



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Boston

City/Town

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



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

**A. General Information**

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

20 Clinton Street

a. Street Address

Boston

b. City/Town

02109

c. Zip Code

Latitude and Longitude:

42.360950

d. Latitude

-71.054920

e. Longitude

03

f. Assessors Map/Plat Number

0303409000

g. Parcel /Lot Number

2. Applicant:

Jonathan

a. First Name

Landau

b. Last Name

c/o Kevin Daly, FPG DS Owner One, LLC and FPG DS Owner Two, LLC

c. Organization

45 Main Street, #800

d. Street Address

Brooklyn

e. City/Town

NY

f. State

11201

g. Zip Code

774-238-0005

h. Phone Number

i. Fax Number

kdaly@kpdadvisors.com

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):

Deborah

a. First Name

Danik

b. Last Name

Nitsch Engineering, Inc.

c. Company

2 Center Plaza, Suite 430

d. Street Address

Boston

e. City/Town

MA

f. State

02108

g. Zip Code

857-206-8737

h. Phone Number

i. Fax Number

ddanik@nitscheng.com

j. Email address

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

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Site staging to allow for interior building demolition and structural reinforcement within 100-year flood plain.

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

58550

c. Book

b. Certificate # (if registered land)

137

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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City/Town \_\_\_\_\_

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

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

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

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

City/Town \_\_\_\_\_

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

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

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

<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	38,470 _____	
	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](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

GIS 2020 \_\_\_\_\_

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

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

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



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

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

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

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

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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**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.

Dock Square, Phase I

a. Plan Title

Howard Stein Hudson

b. Prepared By

01/11/2022

d. Final Revision Date

Robbie J. Burgess

c. Signed and Stamped by

1"=20'

e. Scale

Existing Conditions Plan by Feldman Land Surveyors

f. Additional Plan or Document Title

07/15/2020

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:

179  
2. Municipal Check Number

174  
4. State Check Number

FPG DS owner one LLC  
6. Payor name on check: First Name

01/12/22  
3. Check date

01/12/22  
5. Check date

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

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

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

1. Signature of Applicant

2. Date

02/01/22

3. Signature of Property Owner (if different)

4. Date

02/01/22

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.





## 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](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm) or the *Massachusetts Natural Heritage Atlas*.

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

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

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



**A. GENERAL INFORMATION**

1. Project Location

20 Clinton Street Boston 02109  
a. Street Address b. City/Town c. Zip Code  
03 030340900  
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant

Jonathan Landau c/o Kevin Daly. FPG DS Owner One, LLC and FPG DS Owner Two, LLC  
a. First Name b. Last Name c. Company  
45 Main Street, #800  
d. Mailing Address

Brooklyn NY 11201  
e. City/Town f. State g. Zip Code  
774-238-0005 kdaly@kpdadvisors.com  
h. Phone Number i. Fax Number j. Email address

3. Property Owner

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

Check if more than one owner

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

4. Representative (if any)

Deborah Danik Nitsch Engineering, Inc.  
a. First Name b. Last Name c. Company  
2 Center Plaza, Suite 430  
d. Mailing Address  
Boston MA 02108  
e. City/Town f. State g. Zip Code  
857-206-8737 ddanik@nitscheng.com  
h. Phone Number i. Fax Number j. Email address



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

Yes  No

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

6. General Information

Site staging to allow for interior building demolition and structural reinforcement within 100-year flood plain.

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

a. County

137

b. Page Number

58550

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City Fee Paid

**B. BUFFER ZONE & RESOURCE AREA IMPACTS**

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

Yes  No

1. Coastal Resource Areas





<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

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

City of Boston ISD - Demolition Permit - in process

Massachusetts DEP Construction Dewatering Permit - in process



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**

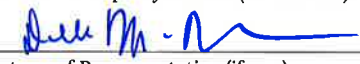
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the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

  
\_\_\_\_\_  
Signature of Applicant

02/01/22  
\_\_\_\_\_  
Date

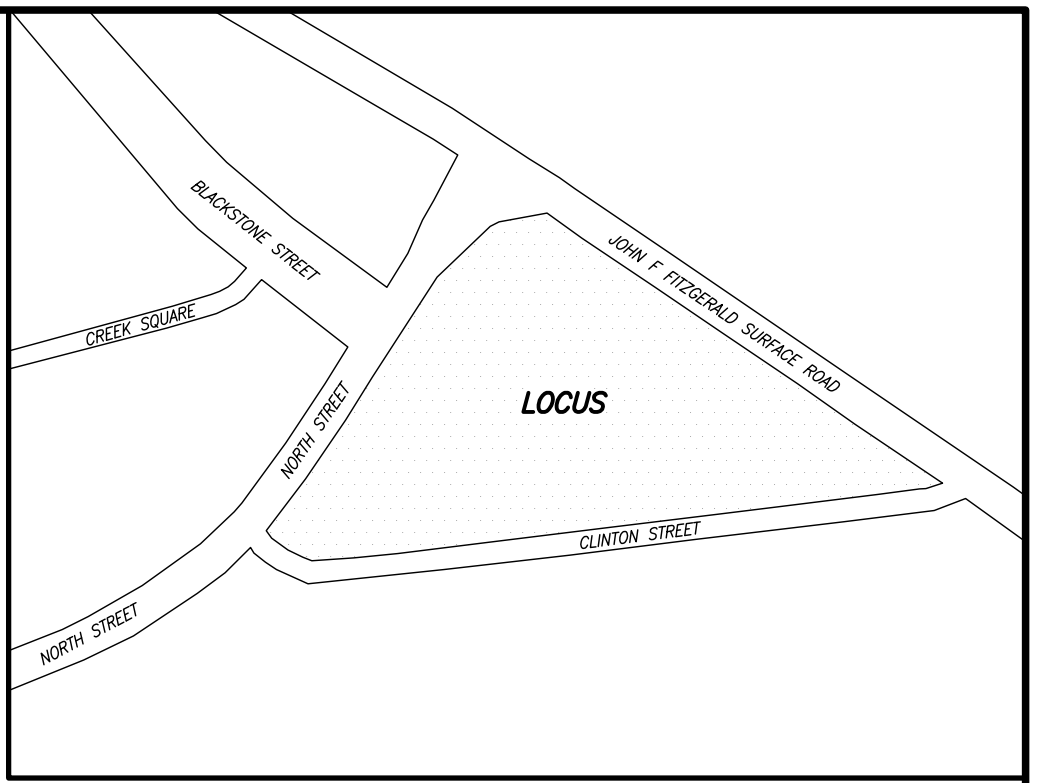
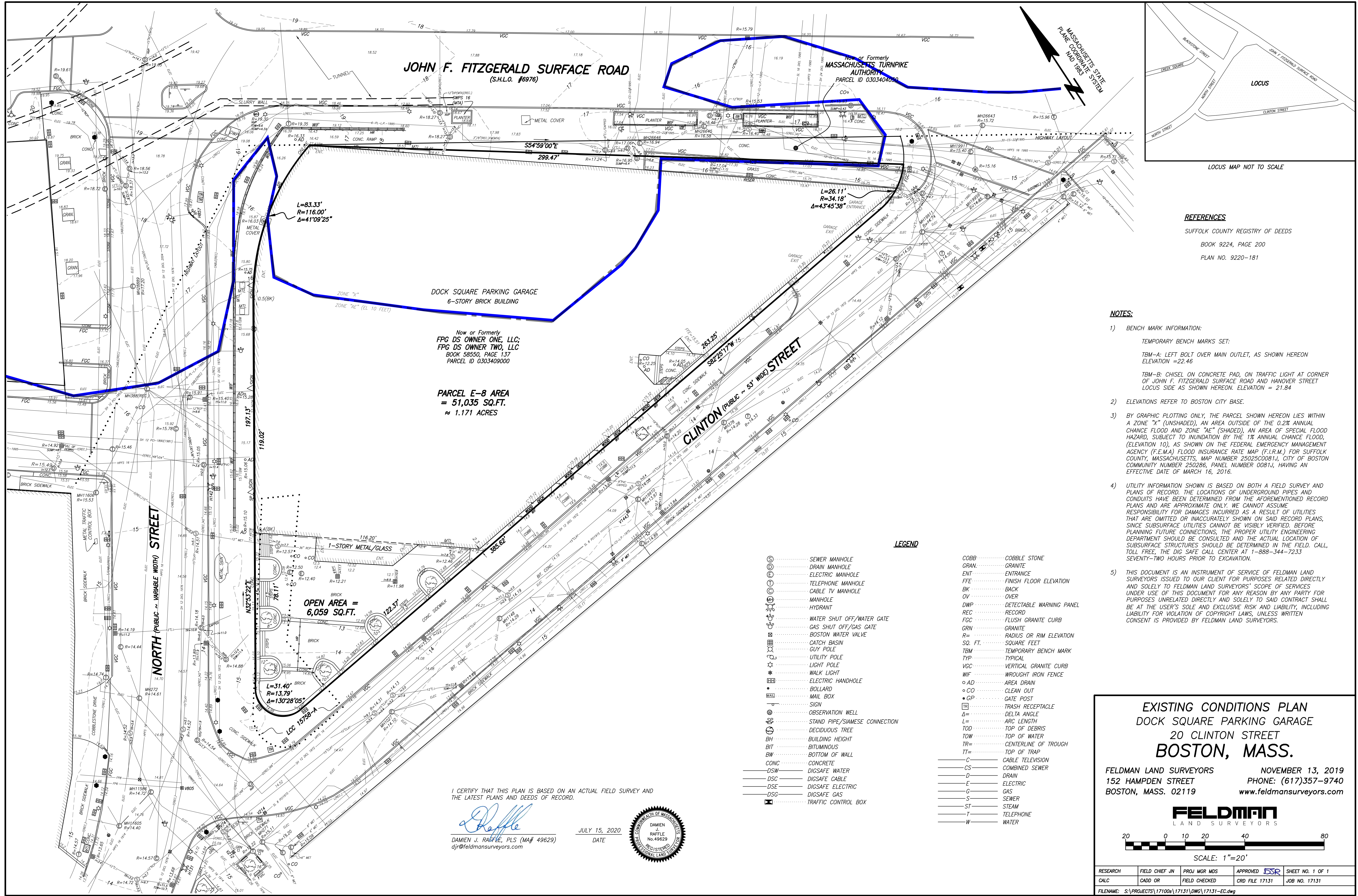
\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Representative (if any)

02/01/22  
\_\_\_\_\_  
Date





**REFERENCES**  
 SUFFOLK COUNTY REGISTRY OF DEEDS  
 BOOK 9224, PAGE 200  
 PLAN NO. 9220-181

- NOTES:**
- BENCH MARK INFORMATION:  
 TEMPORARY BENCH MARKS SET:  
 TBM-A: LEFT BOLT OVER MAIN OUTLET, AS SHOWN HEREON  
 ELEVATION = 22.46  
 TBM-B: CHISEL ON CONCRETE PAD, ON TRAFFIC LIGHT AT CORNER  
 OF JOHN F. FITZGERALD SURFACE ROAD AND HANOVER STREET  
 LOCUS SIDE AS SHOWN HEREON. ELEVATION = 21.84
  - ELEVATIONS REFER TO BOSTON CITY BASE.
  - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" (SHADED), AN AREA OF SPECIAL FLOOD HAZARD, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, (ELEVATION 10), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0081J, CITY OF BOSTON COMMUNITY NUMBER 250286, PANEL NUMBER 0081J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
  - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER USE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

Now or Formerly  
 FPG DS OWNER ONE, LLC;  
 FPG DS OWNER TWO, LLC  
 BOOK 58550, PAGE 137  
 PARCEL ID 0303409000

**PARCEL E-8 AREA**  
 = 51,035 SQ.FT.  
 ≈ 1.171 ACRES

**OPEN AREA =**  
 6,059 SQ.FT.

**LEGEND**

⊙	SEWER MANHOLE	⊙	COBBLE STONE
⊙	DRAIN MANHOLE	⊙	GRANITE
⊙	ELECTRIC MANHOLE	ENT	ENTRANCE
⊙	TELEPHONE MANHOLE	FFE	FINISH FLOOR ELEVATION
⊙	CABLE TV MANHOLE	BK	BACK
⊙	MANHOLE	OV	OVER
⊙	HYDRANT	DWP	DETECTABLE WARNING PANEL
⊙	WATER SHUT OFF/WATER GATE	REC	RECORD
⊙	GAS SHUT OFF/GAS GATE	FGC	FLUSH GRANITE CURB
⊙	BOSTON WATER VALVE	GRN	GRANITE
⊙	CATCH BASIN	R=	RADIUS OR RIM ELEVATION
⊙	GUY POLE	SQ. FT.	SQUARE FEET
⊙	UTILITY POLE	TBM	TEMPORARY BENCH MARK
⊙	LIGHT POLE	TYP	TYPICAL
⊙	WALK LIGHT	VGC	VERTICAL GRANITE CURB
⊙	ELECTRIC HANDHOLE	WIF	WROUGHT IRON FENCE
⊙	BOLLARD	○ AD	AREA DRAIN
⊙	MAIL BOX	○ CO	CLEAN OUT
⊙	SIGN	○ GP	GATE POST
⊙	OBSERVATION WELL	TR	TRASH RECEPTACLE
⊙	STAND PIPE/SIAMESE CONNECTION	Δ	DELTA ANGLE
⊙	DECIDUOUS TREE	L=	ARC LENGTH
⊙	BUILDING HEIGHT	TOD	TOP OF DEBRIS
⊙	BITUMINOUS	TOW	TOP OF WATER
⊙	BOTTOM OF WALL	TR=	CENTERLINE OF TROUGH
⊙	CONCRETE	TT=	TOP OF TRAP
⊙	DIGSAFE WATER	C	CABLE TELEVISION
⊙	DIGSAFE CABLE	CS	COMBINED SEWER
⊙	DIGSAFE ELECTRIC	D	DRAIN
⊙	DIGSAFE GAS	E	ELECTRIC
⊙	TRAFFIC CONTROL BOX	G	GAS
		S	SEWER
		ST	STEAM
		T	TELEPHONE
		W	WATER

