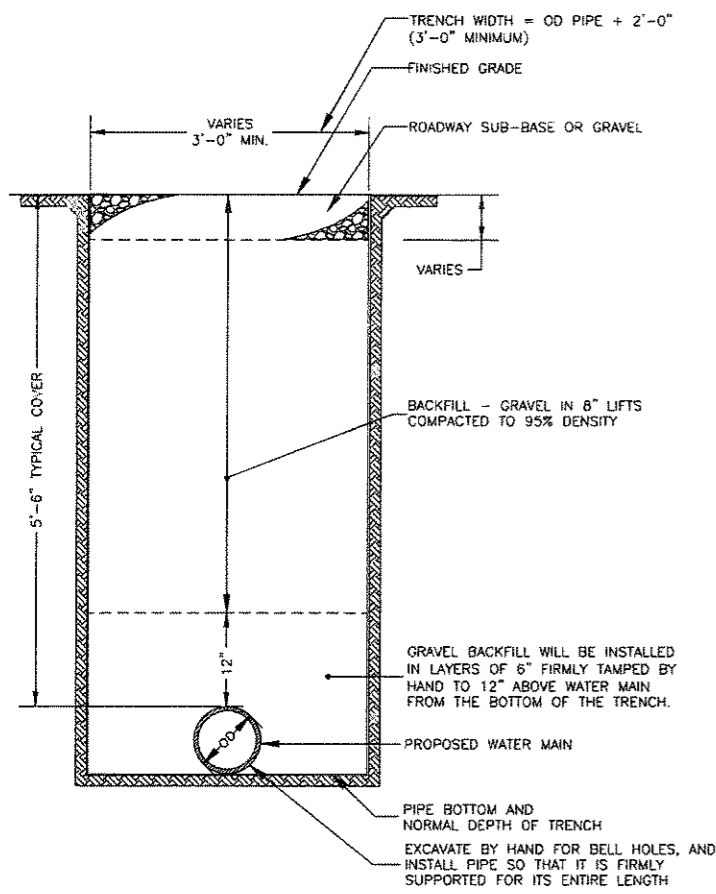
**EXISTING CONDITIONS
EROSION CONTROL &
PROPOSED SITE PLAN**
69-73 PREBLE STREET
BOSTON, MASS.

SCALE : 1" = 10' FE

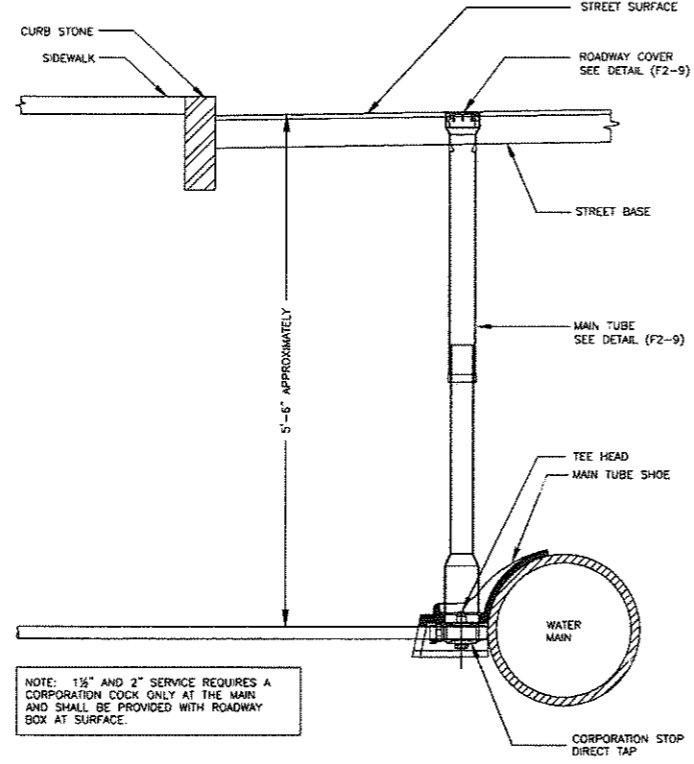
AGH ENGINEERING
166 WATER STREET STOUGHTON,
PHONE: (781)344-2386

