INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area ***under both*** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The ***boundaries of coastal resource areas*** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The ***boundaries of inland resource areas*** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, "state-listed" vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270

City of Boston Environment

NOTICE OF INTENT APPLICATION FORM
Boston Wetlands Ordinance
City of Boston Code, Ordinances, Chapter 7-1.4

Boston File Number

MassDEP File Number

A. GENERAL INFORMATION

1. Project Location

a. Street Address	b. City/Town	c. Zip Code
12 Farnsworth Street	Boston, MA	02210

f. Assessors Map/Plat Number	g. Parcel /Lot Number
Map 4	0602665000

2. Applicant

a. First Name	b. Last Name	c. Company
Philip	Marcotty	Phase 3 Real Estate Partners

d. Mailing Address: c/o Phase 3 Real Estate Partners

e. City/Town	f. State	g. Zip Code
San Diego	CA	92192

h. Phone Number	i. Fax Number	j. Email address
216-570-3669		marcotty@p3re.com

3. Property Owner

a. First Name	b. Last Name	c. Company
		BP3-BOS 7 12 Fansworth LLC

d. Mailing Address: c/o Phase 3 Real Estate Partners

e. City/Town	f. State	g. Zip Code
San Diego	CA	92192

h. Phone Number	i. Fax Number	j. Email address
858-546-0888		

❑ Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

a. First Name	b. Last Name	c. Company
Sean	Donlon	Simpson Gumpertz & Heger

d. Mailing Address: 480 Totten Pond Road

e. City/Town	f. State	g. Zip Code
Waltham	MA	02451

h. Phone Number	i. Fax Number	j. Email address
781-907-9221		SPDonlon@sgh.com

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

■ Yes ❑ No

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

6. General Information

THE PROPOSED PROJECT INCLUDES INTERIOR RENOVATIONS TO SUPPORT A CHANGE IN THE USE OF THE EXISTING BUILDING. AS PART OF THE CHANGE IN USE, UPGRADED UTILITIES ARE REQUIRED. TRENCHING TO EXCAVATE AND INSTALL NEW UTILITIES IS PROPOSED.A LARGER CONCRETE TRANSFORMER AND TRANSFORMER PAD ARE REQUIRED TO SERVICE THE SITE. (REFER TI THE ATTACHED STORMWATER REPORT FOR FURTHER PROJECT INFORMATION.)

7. Project Type Checklist

a. ❑ Single Family Home
b. ❑ Residential Subdivision
c. ❑ Limited Project Driveway Crossing
d. ❑ Commercial/Industrial
e. ❑ Dock/Pier
f. ■ Utilities
g. ❑ Coastal Engineering Structure
h. ❑ Agriculture – cranberries, forestry
i. ❑ Transportation
j. ❑ Other

8. Property recorded at the Registry of Deeds

Suffolk	130
a. County	b. Page Number
66621	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

$2,562.50	$512.50	$2,050
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

❑ Yes ■ No

1. Coastal Resource Areas

Resource Area	Resource Area Size	Proposed Alteration*	Proposed Migitation
❑ *Coastal Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *100-foot Salt Marsh Area*	*Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	*Square feet*	*Square feet*	*Square feet*

2. Inland Resource Areas

Resource Area	Resource Area Size	Proposed Alteration*	Proposed Migitation
❑ *Inland Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *Isolated Wetlands*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool Habitat (vernal pool + 100 ft. upland area)*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	*Square feet*	*Square feet*	*Square feet*

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

Historic Commission - Under Review

Boston Water and Sewer - Under Review

Conditional Use Permit for Groundwater Recharge - Under Review

2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://www.mass.gov/dfwele/dfw/nhesp/nhregmap.htm.

❑ Yes ■ No

If *yes*, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

☐ Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____ percentage/acreage

(2) outside Resource Area _____ percentage/acreage

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

❑ Yes ■ No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

■ *Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.*
- ❑ *Applying for a Low Impact Development (LID) site design credits*
- ■ *A portion of the site constitutes redevelopment*
- ❑ *Proprietary BMPs are included in the Stormwater Management System*

❑ *No. Check below & include a narrative as to why the project is exempt*
- ❑ *Single-family house*
- ❑ *Emergency road repair*
- ❑ *Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas*

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

■ Yes ❑ No

D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Signature of Applicant — Date: February 10, 2022

Signature of Property Owner (if different) Michael Gerrity, President of BP3-BOS7 12 Farnsworth LLC — Date: February 14, 2022

, P.E.
Signature of Representative (if any) — Date: 15 February 2022