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

*D. Raffle*  
 DAMIEN J. RAFFLE, PLS (MA# 49629)  
 djr@feldmansurveyors.com

JULY 15, 2020  
 DATE

**EXISTING CONDITIONS PLAN**  
**DOCK SQUARE PARKING GARAGE**  
 20 CLINTON STREET  
**BOSTON, MASS.**

FELDMAN LAND SURVEYORS  
 152 HAMPDEN STREET  
 BOSTON, MASS. 02119

NOVEMBER 13, 2019  
 PHONE: (617)357-9740  
 www.feldmansurveyors.com

**FELDMAN**  
 LAND SURVEYORS

SCALE: 1"=20'

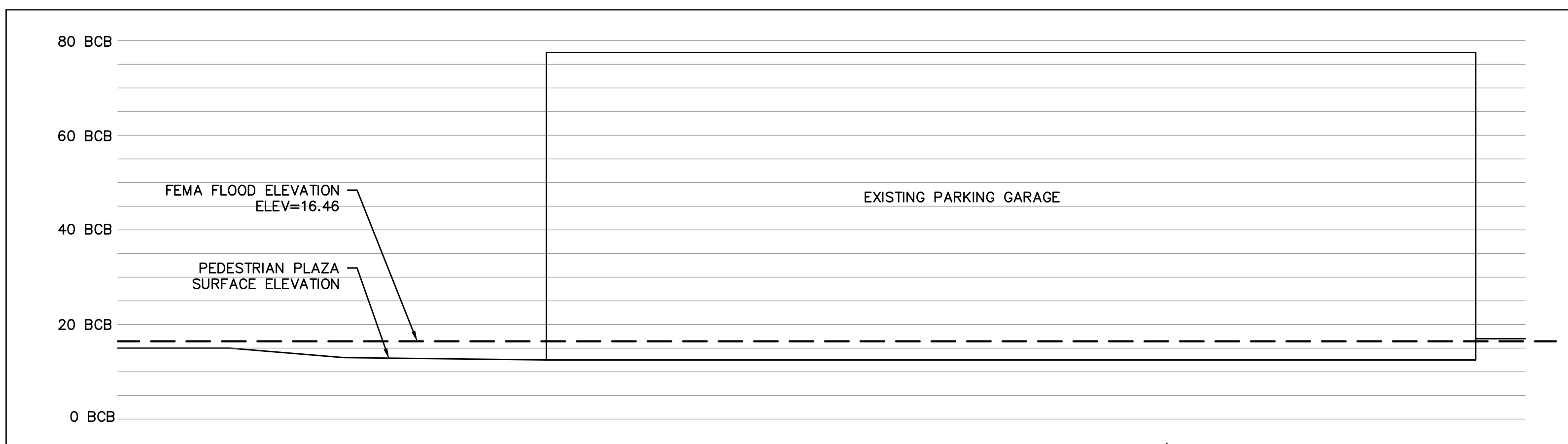
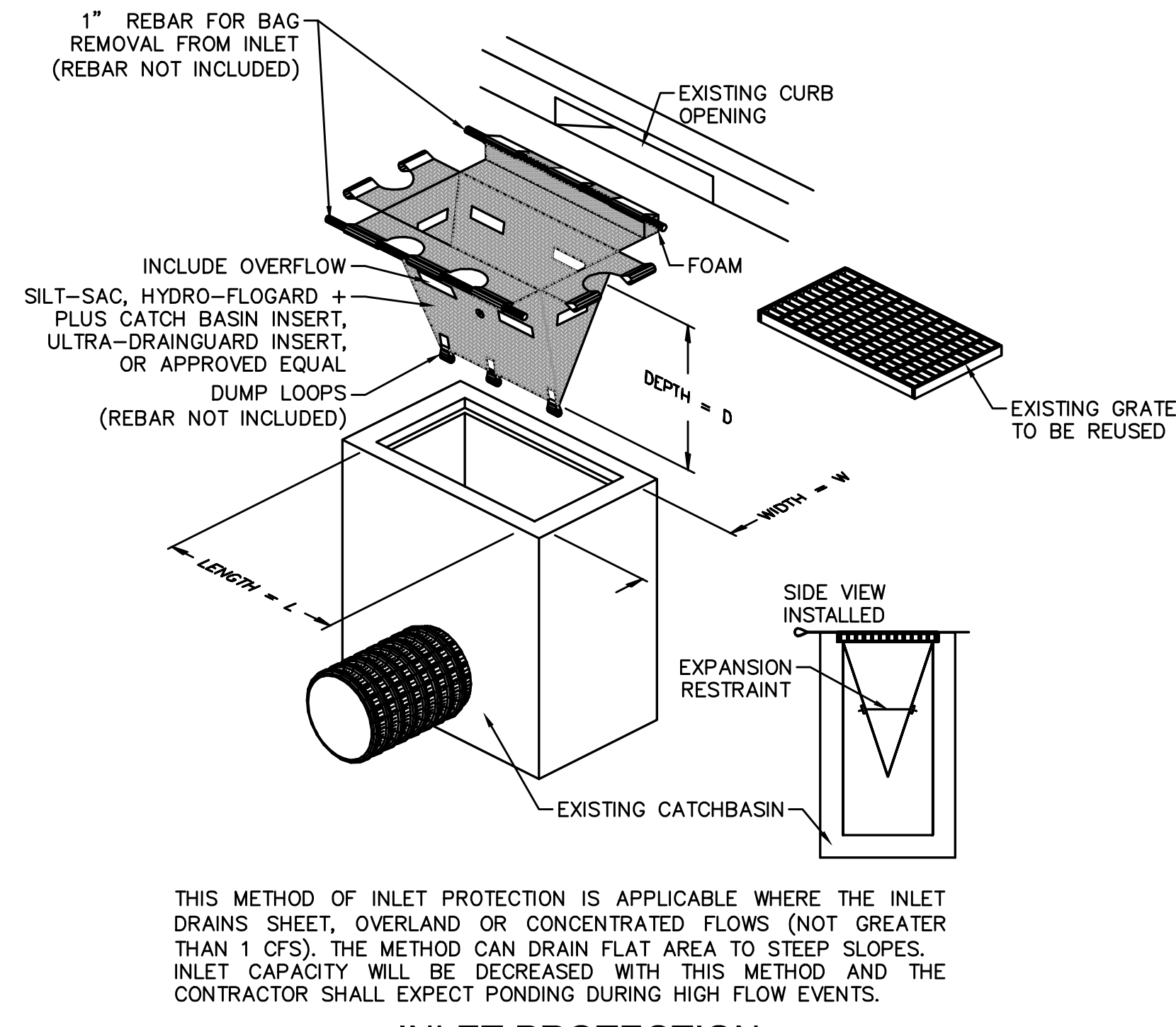
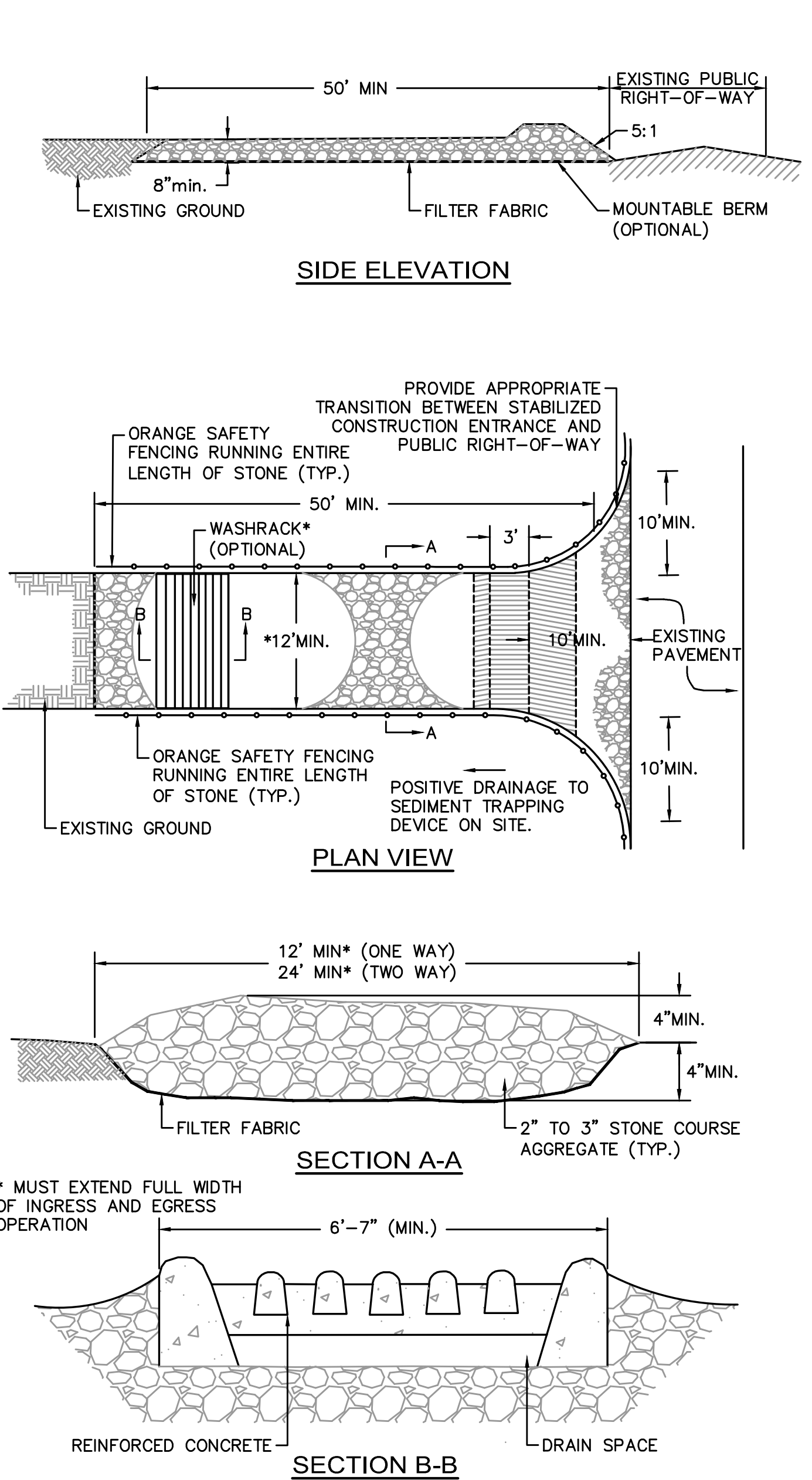
RESEARCH	FIELD CHIEF JUN	PROJ MGR MDS	APPROVED DSR	SHEET NO. 1 OF 1
CALC	CADD OR	FIELD CHECKED	CRD FILE 17131	JOB NO. 17131

FILENAME: S:\PROJECTS\171008\17131\DWG\17131-EC.dwg



**NOTES:**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED EROSION CONTROL AND SEDIMENT GUIDELINES FOR MASSACHUSETTS (SEE REFERENCE BELOW, NOTE #7).
2. ANY EROSION AND SEDIMENT CONTROL MEASURES FOR THE STABILIZATION OF SLOPES ARE TEMPORARY FOR CONSTRUCTION PHASES ONLY. SEE GRADING PLAN FOR FINAL STABILIZATION OF SLOPES.
3. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
4. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
5. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS WILL BE PROTECTED WITH A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
6. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM (I.E. THROUGH THE USE OF STRAW BALES, CATCH BASIN SEDIMENT TRAPS, GRAVEL, BOARDS OR OTHER APPLICABLE METHODS).
7. THE CONTRACTOR INSTALLING THE ABOVE SHALL OBTAIN AND FOLLOW THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, DATED MAY 1997, REPRINTED MAY 2003 (OR LATEST EDITION) AND THE 2012 NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, OR LATEST EDITION.
8. ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED.
9. AFTER ANY SIGNIFICANT RAINFALL (0.25" OR GREATER), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
10. ALL STOCKPILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' AWAY FROM EXISTING WATER BODIES OR WETLANDS & WITHIN THE LIMIT OF WORK. SOIL STOCKPILES SHALL BE PROTECTED FROM CONTACT WITH ON-SITE STORMWATER RUNOFF USING TEMPORARY PERIMETER SEDIMENT BARRIERS. A COVER (TARP) OR APPROPRIATE TEMPORARY STABILIZATION WILL BE PROVIDED TO MINIMIZE SEDIMENT DISCHARGE.
11. STABILIZED PORTIONS OF A SITE SHALL BE INSPECTED AT LEAST ONCE PER MONTH.
12. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
13. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
14. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. TOPSOIL NOT NEEDED AFTER COMPLETION OF ALL FINAL TOPSOIL SPREADING AND GRASSING BARRIERS BE REMOVED FROM THE SITE AND LEGALLY RECYCLED OR DISPOSED OF. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
15. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDEE SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
16. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION.
18. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE THE MINIMUM PROVISIONS NECESSARY. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
19. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 CALENDAR DAYS SHALL BE SEEDDED WITH AN ANNUAL RYE.