GRAPHIC SCALE

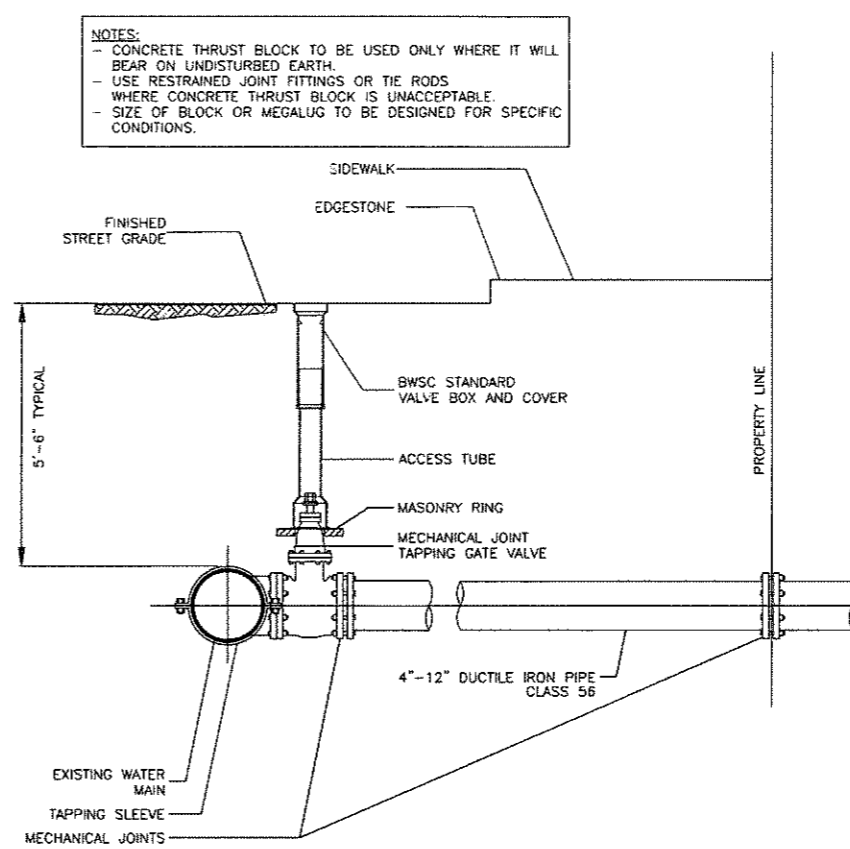
(IN FEET)
1 Inch = 10 ft.



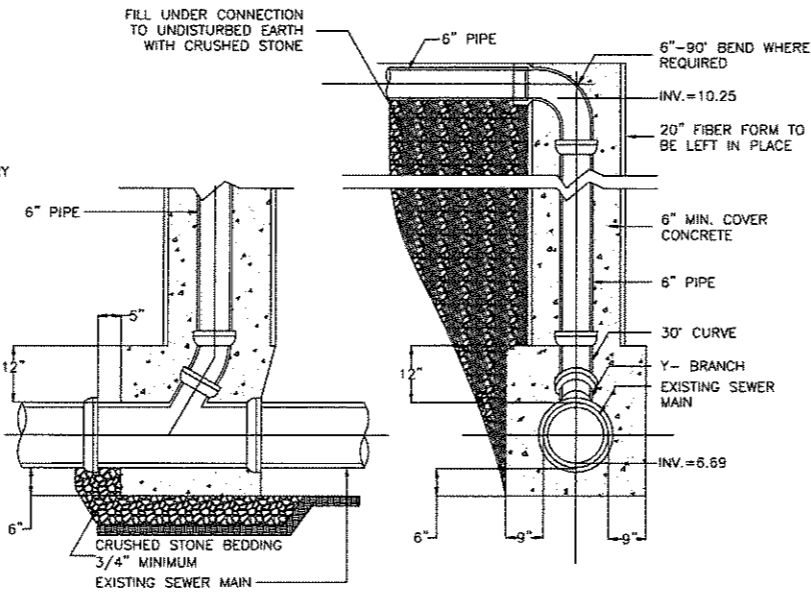
TYPICAL TRENCH DETAIL OF WATERMAIN IN FIRM GROUND
(NOT TO SCALE)