**CONSTRUCTION SPECIFICATIONS**

**CONSTRUCTION SPECIFICATIONS**

LENGTH - GREATER THAN OR EQUAL TO 50 FEET

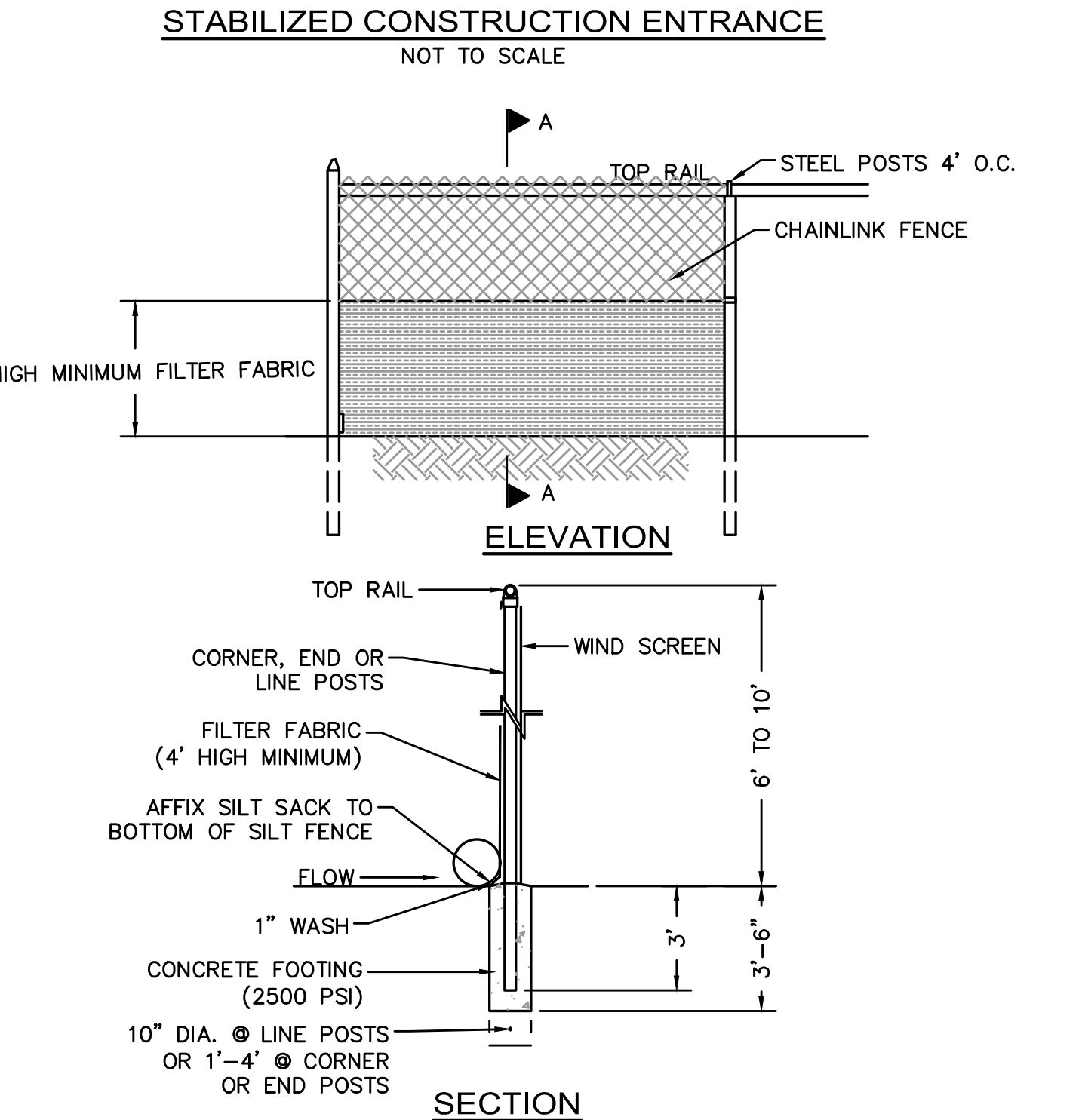
WIDTH - TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.

THICKNESS - 8"

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.



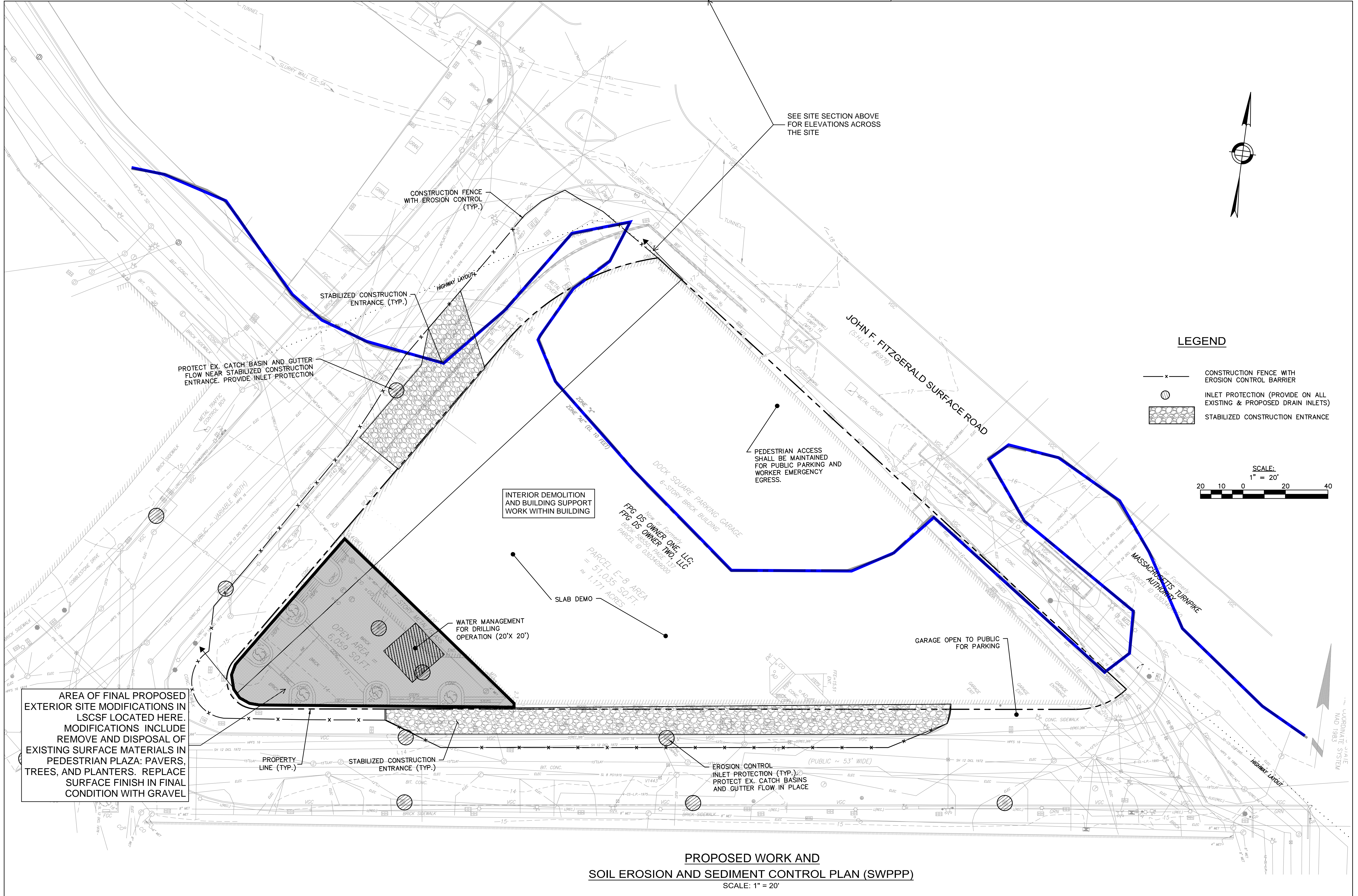
1. FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAINLINK FENCE WITH TIES SPACED HORIZONTALLY 24" AS THE TOP AND MIDSECTION.

2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6"

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE FILTER FABRIC.

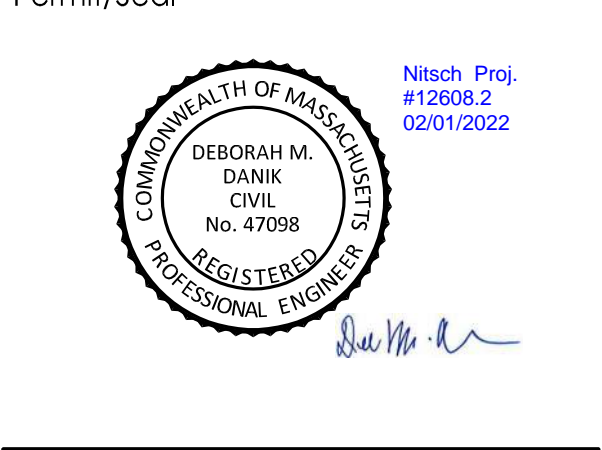
4. MAINTENANCE OF SILT FENCE SHALL BE RECORDED IN THE SWPPP.

**EROSION CONTROL BARRIER SUPER SILT FENCE**  
NOT TO SCALE



NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBMISSION	08/02/2020
2	CONCEPT DEVELOPMENT	09/24/2020
3	SITE PLAN	09/24/2020
4	FINAL DESIGN DEVELOPMENT	04/17/2021
5	FINAL DESIGN DEVELOPMENT	02/22/2021
6	FINAL DESIGN DEVELOPMENT	12/01/2021

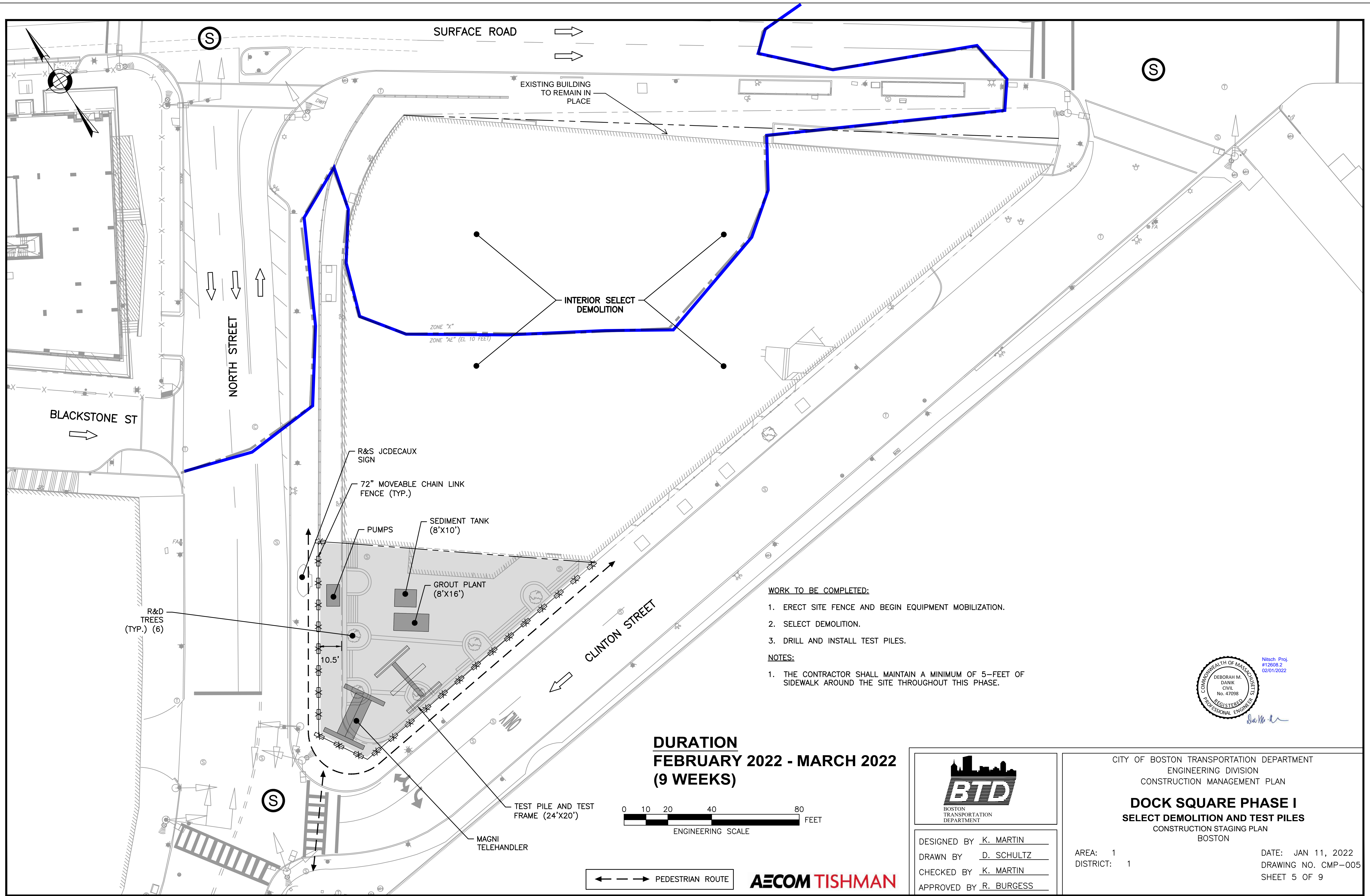
Issued/Revision



Scale AS SHOWN  
Project No. 218421227

**PROPOSED WORK AND SWPPP PLAN AND DETAILS**





SURFACE ROAD

EXISTING BUILDING TO REMAIN IN PLACE

INTERIOR SELECT DEMOLITION

ZONE 'X'  
ZONE 'AE' (EL 10 FEET)

NORTH STREET

BLACKSTONE ST

CLINTON STREET

R&S JOYCECAUX SIGN

72" MOVEABLE CHAIN LINK FENCE (TYP.)

PUMPS

SEDIMENT TANK (8'X10')

GROUT PLANT (8'X16')

R&D TREES (TYP.) (6)

10.5'

TEST PILE AND TEST FRAME (24'X20')

MAGNI TELEHANDLER

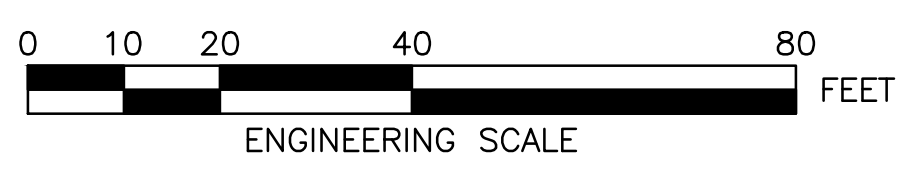
**WORK TO BE COMPLETED:**

1. ERECT SITE FENCE AND BEGIN EQUIPMENT MOBILIZATION.
2. SELECT DEMOLITION.
3. DRILL AND INSTALL TEST PILES.

**NOTES:**

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5- FEET OF SIDEWALK AROUND THE SITE THROUGHOUT THIS PHASE.

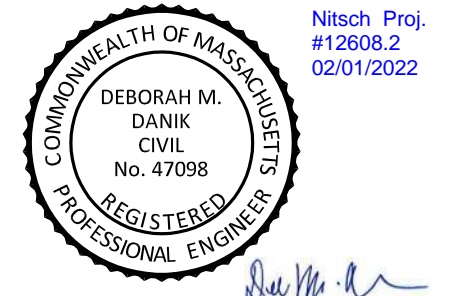
**DURATION**  
**FEBRUARY 2022 - MARCH 2022**  
**(9 WEEKS)**



PEDESTRIAN ROUTE

**AECOM TISHMAN**

DRAWING PREPARED BY HOWARD STEIN HUDSON



DESIGNED BY K. MARTIN  
DRAWN BY D. SCHULTZ  
CHECKED BY K. MARTIN  
APPROVED BY R. BURGESS

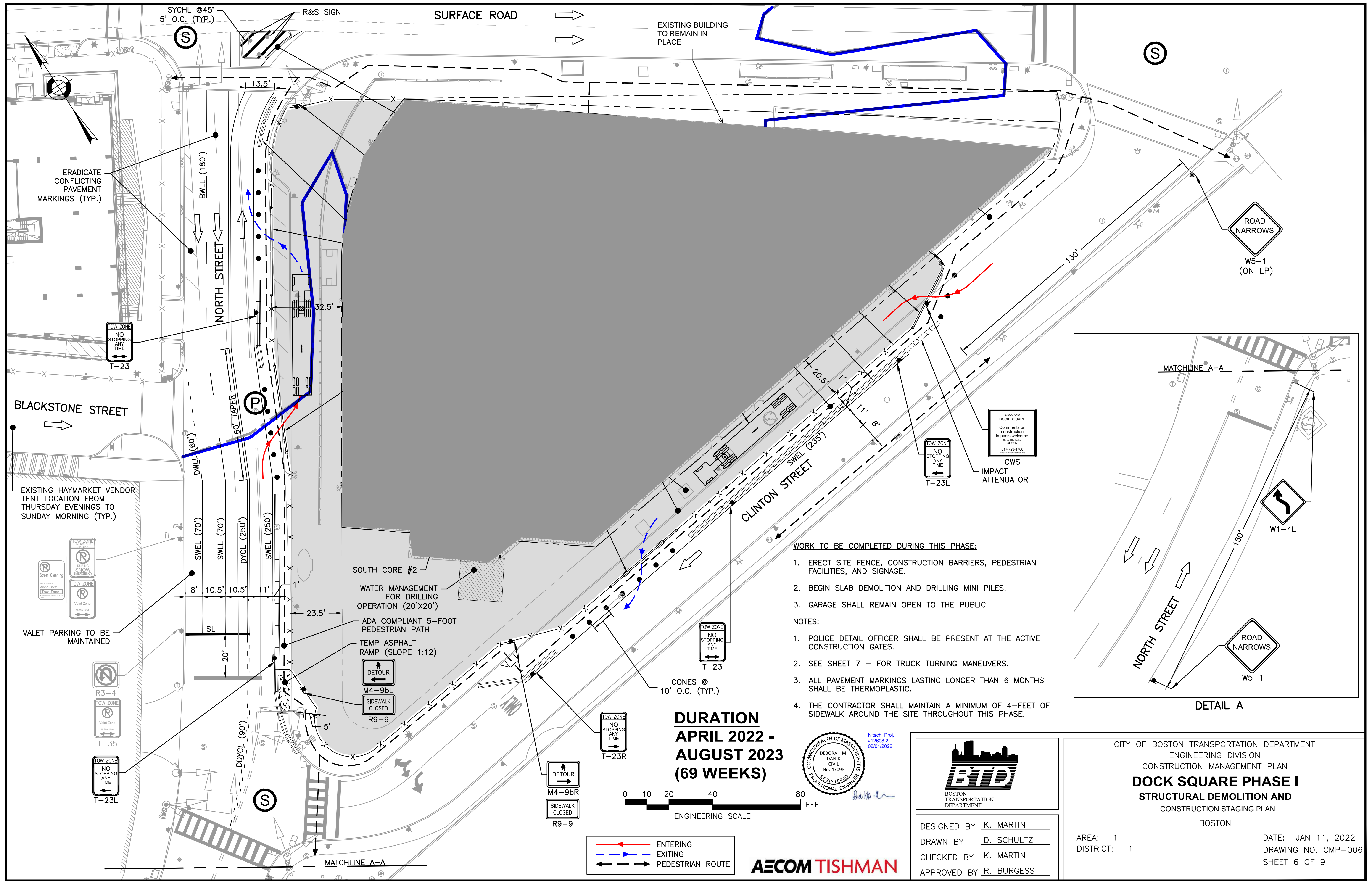
CITY OF BOSTON TRANSPORTATION DEPARTMENT  
ENGINEERING DIVISION  
CONSTRUCTION MANAGEMENT PLAN

**DOCK SQUARE PHASE I**  
**SELECT DEMOLITION AND TEST PILES**  
CONSTRUCTION STAGING PLAN  
BOSTON

AREA: 1  
DISTRICT: 1

DATE: JAN 11, 2022  
DRAWING NO. CMP-005  
SHEET 5 OF 9





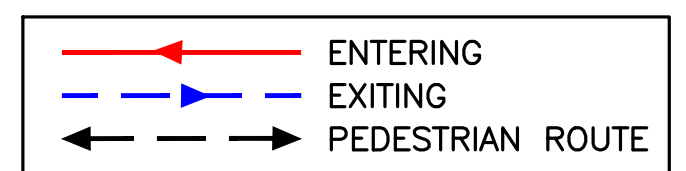
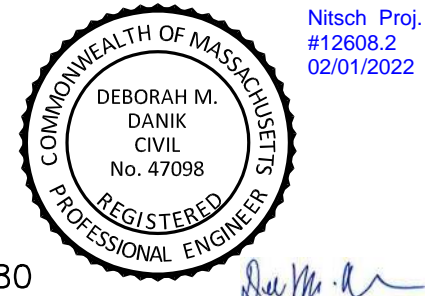
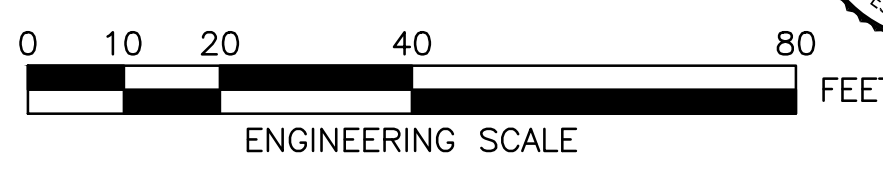
**WORK TO BE COMPLETED DURING THIS PHASE:**

1. ERECT SITE FENCE, CONSTRUCTION BARRIERS, PEDESTRIAN FACILITIES, AND SIGNAGE.
2. BEGIN SLAB DEMOLITION AND DRILLING MINI PILES.
3. GARAGE SHALL REMAIN OPEN TO THE PUBLIC.

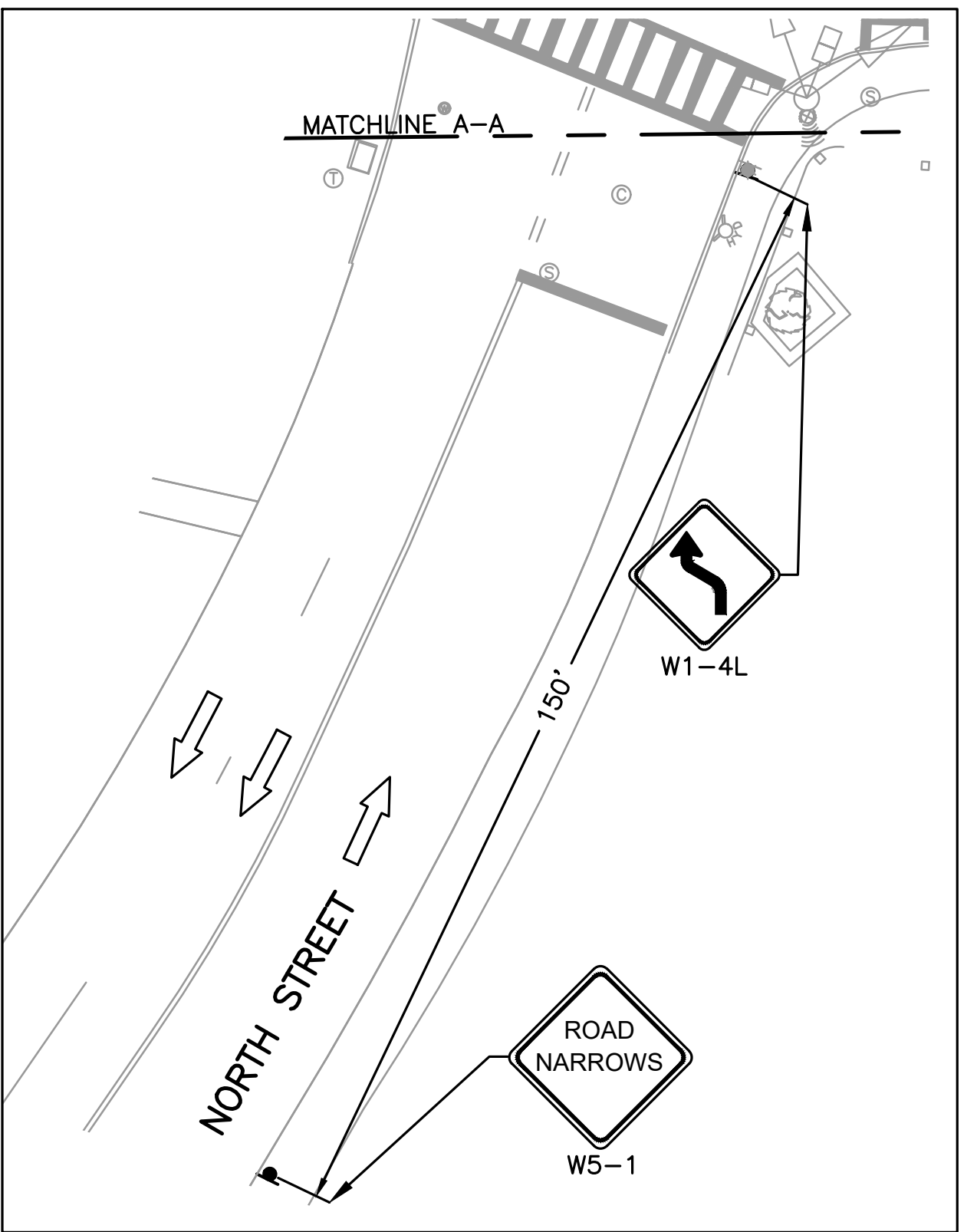
**NOTES:**

1. POLICE DETAIL OFFICER SHALL BE PRESENT AT THE ACTIVE CONSTRUCTION GATES.
2. SEE SHEET 7 - FOR TRUCK TURNING MANEUVERS.
3. ALL PAVEMENT MARKINGS LASTING LONGER THAN 6 MONTHS SHALL BE THERMOPLASTIC.
4. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4- FEET OF SIDEWALK AROUND THE SITE THROUGHOUT THIS PHASE.