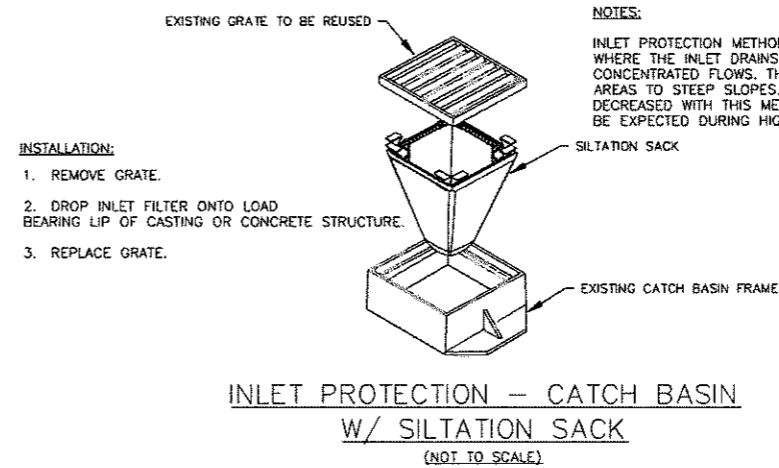
TYPICAL WATER SERVICE CONNECTION FOR 1" AND 2" SERVICE PIPES
(NOT TO SCALE)



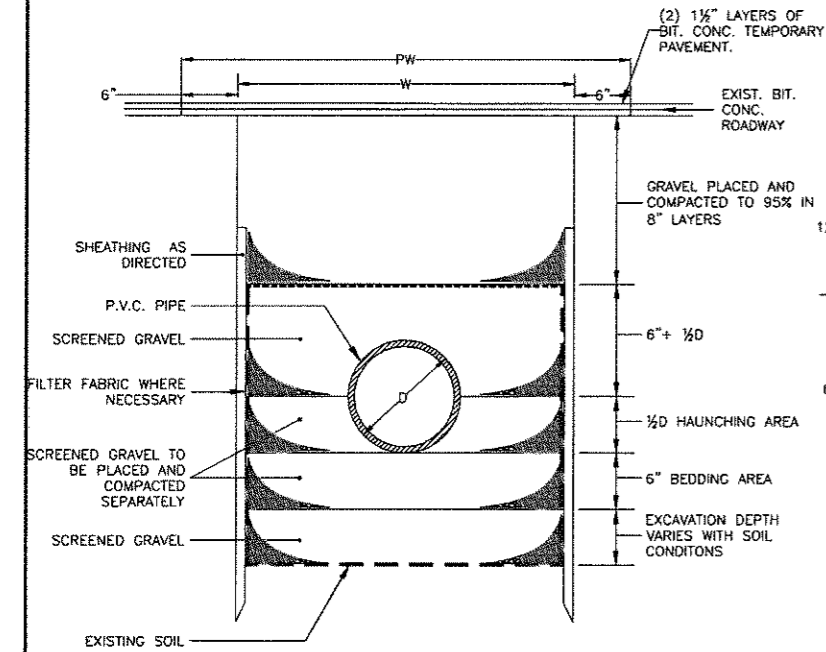
TYPICAL WATER SERVICE CONNECTION WITH TAPPING SLEEVE AND VALVE
(NOT TO SCALE)



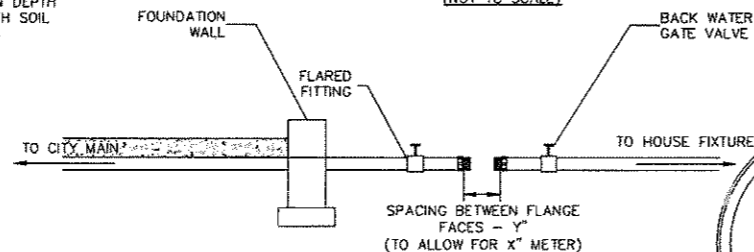
TYPICAL SEWER CHIMNEY DETAIL
(NOT TO SCALE)



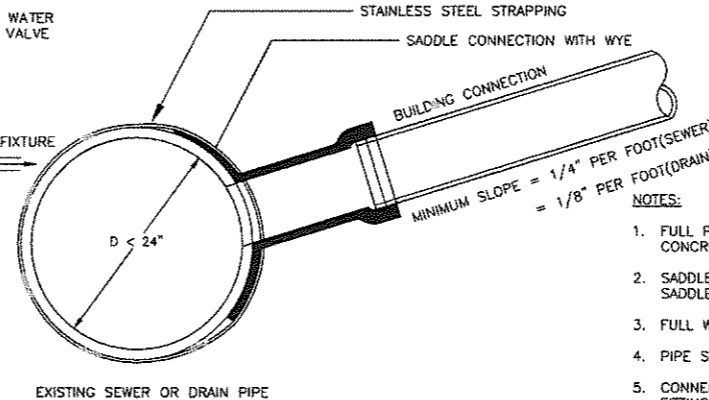
INLET PROTECTION - CATCH BASIN W/ SILTATION SACK
(NOT TO SCALE)



TYPICAL TRENCH DETAIL FOR PVC PIPE
(NOT TO SCALE)



WATER METER INSTALLATION
(NOT TO SCALE)

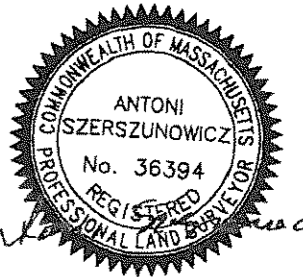
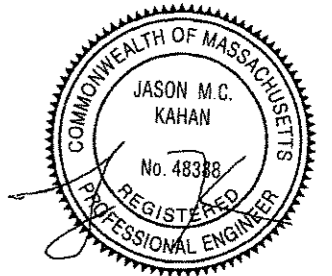


TYPICAL SADDLE CONNECTION TO EXISTING DRAIN OR SEWER MAIN
(NOT TO SCALE)

NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

NOTES:
INLET PROTECTION METHOD IS APPLICABLE IN AREAS WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS. THIS METHOD CAN DRAIN FLAT AREAS TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND PONDING SHOULD BE EXPECTED DURING HIGH FLOW EVENTS.

- INSTALLATION:**
1. REMOVE GRATE.
 2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
 3. REPLACE GRATE.



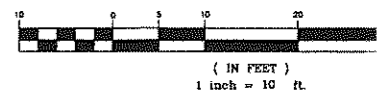
ASSESSOR'S REFERENCE PARCEL ID: 070074

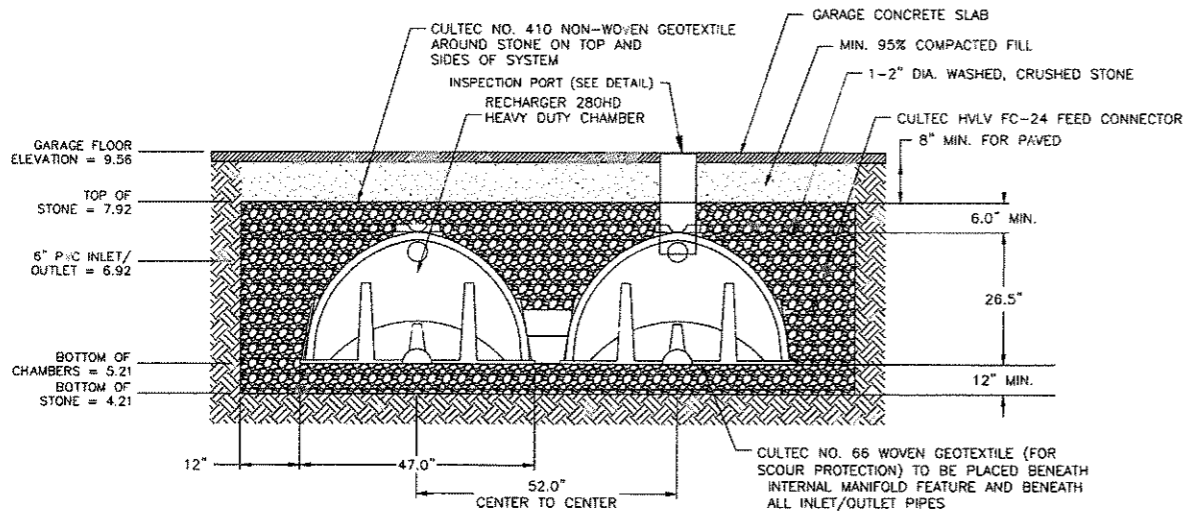
OWNER: P&M REALTY TRU, 69 PREBLE STREET, SOUTH BOSTON, MA

APPLICANT: RYAN HUNT/ANTHONI, 11 ELKINS STREET, BOSTON, MA 021, (617) 765-0400 X CONTACT: ANTHONY

DETAIL SHEET
69-73 PREBLE STREET
BOSTON, MASS.