**DURATION**  
**APRIL 2022 -**  
**AUGUST 2023**  
**(69 WEEKS)**



**AECOM TISHMAN**



DESIGNED BY K. MARTIN  
 DRAWN BY D. SCHULTZ  
 CHECKED BY K. MARTIN  
 APPROVED BY R. BURGESS

CITY OF BOSTON TRANSPORTATION DEPARTMENT  
 ENGINEERING DIVISION  
 CONSTRUCTION MANAGEMENT PLAN  
**DOCK SQUARE PHASE I**  
 STRUCTURAL DEMOLITION AND  
 CONSTRUCTION STAGING PLAN  
 BOSTON

AREA: 1  
 DISTRICT: 1  
 DATE: JAN 11, 2022  
 DRAWING NO. CMP-006  
 SHEET 6 OF 9

## STORMWATER REPORT

Complies with Department of Environmental Protection Stormwater Standards  
and the City of Boston Wetlands Ordinance

<b>Project Name:</b>	Dock Square – Phase 1 – Building Interior Demolition
<b>Project Location:</b>	20 Clinton Street Boston, MA
<b>Prepared for:</b>	City of Boston
<b>Nitsch Project #:</b>	#12608.2
<b>Date Prepared:</b>	January 31, 2022

### ATTACHMENTS

Attachments: MassDEP Checklist for Stormwater Report  
Illicit Discharge Compliance Statement  
Long Term Pollution Prevention and Operations and Maintenance Plan

Figure 1: USGS Locus Map


Figure 2: FEMA FIRM Map


Figure 3: NHESP Map

Figure 4: NRCS Soils Map



<p><b>Project Summary:</b></p>	<p>Nitsch Engineering has prepared this Stormwater Report to support the Notice of Intent for the Dock Square Phase 1 – Building Interior Demolition Project at 20 Clinton Street in Boston (the Project). The triangular Project site is bounded by Surface Road to the east, Clinton Street to the South, and North Street to the west, as shown in Figure 1 USGS Map.</p> <p>A Notice of Intent has been filed with the Boston Conservation Commission because the Project site is located in Land Subject to Coastal Storm Flowage, as shown on the FEMA Flood Insurance Rate Map (FIRM) number 25025C0081J, dated March 16, 2016. The site is located partially within the 1% annual flood zone, otherwise known as the 100-year flood, and classified as Zone AE with a flood elevation of 16.46 Boston City Base (or elevation 10.0 NAVD 88 as shown on the map), and partially is in Zone X. See Figure 2.</p> <p>The existing site is covered by an above-grade seven-story parking garage (84% of the site), with first-story retail, and paved pedestrian plaza areas. There are six trees located in planters within the paved pedestrian plaza. The work in Land Subject to Coastal Storm Flowages includes interior demolition and structural improvements to the existing above-grade parking garage structure, and construction staging and access on the site.</p> <p>This is an enabling phase, Phase 1, of a two-phase full site redevelopment to add seven additional residential floors to the top of the existing parking garage. The Phase 2 future work will be permitted separately under Phase 2 of the site development project, which will include full site surface improvements and building drainage modifications. Phase 2 permitting is anticipated to start in the beginning of 2023.</p> <p>Phase 1 scope, under this application, specifically includes:</p> <p>Site :</p> <ul style="list-style-type: none"> <li>· Removal of site landscaping and hardscape at corner of North St. and Clinton St. to replace with crushed stone for site staging.</li> </ul> <p>Architectural:</p> <ul style="list-style-type: none"> <li>· Removal of existing signage and lighting from previous retail uses.</li> <li>· Removal of existing aluminum frame and glass entry vestibule.</li> <li>· Selective demolition of the existing garage brick veneer and concrete spandrels to facilitate structural demolition and future stair shafts</li> <li>· Waterproofing of new structural slabs and footings</li> </ul> <p>Structural:</p> <ul style="list-style-type: none"> <li>· Supplementing of select interior existing pile caps with new drilled mini piles and caps</li> <li>· Demolition of west corner for full building height (Grids 1-A to 3-D)</li> <li>· Installation of pile caps for new cores at SW-1 and SW-2</li> <li>· Construction of SW-1 shear wall core to underside of Level 2</li> <li>· Construction of SW-2 shear wall core to Level 6</li> </ul> <p>The project is considered a redevelopment under the Wetlands Protection Act and the Boston Wetlands Ordinance.</p>
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<p><b>Wetland Resource Areas:</b></p>	<p>The Project is located partially within Land Subject to Coastal Storm Flowage shown on the FEMA FIRM Map. The site is located partially within the 1% annual flood zone, otherwise known as the 100-year flood, Zone AE with a flood elevation of 16.46 Boston City Base (or elevation 10.0 NAVD 88). See Figure 2.</p>
<p><b>Existing and Proposed Stormwater Drainage Infrastructure:</b></p>	<p>The existing site closed drainage system is comprised of building roof collection (84% of the site) and a small, closed drainage system to collect plaza stormwater runoff (16% of the site). Both building and site stormwater collection systems capture and convey stormwater to the Boston Water and Sewer commission drain mains in the adjacent public ways via underground piped connections.</p> <p>The proposed exterior site improvements include the removal of existing pavement and replacement with gravel to support site operations and staging. There are no proposed modifications to the existing closed drainage system as part of the proposed Phase 1 Project scope. Existing roof drains and connections will be maintained. Existing site area drains will be maintained.</p> <p>Existing drainage infrastructure will be protected and maintained during construction. Erosion and sedimentation control measures, including temporary inlet protection (silt sacks) installed in the area drains on site and the existing catch basins adjacent to the proposed work in the public ways. Stabilized construction entrances will be installed at the entrance and exit gates to the site and street sweeping will be implemented to protect the existing drainage system. At the end of construction, all erosion control measures will be removed. Refer to the attached Long Term Pollution Prevention and Operations and Maintenance Plan for more detail.</p> <p>Representative pictures of the existing resource area of Land Subject to Coastal Storm Flowage are below:</p> <div data-bbox="570 1293 1286 1766" data-label="Image">  </div> <p><i>Corner of North Street and Clinton Street looking east</i></p>

	 <p style="text-align: center;"><i>Clinton Street looking north</i></p>
<p><b>NHESP Priority and Estimated Habitat:</b></p>	<p>Based on the NHESP interactive map viewer with data from August 1, 2021, the Project site is not located within designated Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. Refer to Figure 3 Natural Heritage and Endangered Species Program (NHESP) Map.</p>
<p><b>NRCS Soils:</b></p>	<p>The Soil Classification Summary outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The soils are classified as Urban Land, wet substratum, 0 to 3 percent slopes, under map unit 603. See Figure 4 for the NRSC Soils Map.</p>
<p><b>Total Maximum Daily Load (TMDL)</b></p>	<p>The Site ultimately discharges into the Boston Inner Harbor, which is subject to a Draft Pathogen Total Maximum Daily Load (TMDL). The Project is a redevelopment project, with minimal surface cover changes and no change in use and is not anticipated to impact the pathogen pollutant load to the Boston Inner Harbor.</p>

<p><b>Land Cover Table:</b></p>	<p>Below is a summary of the proposed land cover changes for the Project in square feet (S.F.).</p> <p><b>Land Cover Table:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Existing (S.F.)</th> <th>Proposed (S.F.)</th> <th>Delta (S.F.)</th> </tr> </thead> <tbody> <tr> <td>Pervious Mulched Tree Planters</td> <td>540</td> <td>0</td> <td>(540)</td> </tr> <tr> <td>Pervious Gravel Cover</td> <td>0</td> <td>8,022</td> <td>8,022</td> </tr> <tr> <td>Impervious Area (Building)</td> <td>43,013</td> <td>43,013</td> <td>0</td> </tr> <tr> <td>Impervious Area (Plaza)</td> <td>7,482</td> <td>0</td> <td></td> </tr> <tr> <td><b>Total Impervious Area</b></td> <td>51,035</td> <td>51,035</td> <td>(7,482)</td> </tr> <tr> <td><b>Total Project Area</b></td> <td><b>51,035</b></td> <td><b>51,035</b></td> <td><b>-</b></td> </tr> </tbody> </table>		Existing (S.F.)	Proposed (S.F.)	Delta (S.F.)	Pervious Mulched Tree Planters	540	0	(540)	Pervious Gravel Cover	0	8,022	8,022	Impervious Area (Building)	43,013	43,013	0	Impervious Area (Plaza)	7,482	0		<b>Total Impervious Area</b>	51,035	51,035	(7,482)	<b>Total Project Area</b>	<b>51,035</b>	<b>51,035</b>	<b>-</b>
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<p><b>Stormwater Management During Construction:</b></p>	<p>The majority of the Project area is comprised of the area associated with repaving the existing building. The total land disturbance area, where excavation will be required, and landscaped areas and soils will be disturbed is less than 20,000 square feet with staging and resurfacing of the plaza (8,022 square feet) and the access to the site for construction vehicles (10,000 square feet).</p> <p>Although the Project area is greater than 1 acre (43,560 square feet), the land disturbance of the Project is less than 1 acre, therefore, the project is not subject to the NPDES Construction General Permit. However, the Contractor will be responsible for stormwater management of the active construction site as part of the Construction Documents and contract for the project. Proposed erosion control measures include the installation temporary inlet protection in existing catch basins, stabilized construction entrances, street sweeping, and not allowing stockpiling of spoils in the resource area. The Contractor will be responsible for maintaining these measures throughout construction and removal at the end of construction.</p>																												
<p><b>MassDEP Stormwater Management Standards</b></p>																													
<p>The Project is considered a redevelopment under the MassDEP Stormwater Management Standards since it is maintenance and improvement of an existing roadway. All redevelopment projects are required to meet the following Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6 and improve existing conditions. Standards 1, 8, 9 and 10 will be met as described below.</p>																													
<p><b>Standard 1</b></p>	<p><b>No New Untreated Discharges:</b> This Project and will not discharge any new untreated stormwater to any new outfalls or directly to or cause erosion in wetlands or waters of the Commonwealth.</p>																												

<b>Standard 2</b>	<b>Peak Rate Attenuation:</b> This is a redevelopment project proposing to reduce impervious cover by replacing an existing paved plaza with gravel cover.
<b>Standard 3</b>	<b>Groundwater Recharge:</b> The redevelopment project was designed to minimize the increase in impervious area in order to minimize the loss of annual recharge to groundwater to the maximum extent practicable.
<b>Standard 4</b>	<b>Water Quality Treatment:</b> Given the limited project footprint, the proposed stormwater management approach is to maintain the existing topography and drainage system, which currently functions well and meets City requirements. A Long Term Pollution Prevention Plan has been included in the Appendix.
<b>Standard 5</b>	<b>Water Quality Treatment - Land Uses with Higher Potential Pollutant Loads (LUHPPLs):</b> The Project site is not a LUHPPL. therefore, this standard is not applicable.
<b>Standard 6</b>	<b>Critical Areas:</b> The proposed work is not located within any critical areas, therefore, this standard is not applicable.
<b>Standard 7</b>	<b>Redevelopments:</b> The Project is the maintenance and improvement of an existing roadway that will be repaved and widened less than 1 lane with the additional sidewalk width. This project is considered to be a redevelopment under the MassDEP Stormwater Management Standards under Definition 1 and will comply with the Standards to the maximum extent practicable as detailed in Standard 7.
<b>Standard 8</b>	<b>Construction Period Pollution Prevention and Sedimentation Control:</b> The Contractor will be responsible for stormwater management of the active construction site. A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) is included in the Construction Documents.
<b>Standard 9</b>	<b>Operation and Maintenance Plan:</b> Post-construction maintenance includes periodic area catch basin cleaning and is detailed in the attached Long Term Pollution Prevention and Operations and Maintenance Plan.
<b>Standard 10</b>	<b>Prohibition of Illicit Discharges:</b> There will be no illicit discharges to the stormwater management system associated with the Project. An Illicit Discharge Compliance Statement is enclosed in The Appendix.

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**ATTACHMENTS AND FIGURES**





U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

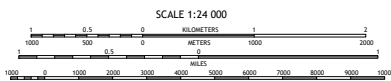
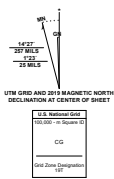


BOSTON SOUTH QUADRANGLE  
MASSACHUSETTS  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1:600-meter grid (National Transverse Mercator, Zone 18T)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.  
Map:..... U.S. G.S., July 2016 - September 2016  
Base:..... U.S. G.S., Census Bureau, 2016  
Name:..... National Hydrography Dataset, 2002 - 2016  
Hydrography:..... National Hydrography Dataset, 2002 - 2016  
Contour:..... National Elevation Dataset, 2008 - 2012  
Boundaries:..... Multiple sources, see metadata file 2016 - 2017  
Wetlands:..... FWS National Wetlands Inventory 1992 - 2011



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

- 1 Lexington
- 2 Boston North
- 3 Lynn
- 4 Merrimack
- 5 Hills
- 6 Northwood
- 7 Blue Hills
- 8 Weymouth

BOSTON SOUTH, MA  
2021

764301636917  
NAD 83  
NAD 83  
NAD 83  
NAD 83  
NAD 83



# National Flood Hazard Layer FIRMette

71°03'37"W 42°21'53"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, A99*
- 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*

**OTHER AREAS OF FLOOD HAZARD**

- 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**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