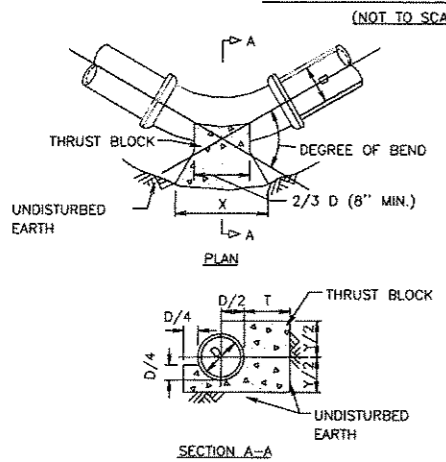
SCALE: 1" = 10'
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA
PHONE: (781)344-2386
GRAPHIC SCALE





- NOTES:**
1. STORMWATER INFILTRATION SYSTEM SHALL BE CULTEC RECHARGER 280HD OR ENGINEER'S APPROVED EQUAL. THE SYSTEM CONSISTS OF TWO (2) INTERCONNECTED CHAMBERS, EACH WITH A STORAGE CAPACITY OF 42.55 CF/CHAMBER.
 2. ALL STORMWATER INFILTRATION SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
 3. NO VEHICLES SHALL DRIVE OVER THE SYSTEM UNTIL PAVEMENT IS INSTALLED.

SUBSURFACE STORMWATER INFILTRATION SYSTEM

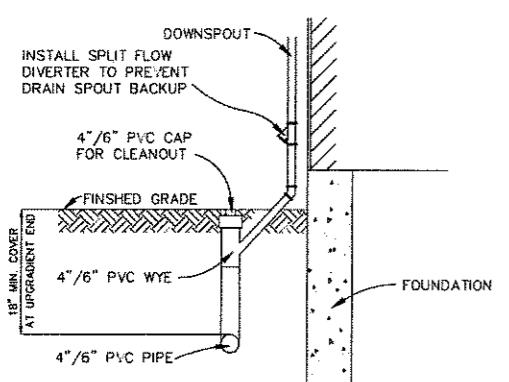


- NOTES:**
1. ALL CONCRETE SHALL BE 4000 P.S.I. @ 28 DAYS (CLASS "A" CONCRETE)
 2. DIMENSIONS SHOWN ARE MINIMUM AND ARE BASED UPON SOIL PRESSURE OF 1500 P.S.F. AND TOTAL PRESSURE OF 250 P.S.I. TOTAL PRESSURE IS WORKING PRESSURE PLUS SURGE PRESSURE.
 3. THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.

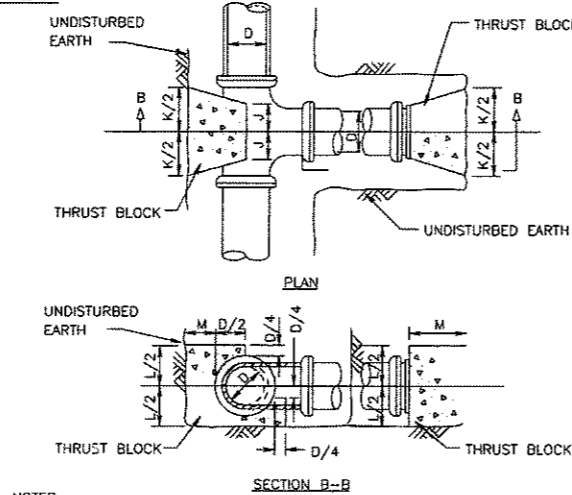
TABLE OF DIMENSIONS

DIMENSION	90° BEND				45° BEND				22 1/2° BEND				11 1/4° BEND			
D (in.)	4	6	8	10	4	6	8	10	4	6	8	10	4	6	8	10
X (in.)	35	50	56	72	80	24	35	45	51	60	28	30	32	37	42	12
Y (in.)	20	20	24	32	35	40	16	19	21	27	33	13	13	16	19	22
T (in.)	11	11	14	16	19	22	11	14	16	19	22	11	11	13	16	19

THRUST BLOCK DETAIL



ROOF DRAIN DETAIL



- NOTES:**
1. ALL CONCRETE SHALL BE 4000 PSI @ 28 DAYS (CLASS 'A' CONCRETE).
 2. DIMENSIONS SHOWN ARE MINIMUM AND ARE BASED UPON SOIL PRESSURE OF 1500 PSF AND TOTAL PRESSURE OF 250 PSI. TOTAL PRESSURE IS WORKING PRESSURE PLUS SURGE PRESSURE.
 3. THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.