**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

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



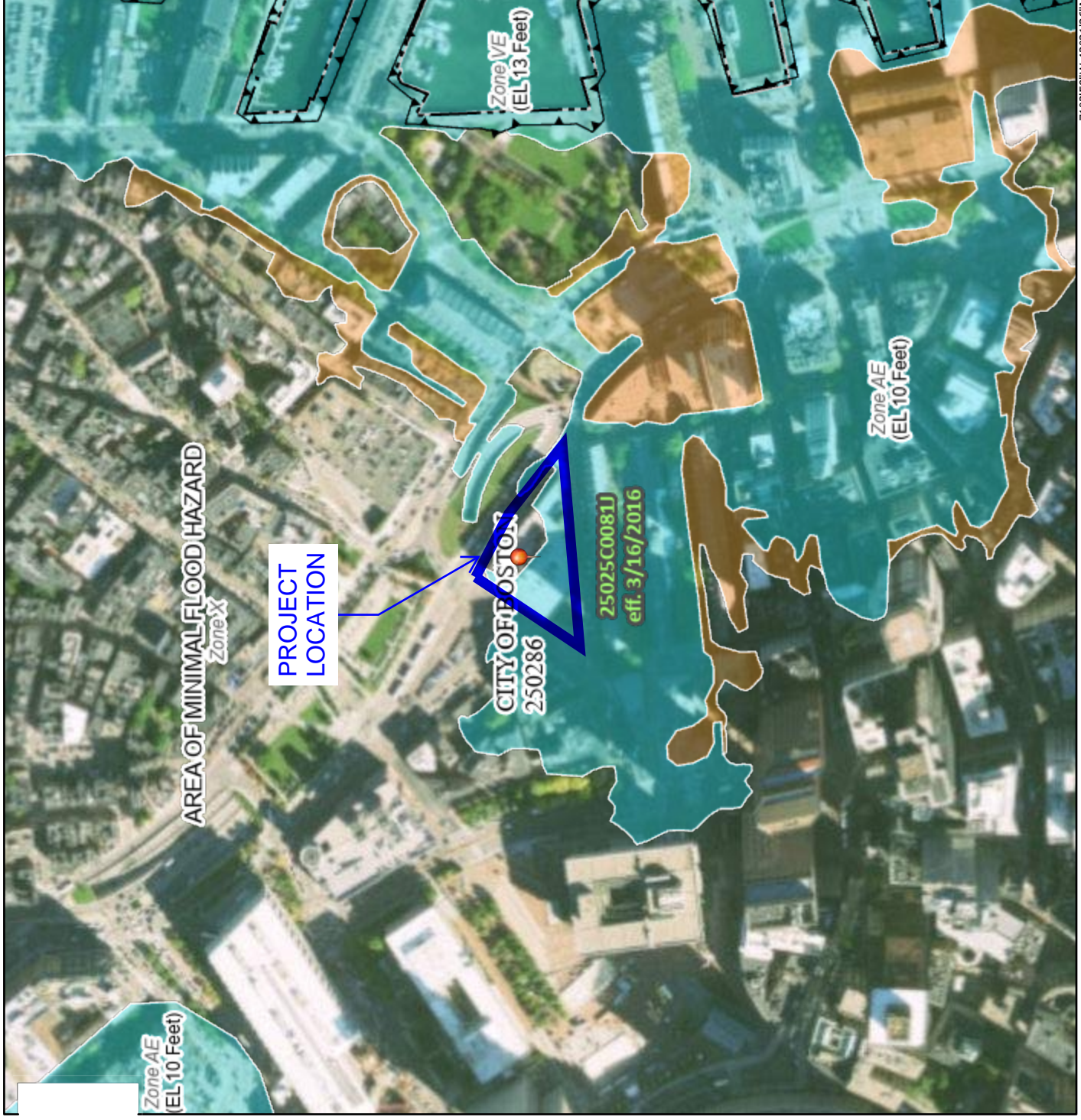
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **1/31/2022 at 1:50 PM** 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 2**



71°02'59"W 42°21'26"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020



# 20 Clinton Street NHESP

- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery



FIGURE 3



Map Unit Name—Norfolk and Suffolk Counties, Massachusetts  
(20 Clinton Street)



Soil Map may not be valid at this scale.

Map Scale: 1:992 if printed on A landscape (11" x 8.5") sheet.

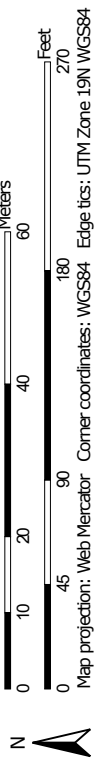




FIGURE 4

## MAP LEGEND



**Area of Interest (AOI)**  
Area of Interest (AOI)

### Soils



#### Soil Rating Polygons

-  Urban land, wet substratum, 0 to 3 percent slopes
-  Not rated or not available


#### Soil Rating Lines

-  Urban land, wet substratum, 0 to 3 percent slopes
-  Not rated or not available






#### Soil Rating Points

-  Urban land, wet substratum, 0 to 3 percent slopes
-  Not rated or not available


### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts  
Survey Area Data: Version 17, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2020—Oct 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
603	Urban land, wet substratum, 0 to 3 percent slopes	Urban land, wet substratum, 0 to 3 percent slopes	2.5	100.0%
<b>Totals for Area of Interest</b>			<b>2.5</b>	<b>100.0%</b>

## Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

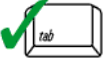




# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

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## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

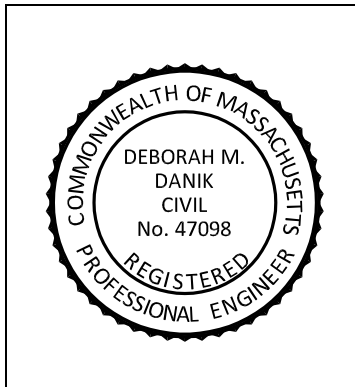
A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

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### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



02/01/2022

Signature and Date

---

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

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## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of “country drainage” versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): Protection of existing stormwater management system

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.





# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
- Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

**STANDARD 10: Illicit Discharge Compliance Statement**

Project Name: Dock Square – Phase 1	Nitsch Project #: 12608.2
Location: 20 Clinton Street, Boston, MA	
Prepared by: Deborah M. Danik, PE	Sheet No. 1 of 1
Date: February 2 , 2022	

**Standard 10 states: All illicit discharges to the stormwater management system are prohibited.**

This is to verify:

1. Based on the information available there are no known or suspected illicit discharges to the stormwater management system as defined in the MassDEP Stormwater Handbook.
2. The design of the Project and proposed improvements includes no proposed illicit discharges.




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Deborah M. Danik, PE

02/01/2022

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Date



# **LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN**

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Dock Square – Phase 1  
20 Clinton Street  
Boston, MA

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## **1.0 INTRODUCTION**

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The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the Eversource Grounding and Boston Street Lighting Project on Northern Avenue and Tide Streets in Boston, MA (the Project). The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

Owner and Responsible Party for Operations and Maintenance is as follows:

FPG DS Owner One, LLC and FPG DS Owner Two, LLC

This Document has been prepared in compliance with Standards 4 and 9 of the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

### Standard 4:

The Long Term Pollution Prevention Plan shall include the proper procedures for the following (as applicable):

- Good housekeeping
- Storing materials and waste products inside or under cover (not applicable)
- Vehicle washing (not applicable)
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas (not applicable)
- Pet waste management (not applicable)
- Operation and management of septic systems (not applicable)
- Proper management of deicing chemicals and snow

### Standard 9:

The Long-Term Operation and Maintenance Plan shall at a minimum include:

- Stormwater management system owner
- The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance
- The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks
- A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point
- A description of public safety features
- An estimated operations and maintenance budget

## **2.0 LONG-TERM POLLUTION PREVENTION PLAN**

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The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

### **2.1 Spill Prevention and Response**

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
- Immediately perform applicable containment and cleanup procedures following a spill release.
- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through MassDEP

### **2.2 Minimize Soil Erosion**

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project area. Stabilize bare soil with riprap, seed, mulch, or vegetation.

### **2.3 Coordination with other Permits and Requirements**

Certain conditions of other approvals affecting the long term management of the property shall be considered part of this Long Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

### **3.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN**

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#### **3.1 Introduction**

This Operation and Maintenance Plan (O&M Plan) for the Project is required under Standard 9 of the MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

All stormwater best management practices (BMPs) shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority. The Owner shall:

- a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.
- b. Make this log available to MassDEP and the Conservation Commission upon request; and
- c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

#### **3.2 Stormwater Operation and Maintenance Requirements**

Inspect and maintain the stormwater management system as directed below. Repairs to any component of the system shall be made as soon as possible to prevent any potential pollutants (including silt) from entering the resource areas.

##### Area Drains and Deep Sump and Hooded Catch Basins

Inspect area drains and catch basins consistent with the Boston Water and Sewer Commission maintenance schedule. Other inspection and maintenance requirements include:

- Remove organic material, sediment and hydrocarbons whenever the depth of deposits is greater than or equal to one quarter the depth of the sump.
- Clean out area drains and catch basins after street sweeping. If any evidence of hydrocarbons is found during inspection, the material immediately remove using absorbent pads or other suitable measures and dispose of legally. Remove other accumulated debris as necessary.
- Transport and disposal of accumulated sediment off-site shall be in accordance with applicable local, state and federal guidelines and regulations.

### **3.3 Street Sweeping**

Perform street sweeping according to the City's street sweeping schedule, and whenever there is significant debris present on roads.

### **3.4 Repair of the Stormwater Management System**

The stormwater management system shall be maintained. The repair of any component of the system shall be made as soon as possible to prevent any potential pollutants including silt from entering the resource areas or the existing closed drainage system.

### **3.5 Reporting**

The Owner shall maintain a record of drainage system inspections and maintenance (per this Plan) and review on a yearly basis.



## Project Narrative Supplement

Complies with Department of Environmental Protection Stormwater Standards  
and the City of Boston Wetlands Ordinance

<b>Project Name:</b>	Dock Square – Phase 1 – Building Interior Demolition
<b>Project Location:</b>	20 Clinton Street Boston, MA
<b>Prepared for:</b>	City of Boston
<b>Nitsch Project #:</b>	#12608.2
<b>Date Prepared:</b>	February 3, 2022

<b>Project Narrative:</b>	<p>The Phase 1 Dock Square Project at 20 Clinton Street in Boston (the Project) is a triangular site bounded by Surface Road to the east, Clinton Street to the South, and North Street to the west. The Project site is partially located in Land Subject to Coastal Storm Flowage. The site is located partially within the 1% annual flood zone, otherwise known as the 100-year flood, and classified as Zone AE with a flood elevation of 16.46 Boston City Base (or elevation 10.0 NAVD 88 as shown on the map), and partially is in Zone X.</p> <p>The existing site is covered by an above-grade seven-story parking garage (84% of the site), with first-story retail, and paved pedestrian plaza areas. There are six trees located in planters within the paved pedestrian plaza.</p> <p>The proposed exterior site work in Land Subject to Coastal Storm Flowages includes construction staging, construction site access, and removal of the existing pedestrian plaza surface cover in the portion of the site at the corner of North St and Clinton St.</p> <p>The contractor will remove the existing trees and plaza surface cover to prepare a stone covered staging area for their work. The staging area will be used for pumps, tanks, grout plants, and/or water management systems as needed, depending on the improvement operations underway within the parking garage building footprint. The Contractor will access the site from Clinton St. and North St. to load and unload materials to the staging site and within the building.</p> <p>Phase 1 scope within the Land Subject to Coastal Storm Flowage and under the Base Flood Elevation, specifically includes:</p> <p>Permanent Surface Improvements – shown on sheet C-500:</p> <ul style="list-style-type: none"> <li>· Removal of site trees and hardscape from the pedestrian plaza located at the corner of North St. and Clinton St.</li> <li>· Replacement of surface cover with crushed stone.</li> <li>· The existing garage building will remain in place.</li> </ul> <p>Access Needs During Construction:</p> <ul style="list-style-type: none"> <li>· Staging on the site at the corner of North St. and Clinton St.</li> <li>· Access to the site from Clinton St. and North St.</li> <li>· Establishment of stormwater pollution prevention plan measures, including inlet protection and stabilized construction entrances.</li> </ul>
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January 18, 2022  
File: 2184-21227

**Attention: Con Com Review Board – City of Boston**

Dear Reviewer/s,

**Reference: DOCK Square – Phase-1 – Climate Resiliency Narrative**

This narrative illustrates how the above Project (to be referred to as “Phase-1”) will be impacted by climate change. Phase-1 is an enabling project, which will include the selective demolition and structural upgrades to the building, which is an existing parking structure with ground floor retail, so that a future-phased new construction (multifamily housing) can be integrated into and on top of the existing parking structure. The scope of this narrative only encompasses climate resiliency relative to Phase-1, and climate resiliency will look at implications for equipment, space planning, stormwater, urban heat, and sea level rise, utilizing the City of Boston’s Climate Ready Map Explorer Tool as a reference. Per this tool, the Project is at risk per the following vulnerabilities:

- 1) Flooding from 2070’s-onward high tide levels, assuming 36” of sea level rise,
- 2) Flooding from 2050’s-onward 10% annual coast flooding (storm surge),
- 3) Flooding from 2030’s-onward 1% annual coastal flooding (storm surge),
- 4) Stormwater, near-term-onward, particularly along Clinton Street and North Street,
- 5) A mild to moderate urban heat island effect, and
- 6) Presence of “Elderly” socially vulnerable populations.

To mitigate these vulnerabilities, the Project responds to each in the following manner, each number above corresponding to the same number below:

- 1) Phase-1 is an existing parking structure, to remain as such into the future. It is made of durable, robust materials, which can standup to the local climate, and as such, and it can withstand flooding without disrupting to service, anticipating that during flood events, potential occupants would not be coming and going, as per normal operations, and occupants who are parked within the structure, can leave their vehicles stored during flood events. Additionally, there are no occupied floors of the building, spare an attendant at grade; thus, there are no spaces which during an event, would need to be occupied to maintain use of the building, therein. Being a garage, access to the building is ramped; thus, accessibility to and from all floors for the purposes of egress can be maintained, and an added bonus of this ramping is that it can help flood waters, and rain, subside, naturally, by gravity. Lastly, critical equipment and programmatic spaces will be elevated above the garage, keeping them safe from rising sea level, storm surge, and flooding, long-term.
- 2) See narrative above.
- 3) See narrative above.

Reference: DOCK Square – Phase-1 – Climate Resiliency Narrative

- 4) Stormwater is not applicable within Phase-1, as this encompasses selective demolition of components of the existing parking structure, which will enable future phases of the project to begin later. As such, there are no stormwater improvement strategies being built into the project during this phase. In future phases, which will include site work, the project will incorporate porous paving, street trees, and plantings into the site design to increase the ability of the site to absorb and mitigate stormwater. Additionally, the building planned, which will go on top of the garage, will support a reduction in stormwater volumes through similar measures, reducing what, today, falls on the roof of the existing parking structure. Again, critical equipment and program will be safely elevated above the datum of the existing garage rooftop and will not be impacted by stormwater accumulation.
- 5) The urban heat island will not be mitigated in Phase-1. That said, the existing rooftop of the parking structure is a light-colored concrete, which supports the reflection of long-wave solar radiation, rather than absorption. Also, the existing sidewalks are a light-colored concrete, which add to this effect. Future phases will build upon these strategies and improve urban cooling through the addition of street trees and planting, additional shading of adjacent absorptive surfaces through added height in future phases, the specification of “cool” (reflective) roofing membranes for future phases, and the continuation of reflective paving materials at grade in future phases. It is also of note that parking structures are in and of themselves considered a green/urban-cooling strategy by limiting the space for vehicles at grade, which limits the urban heat island effect.
- 6) Elderly populations will continue to be accommodated onsite, as Phase-1 will feature continued operations of the garage, through ensuring elevator accessibility is maintained. Construction areas will also be clearly demarcated to protect all populations from risk from ongoing construction activity through barriers, signage, etc. Lighting within the structure will be maintained, per code, and the openness of the sides of the structure to light will also provide visual connection to areas easily accessible around the site, as well as will provide additional daylighting to support visual acuity.

We hope this supports out Project’s climate change resiliency, now and into the future, and we look forward to any questions or comments on this topic, moving forward. One additional note: all systems improvements come in later phases; however, it is worth noting that those phases will include measures which will improve, via reduction, the greenhouse gas emissions of Phase-1 through enhanced mechanical systems and LED lighting upgrades – aligned with the City of Boston’s Article 37 Green Building Guidelines.

Regards,



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**Blake Jackson, AIA, LEED Fellow**  
US Northeast Sustainability Design Leader  
[Blake.jackson@stantec.com](mailto:Blake.jackson@stantec.com)  
706-280-3957

## A.1 - Project Information

Project Name:	Dock Square – Phase-1		
Project Address:	20 Clinton Street, Boston, MA 02109		
Project Address Additional:	N/A		
Filing Type:	Con Com		
Filing Contact:	Deborah Danik	Nitsch	DDanik@nitscheng.com 617-947-3356
Is MEPA approval required:	No		Date: N/A

## A.3 - Project Team

Owner / Developer:	Fortis
Architect:	Stantec
Engineer:	Cosentini
Sustainability / LEED:	Stantec
Permitting:	Wharf Partners
Construction Management:	AECOM

## A.3 - Project Description and Design Conditions

List the principal Building Uses:	Garage
List the First Floor Uses:	Garage (existing retail component will be closed, due to selective demolition)
List any Critical Site Infrastructure and or Building Uses:	N/A

### Site and Building:

Site Area:	52,027 SF	Building Area:	420,000 SF
Building Height:	65 Ft	Building Height:	7 Stories
Existing Site Elevation – Low:	11.98 Ft BCB	Existing Site Elevation – High:	18.56 Ft BCB
Proposed Site Elevation – Low:	11.98 Ft BCB	Proposed Site Elevation – High:	18.56 Ft BCB
Proposed First Floor Elevation:	12.5 Ft BCB	Below grade levels:	0 Stories

### Article 37 Green Building:

LEED Version - Rating System:	LEEDv4 BD+C	LEED Certification:	No
Proposed LEED rating:	Certified	Proposed LEED point score:	49 Pts.

### Building Envelope

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

Roof:	N/A (R)	Exposed Floor:	10 (R)
Foundation Wall:	10 (R)	Slab Edge (at or below grade):	10 (R)

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

Area of Opaque Curtain Wall & Spandrel Assembly:	N/A - open air structure (%)	Wall & Spandrel Assembly Value:	0.1 (U)
Area of Framed & Insulated / Standard Wall:	N/A - open air structure (%)	Wall Value	10 (R)
Area of Vision Window:	N/A - open air structure (%)	Window Glazing Assembly Value:	N/A - open air structure (U)
		Window Glazing SHGC:	N/A - open air structure (SHGC)
Area of Doors:	1 (%)	Door Assembly Value:	0.4 (U)

### Energy Loads and Performance

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

*This is an existing building (open-air parking structure), which was built in 1979. Phase-1 will include selective demolition of components of the existing building in order to enable the addition of Phase-2 (adding of residential floors and program) above the existing garage. As such, the garage's energy loads were not modeled, and as a result of selective demolition, the existing site energy use will be reduced (less area to artificially light and loss of the retail program at grade).*

Annual Electric:	(kWh)	Peak Electric:	N/A (kW)
Annual Heating:	N/A - open-air structure (MMbtu/hr)	Peak Heating:	N/A (MMbtu)
Annual Cooling:	N/A - open-air structure (Tons/hr)	Peak Cooling:	N/A (Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	N/A - the building was designed many code iterations prior to this version (%)	Have the local utilities reviewed the building energy performance?:	Not for phase-1
Energy Use - Below Mass. Code:	N/A - see above (%)	Energy Use Intensity:	N/A (kBtu/SF)

### Back-up / Emergency Power System

Electrical Generation Output:	N/A (kW)	Number of Power Units:	0
System Type:	N/A (kW)	Fuel Source:	N/A

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

Electric:	N/A (kW)	Heating:	N/A (MMbtu/hr)
		Cooling:	N/A (Tons/hr)

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

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

### B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

*N/A – see write up above under “Energy Loads and Performance” (Tons)*

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

N/A

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

The building is designed as an open-air garage; thus, it takes advantage of passive daylighting (with a good southerly elongated orientation, tapering to a point in the north) and natural cross ventilation to support air flow. Additionally, the structure is made of durable, local materials, which support longevity in a harsh climate.

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

N/A

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

N/A

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

N/A

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

N/A

### B.2 - GHG Reduction - Adaptation Strategies

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

In Phase-2, the Phase-1 project will be incorporated into a larger Project, which will be energy modeled and required to comply with LEED equivalency, as well as other City of Boston ordinances, such as BERDO reporting. As such, HVAC systems and lighting systems for Phase-1 will be updated at that time to meet MA Stretch Energy Code. This will support overall site energy/GHG emissions reductions, above the existing baseline for Phase-1.



**C - Extreme Heat Events**

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

**C.1 – Extreme Heat - Design Conditions**

Temperature Range - Low:	33 Deg.	Temperature Range - High:	78 Deg.
Annual Heating Degree Days:	3945	Annual Cooling Degree Days	115

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

Days - Above 90°:	90	Days – Above 100°:	33
Number of Heatwaves / Year:	71	Average Duration of Heatwave (Days):	3

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

Structured parking is a major strategy for reducing urban heat, in and of itself – recognized by LEED – through minimization of site areas utilized for grade parking/increasing density through smart growth development principles. Additionally, the site’s sidewalks and rooftop parking levels feature reflective (light colored) concrete, which repels, not absorbs, solar heat.

**C.2 - Extreme Heat – Adaptation Strategies**

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

N/A - being an open-air parking structure, the spaces will naturally provide a cooling effect, given the openings on all sides, which will allow cross ventilation, and the use of the exposed concrete structure (thermal mass) to store/release excess heat throughout the day, relative to mean radiant temperatures outside.

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

This being an open-air garage means that during disruption, occupants can still occupy/egress from the building. Openings on all sides provide ventilation for air, daylight for vision, and the ramps of the garage can provide access to/from the building, as needed. There are no permanent full-time occupants (FTE) intended for this structure, spare the sole parking attendant at the main grade entry.

**D - Extreme Precipitation Events**

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

**D.1 – Extreme Precipitation - Design Conditions**

10 Year, 24 Hour Design Storm:

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

N/A – No proposed modifications to building or site runoff.

### D.2 - Extreme Precipitation - Adaptation Strategies

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

Future adaptations will be factored into Phase-2 of the development. Additionally, grade improvements in the future, not in scope here, could help support greater porosity at grade: porous paving and street trees/trenches are the most appropriate options for this specific site.

### E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?

What Zone:

Current FEMA SFHA Zone Base Flood Elevation:

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

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

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

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

Sea Level Rise - Base Flood Elevation:   
Sea Level Rise - Design Flood Elevation:   
Site Elevations at Building:

First Floor Elevation:

Accessible Route Elevation:

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.:

Areas of ingress will be wet floodproofed, and any future critical infrastructure will be placed above 20 BCB to ensure storm surge/flood protection. Temporary flood barriers may be deployed to serve as a break from rising tide/storm surge. Plant specifications, for Phase-2 will consider the potential for inundation with salt water to support their longevity and increase onsite porosity.

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

The building elevation is set, being an existing structure. Any areas intended for human habitation (egress purposes) at grade will be wet floodproofed and feature easily cleaned, durable non-absorptive materials. Back flow prevention will be employed, and critical infrastructure will be lifted in case of water intrusion. Temporary flood barriers may be deployed as a protective strategy.

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:

In addition to the wet floodproofing strategies listed above, the building is made of hearty/durable materials which support longevity in this climate. Additionally, the building is a large ramp, so any water intrusion will naturally subside, by way of gravity, after an event ends – allowing the building to quickly return to normal operations.

## 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.:

Phase-1 will inherently protect the future Phase-2 development above, via elevating the structure above. This being a zero-lot-line building means there are limited site accommodations that can support protection for Phase-1. The most appropriate options include the deployment of modular sea wall systems to protect the structure in the event of increased flooding and green infrastructure/porous paving at grade to support better stormwater management practices.

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

Phase-1 elevations are set, with this being an existing building and a garage, which must interface with the street for both people and vehicular access. Being a zero-lot line building means there are limited strategies to “berm up”, to protect the edges. Still, this is a durable structure, and critical infrastructure can be removed from grade/anything going at grade can be placed on dunnage/flexible connections to enable future elevation of equipment, if needed in the future to protect from sea level rise. Again, deployable flood barrier systems could be used to circumnavigate the building to protect it in the event of storm surge.

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](mailto:John.Dalzell@boston.gov)



**AFFIDAVIT OF SERVICE  
FOR ABUTTER NOTIFICATION**

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

I, \_\_\_\_\_, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A \_\_\_\_\_ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by \_\_\_\_\_ for \_\_\_\_\_ located at \_\_\_\_\_.

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

Date: January 28th, 2022

## Certificate of Accurate Translation

Translated document: Legal Expert Translation

Translation date: January 28th, 2022

Project #: 8490191

Source Language: English

Target Language: Traditional  
Chinese (HK)

Blend, the largest professional translation agency online, hereby certifies and states the following, that the above mentioned document has been translated by a certified professional translator who has the background and the experience needed to perform the translation. We further certify that, to the best of our knowledge, the translated document is accurate translation of the original document and that it reflects the content, style and meaning of the original document.

This certificate relates to the accuracy of the translation only and not to the original content of the document. In accordance with our general terms and conditions, Blend is not liable and will not be held liable to any result of using the translation by the client or any other party.

Please find the translation attached.

Yours Sincerely,

Blend





**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

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

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

B. The address of the lot where the activity is proposed is 20 Clinton Street, Boston.

C. The project involves Site staging to allow for interior building demolition and structural reinforcement within 100-year flood plain.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).

E. Copies of the Notice of Intent may be obtained from Deborah Danik by contacting them at 857-206-8737 or [ddanik@nitecheng.com](mailto:ddanik@nitecheng.com) between the hours of 9:00 am – 5:00 pm, Monday through Friday.