TABLE OF DIMENSIONS

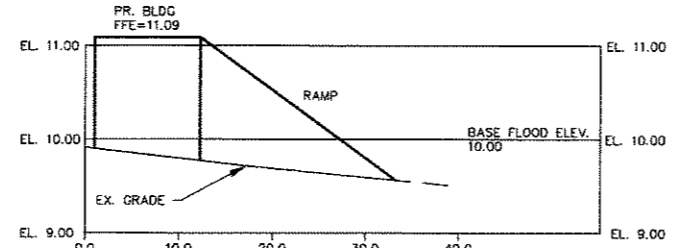
D (in.)	4	6	8	10	12	14
J (in.)	6	6	7	9	10	12
K (in.)	16	16	20	26	32	36
L (in.)	16	16	21	24	29	34
M (in.)	11	11	14	16	19	22

COMPENSATORY FLOOD STORAGE CALCULATION

EXISTING BUILDING VOLUME BELOW THE BASE FLOOD ELEVATION:
 $(9.1' \times 14.5' \text{ SF}) + (9' \times 11.7' \text{ SF}) + (9' \times 9' \text{ SF}) = 421.75 \text{ CF} = 15.6 \text{ CY OF VOLUME BELOW THE BASE FLOOD ELEVATION}$

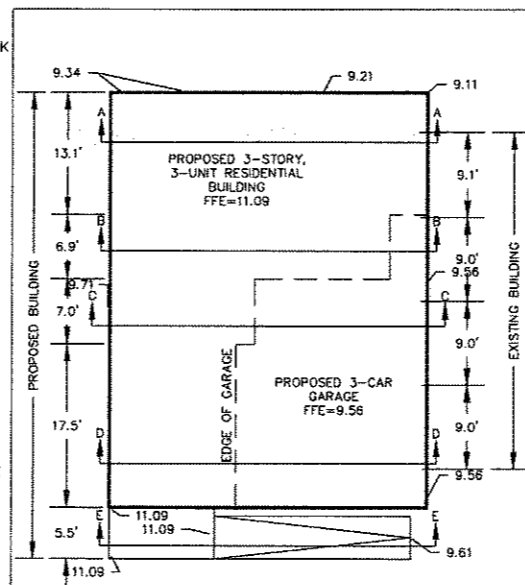
PROPOSED BUILDING VOLUME BELOW THE BASE FLOOD ELEVATION:
 $(13.1' \times 15.8' \text{ SF}) + (8.9' \times 12.4' \text{ SF}) + (7' \times 3.4' \text{ SF}) + (17.5' \times 0.8' \text{ SF}) + (5.5' \times 7.6' \text{ SF}) = 372.14 \text{ CF} = 13.8 \text{ CY OF VOLUME BELOW THE BASE FLOOD ELEVATION}$

$15.6 \text{ CY (EXISTING)} - 13.8 \text{ CY (PROPOSED)} = 1.8 \text{ CY OF FLOOD STORAGE VOLUME GAINED WITH PROPOSED DEVELOPMENT}$

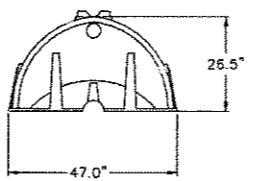
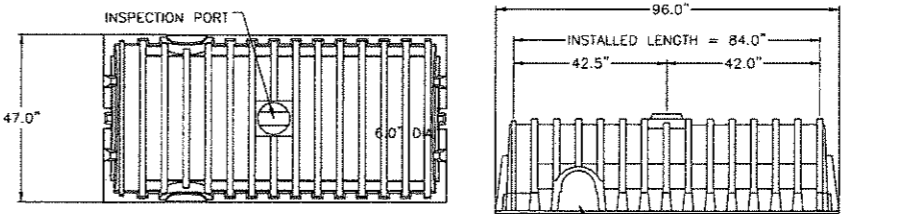


SECTION PROFILE E-E

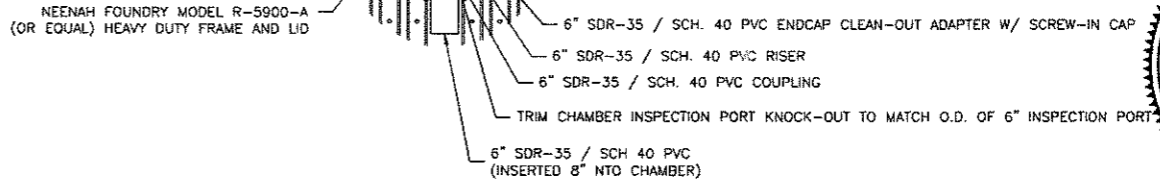
- SECTION E-E**
- EX. BLDG AREA BELOW BASE FLOOD ELEV = 0.0 SF
 - PR. BLDG AREA BELOW BASE FLOOD ELEV = 7.8 SF



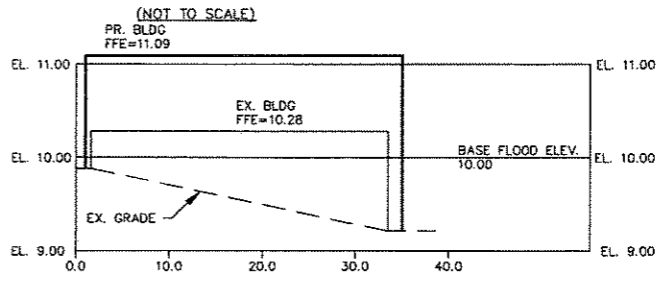
SECTION PLAN



INSPECTION PORT DETAIL

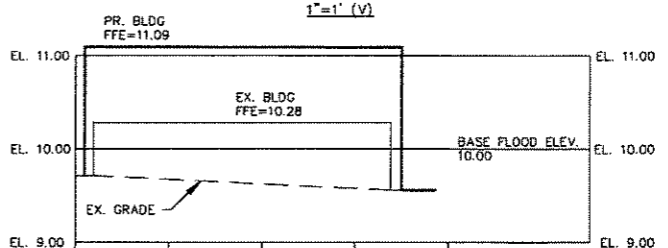


INSPECTION PORT DETAIL



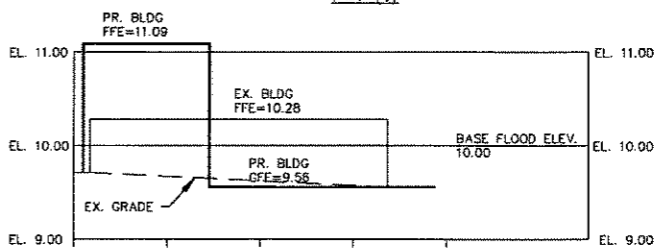
SECTION PROFILE A-A

- SECTION A-A**
- EX. BLDG AREA BELOW BASE FLOOD ELEV = 0.0 SF
 - PR. BLDG AREA BELOW BASE FLOOD ELEV = 15.6 SF



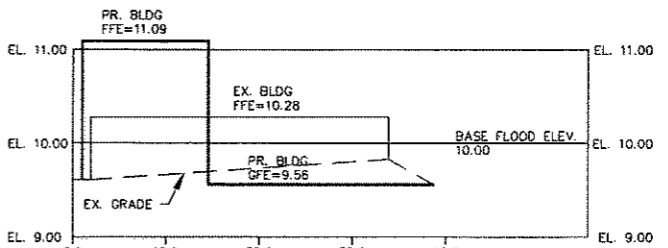
SECTION PROFILE B-B

- SECTION B-B**
- EX. BLDG AREA BELOW BASE FLOOD ELEV = 11.7 SF
 - PR. BLDG AREA BELOW BASE FLOOD ELEV = 12.4 SF



SECTION PROFILE C-C

- SECTION C-C**
- EX. BLDG AREA BELOW BASE FLOOD ELEV = 11.5 SF
 - PR. BLDG AREA BELOW BASE FLOOD ELEV = 3.4 SF



SECTION PROFILE D-D

- SECTION D-D**
- EX. BLDG AREA BELOW BASE FLOOD ELEV = 9.0 SF
 - PR. BLDG AREA BELOW BASE FLOOD ELEV = 0.8 SF



ASSESSOR'S REFERENCE
 PARCEL ID: 07007

OWNER
 P&M REALTY TRUST
 69 PREBLE STREET
 SOUTH BOSTON, MA

APPLICANT
 RYAN HUNT/ANTHONY
 11 ELKINS STREET,
 BOSTON, MA 021
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 CONTACT: ANTHONY

DETAIL SHEET
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 BOSTON, MASS.

AGH ENGINEERING
 166 WATER STREET
 STOUGHTON,
 PHONE: (781)344-2386

GRAPHIC SCALE