F. In accordance with the Chapter 20 of the Acts of 2021, the public hearing will take place **virtually at** <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

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

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

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

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

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



## 波士顿湿地保护委员会 项目邻近住户通知

根据《马萨诸塞州湿地保护法》、《马萨诸塞州普通法》第 131 章第 40 节以及《波士顿湿地条例》的规定，我们特此向您，即向波士顿湿地保护委员会提出申请的项目的邻近住户，发出以下通知。

**A. FPG DS Owner One 有限公司和 FPG DS Owner Two 有限公司**

已向波士顿湿地保护委员会提出申请，请求批准改建一块受《湿地保护法》（《普通法》第 131 章第 40 节）和《波士顿湿地条例》保护的地块。

**B. 拟开展改建活动的地块地址为：波士顿克林顿街20号**

**C. 该项目涉及以下建设内容：现场布置允许在100年洪泛平原内拆除内部建筑和加固结构。**

**D. 可通过联系波士顿保护委员会取得意向通知书的副本，电子邮件是 [CC@boston.gov](mailto:CC@boston.gov)。**

**E. 您可于 週一至週五，上午9時至下午5時 在 Deborah Danik，電話：857-206-8737 或電郵：[ddanik@nitscheng.com](mailto:ddanik@nitscheng.com) 处获取意向通知的副本。**

**F. 根據《馬薩諸塞州行政命令》（暫緩執行《公開會議法》聽證會將在網上 <https://zoom.us/j/6864582044> 進行。如果無法上互聯網 (Internet)，則可致電 1-929-205-6099，輸入會議編號(ID) 686 458 2044 #，然後使用 # 作為您參與的編號 (ID.)**

**G. 您可于 週一至週五上午 9 点到下午 5 点联系波士顿湿地保护委员会，咨询公开听证会举行的日期和时间，邮箱地址：[CC@boston.gov](mailto:CC@boston.gov)，电话：(617) 635-4416。**

注：公开听证会的通知（包括其举行日期、时间和地点）将提前至少五天在《波士顿先驱报》上予以公布。

注：公开听证会的通知（包括其举行日期、时间和地点）将提前至少四十八（48）小时发布在以下网页之上以及波士顿市政厅内：[www.boston.gov/public-notices](http://www.boston.gov/public-notices)。如果您想提出意见或建议，您可以参加该公开听证会或将书面形式的意见或建议发送至 [CC@boston.gov](mailto:CC@boston.gov) 或邮寄至以下地址：Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201。

注：您也可以联系波士顿湿地保护委员会或环境保护部东北地区办公室，咨询有关此项申请或《湿地保护法》的更多信息。如要联系环境保护部，请致电：东北地区：（978）694-3200。

注：如果您准备参加该公开听证会并需要口译服务，则请在听证会举行前一天中午 12 点前通过以下电子邮箱地址告知工作人员：[CC@boston.gov](mailto:CC@boston.gov)。





## BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على [cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

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Portuguese:

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

French:


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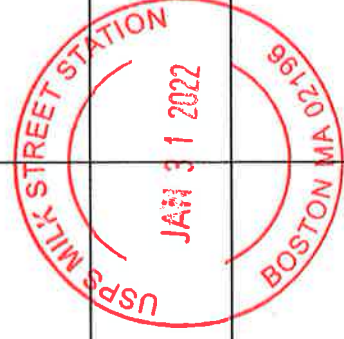
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303670000	ASHKENAZY ACQUISITION CORP		433 FIFTH AVE SUITE 200	NEW YORK	NY	10016
303356000	BINNIE WILLIAM H TS		126 DANIEL ST #200	PORTSMOUTH	NH	03801
303465100, 303466000, 303624000, 303792000, 303594000	BOSTON REDEVELOPMENT AUTH		1 CITY HALL SQUARE FL 9	BOSTON	MA	02201
303343000, 303365000, 303369000, 303370000	BOSTONIAN HOTEL ASSOCS LPS	C/O MARVIN F POER & COMPANY	3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
303623000	CAPONE ERNANI TRST	C/O JEFF CAPONE	73 ENDICOTT	BOSTON	MA	02113
303687000, 303689000	CITY OF BOSTON		1 CITY HALL Sq #500	BOSTON	MA	02201
303689000, 303689000	COLOR INC		47 OCTOBER HILL ROAD SUITE 100	HOLLISTON	MA	01746
303780000	COMMONWEALTH OF MASS		10 PARK PLZ	BOSTON	MA	02116
303790000	CP 200 STATE LLC		1615 L ST NW SUITE 650	WASHINGTON DC		20036
303341000, 303342000, 303355000, 303361000, 303361001, 303361001	DENORMANDIE PHILIP Y		12 MARSHALL ST	BOSTON	MA	02108
303690000, 303691000	DURGIN PARK OWNERS LLC		150 EAST 58TH ST 39TH FL	NEW YORK	NY	10155
303357000	FIFTEEN UNION STREET LLC MASS LLC	C/O WILLIAM HEARN	15 UNION ST	BOSTON	MA	02108
303409000	FPG DS OWNER ONE LLC		45 MAIN ST STE 800	BROOKLYN	NY	11201
303622000	GANNON JAMES ETAL		74 COMMERCIAL ST	BOSTON	MA	02109
303790000	GAZIT HORIZONS (MARKETPLACE) LLC	C/O GAZIT HORIZONS INC	1696 NE MIAMI GARDENS DR	NORTH MIAMI BEACH	FL	33179
303689000	GREETINGS FROM BOSTON		238 WESTERN AV	SHERBORN	MA	01770
303324000	HAYMARKET PARCEL 9 INVESTOR LLC	C/O OLSHAN PROPERTIES	600 MADISON AVENUE, 14TH FLOOR	NEW YORK	NY	10022
303692000	HOLT DEBORAH G		11 CLARK RD	W PEABODY	MA	01960
303596000	MARTIGNETTI MARIA		51 FULTON ST	BOSTON	MA	02109
303435000, 303404050, 303308000, 303404000, 303780000	MASSACHUSETTS TURNPIKE AUTHORITY	C/O COMMONWEALTH OF MASS	10 PARK PLZ, STE 4160	BOSTON	MA	02116
303790000	MBTA		10 PARK PLZ, STE 5610	BOSTON	MA	02116
303636000	MERCANTILE WHARF ASSOCIATES	C/O PEABODY PROPERTIES	536 GRANITE ST	BRAINTREE	MA	02184
303689000	RESCOR AT FANEUIL HALL INC	C/O GRASSHOPPER SWEETS	200 FANEUIL HALL MARKETPLACE	BOSTON	MA	02108
303689000	RESCOR AT FANEUIL HALL INC	C/O GRASS HOPPER CREAMERY	200 FANEUIL HALL MARKETPLACE	BOSTON	MA	02108
303689000	ROSE GRACE ANN	C/O GRACE ANN ROSE	PO BOX 290232	CHARLESTOWN	MA	02129
303595000	SOPHIE A MERCADANTE IRREVOCABLE TRUST		45 47 FULTON ST	BOSTON	MA	02109
303689000	THE BOSTON SOCIETY		260 WASHINGTON ST	BOSTON	MA	02108
303689000	THE LEATHER SHOP		134 BEACH ST	BOSTON	MA	02111
303689000	THE PRINTING OFFICE		1 FANEUIL HALL SQUARE	BOSTON	MA	02109
303790000	TWO HUNDRED STATE CONDO TR	C/O 200 STATE ST PROPERTY LLC	200 STATE ST	BOSTON	MA	02109
303361001	UNION-SCOTT ALLEY CONDO TR		23 UNION	BOSTON	MA	02108



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Postmaster, per (name of receiving employee)  			

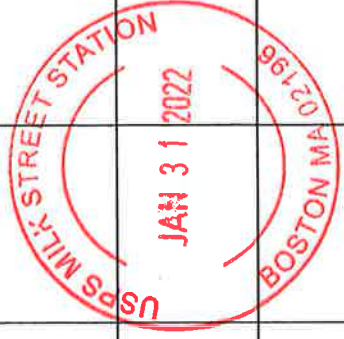
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1.	ANCIENT AND HONORABLE 1 FANEUIL HALL SQ 4TH FLR BOSTON, MA 02109				
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3.	CITY OF BOSTON 1 CITY HALL Sq #500 BOSTON, MA 02201				
4.	CP 200 STATE LLC 1615 L ST NW SUITE 650 WASHINGTON DC, 20036				
5.					
6.					






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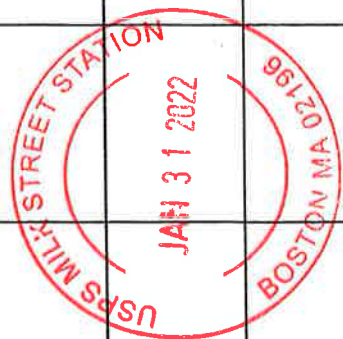
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<p>NITSCH ENGINEERING, INC 2 Center Plaza, Suite 430 Boston, MA 02108-1928</p>	<p>4</p>	<p>4</p>				
USPS® Tracking Number	Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
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2.		GAZIT HORIZONS (MARKETPLACE) LLC C/O GAZIT HORIZONS INC 1696 NE MIAMI GARDENS DR NORTH MIAMI BEACH, FL 33179				
3.		HOLT DEBORAH G 11 CLARK RD W PEABODY, MA 01960				
4.		MBTA 10 PARK PLZ, STE 5610 BOSTON, MA 02116				
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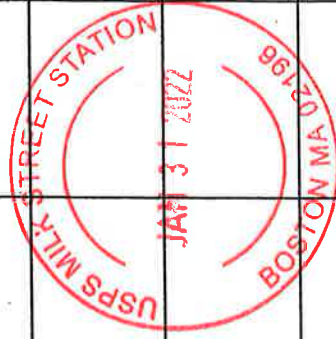
Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
<p>NITSCH ENGINEERING, INC 2 Center Plaza, Suite 430 Boston, MA 02108-1928</p>	<p>4</p>	<p>4</p>				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	<p>RESCOR AT FANEUIL HALL INC C/O GRASS HOPPER CREAMERY 200 FANEUIL HALL MARKETPLACE BOSTON, MA 02108</p>					
2.	<p>THE BOSTON SOCIETY 260 WASHINGTON ST BOSTON, MA 02108</p>					
3.						
4.	<p>ASHKENAZY ACQUISITION CORP 433 FIFTH AVE SUITE 200 NEW YORK, NY 10016</p>					
5.	<p>BOSTONIAN HOTEL ASSOCS LPS C/O MARVIN F POER &amp; COMPANY 3520 PIEDMONT RD NE STE 410 ATLANTA, GA 30305</p>					
6.						





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UNITED STATES <b>POSTAL SERVICE®</b> Name and Address of Sender  NITSCH ENGINEERING, INC 2 Center Plaza, Suite 430 Boston, MA 02108-1928		4	4			
Postmaster, per (name of receiving employee) 						
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1.	COLOR INC 47 OCTOBER HILL ROAD SUITE 100 HOLLISTON, MA 01746					
2.	DENORMANDIE PHILIP Y 12 MARSHALL ST BOSTON, MA 02108					
3.	FPG DS OWNER ONE LLC 45 MAIN ST STE 800 BROOKLYN, NY 11201					
4.	GREETINGS FROM BOSTON 238 WESTERN AV SHERBORN, MA 01770					
5.						
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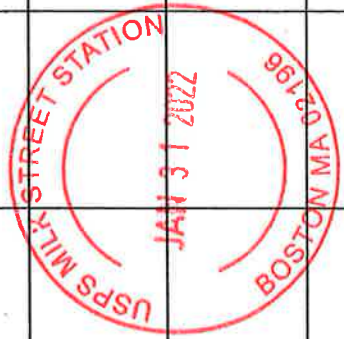
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<p><b>UNITED STATES POSTAL SERVICE®</b></p> <p><b>NITSCH ENGINEERING, INC.</b> 2 Center Plaza, Suite 430 Boston, MA 02108-1928</p>	<p>4</p>	<p>4</p>				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	<p>MARTIGNETTI MARIA 51 FULTON ST BOSTON, MA 02109</p>					
2.	<p>MERCANTILE WHARF ASSOCIATES C/O PEABODY PROPERTIES 536 GRANITE ST BRAintree, MA 02184</p>					
3.	<p>ROSE GRACE ANN C/O GRACE ANN ROSE PO BOX 290232 CHARLESTOWN, MA 02129</p>					
4.	<p>THE LEATHER SHOP 134 BEACH ST BOSTON, MA 02111</p>					
5.						
6.						






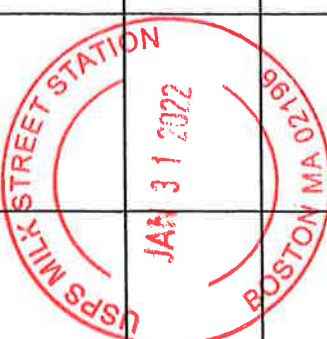
**Certificate of Mailing — Firm**

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
NITSCH ENGINEERING, INC 2 Center Plaza, Suite 430 Boston, MA 02108-1928	4	4				
USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling	Parcel Airlift
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<p>NITSCH ENGINEERING, INC 2 Center Plaza, Suite 430 Boston, MA 02108-1928</p>	<p>4</p>	<p>4</p>	
	<p>Postmaster, per (name of receiving employee)</p>		
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Special Handling
1.	<p>GANNON JAMES ETAL 74 COMMERCIAL ST BOSTON, MA 02109</p>		
2.			
3.	<p>HAYMARKET PARCEL 9 INVESTOR LLC C/O OLSHAN PROPERTIES 600 MADISON AVENUE, 14TH FLOOR NEW YORK, NY 10022</p>		
4.	<p>MASSACHUSETTS TURNPIKE AUTHORITY C/O COMMONWEALTH OF MASS 10 PARK PLZ, STE 4160 BOSTON, MA 02116</p>		
5.	<p>RESOR AT FANEUIL HALL INC C/O GRASSHOPPER SWEETS 200 FANEUIL HALL MARKETPLACE BOSTON, MA 02108</p>		
6.			



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NITSCH ENGINEERING, INC. 2 Center Plaza, Suite 430 Boston, MA 02108-1928	4	4				
Postmaster, per (name of receiving employee) 						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	SOPHIE A MERCADANTE IRREVOCABLE TRUST 45 47 FULTON ST BOSTON, MA 02109					
2.	THE PRINTING OFFICE 1 FANEUIL HALL SQUARE BOSTON, MA 02109					
3.	TWO HUNDRED STATE CONDO TR C/O 200 STATE ST PROPERTY LLC 200 STATE ST BOSTON, MA 02109					
4.	UNION-SCOTT ALLEY CONDO TR 23 UNION BOSTON, MA 02108					
5.						
6.						

