

Notice of Intent

*Filed Under M.G.L. Chapter 131, Section 40
and the Boston Wetlands Ordinance
City of Boston Code, Ordinances, Chapter 7-14*

Sub-parcel 5A
Massport Marine Terminal
Boston, Massachusetts

Prepared by:

A handwritten signature in blue ink that reads "Hayes". The signature is stylized and cursive.

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Massachusetts 01880
p. 781.246.2800 f. 781.246.7596
www.hayeseng.com

Applicant:

Aquanor Marketing, Inc.
c/o Pilot Seafood Parcel 5 LLC
24 Mt. Vernon Street
Suite 201
Boston, Massachusetts 02108

February 16, 2022

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Plan to Accompany Notice of Intent

Prepared by Hayes Engineering, Inc.

Date: January 18, 2022 revised through February 16, 2022



Section 1 – Notice of Intent Forms

- Notice of Intent Application – Boston Wetlands Ordinance
- Massachusetts Department of Environmental Protection WPA Form 3 – Notice of Intent
- NOI Wetland Fee Transmittal
- Filing Fee Calculation
- Filing Fee Checks
- Stormwater Checklist
- Boston Climate Resiliency Checklist
- Affidavit of Service for Abutter Notification
- Abutters List
- Notice to Abutters – Boston Conservation Commission



A. GENERAL INFORMATION

1. Project Location

Fid Kennedy Avenue Boston MA
a. Street Address b. City/Town c. Zip Code
6010B Block 2A Parcel 2674
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant

Eden Milroy Aquanor Marketing, Inc. c/o Pilot Seafood Parcel 5, LLC
a. First Name b. Last Name c. Company
24 Mt. Vernon Street, Suite 201
d. Mailing Address
Boston MA 02108
e. City/Town f. State g. Zip Code
617.542.0450 emilroy@pilotdevelopment.com
h. Phone Number i. Fax Number j. Email address

3. Property Owner

Dennis Davis City of Boston EDIC
a. First Name b. Last Name c. Company
One City Hall Square, 9th Floor
d. Mailing Address
Boston MA 02201
e. City/Town f. State g. Zip Code
617.918.6254 dennis.davis@cityofboston.gov
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)

Anthony Capachietti, PE Hayes Engineering, Inc.
a. First Name b. Last Name c. Company
603 Salem Street
d. Mailing Address
Wakefield MA 01880
e. City/Town f. State g. Zip Code
781.246.2800 tcapachietti@hayeseng.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

Construction of a proposed building and associated parking areas within sub-parcel 5A
of the Massport Marine Terminal within Land Subject to Coastal Storm Flowage (LSCSF)
and within 100 feet of a Coastal Bank.

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

<u>Suffolk</u>	<u>247</u>
a. County	b. Page Number
<u>9444</u>	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$1,062.50</u>	<u>\$512.50</u>	<u>\$550.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

- Yes No

1. Coastal Resource Areas



<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?

FAA Approval for Building and Crane (Filed for 1/4/22); Boston Water and Sewer Review;

EPA Construction General Permit (NPDES); Massport Tenant Alteration Application;

State Building Permit



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/nhosp/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

2-16-22

Date

Signature of Property Owner (if different)

Date

2-16-22

Date

Signature of Representative (if any)



Massachusetts Port Authority
One Harborside Drive, Suite 200S
East Boston, MA 02128-2909
Telephone (617) 568-5000
www.massport.com

February 15, 2022

Pilot Seafood Parcel 5 LLC
24 Mt. Vernon Street
Suite 201
Boston, Massachusetts 02108

Re: MMT Subparcel 5A-Aquanor Marketing, Inc.

Dear Mr. Milroy:

As we have discussed, neither Massport nor its tenants are subject to local regulations and ordinances. Massport's Enabling Act provides that it is not subject to the supervision or regulation of the department of public works or of any department, commission, board, bureau or agency of the Commonwealth except as specifically provided in the Enabling Act. Other than specific powers granted to municipalities in Massport's Enabling Act, no municipal powers over Massport or its tenants exist. In cases where the actions of a tenant are reasonably related to the public purposes set forth in Massport's Enabling Act, Massport's tenants and lessees are exempt from local regulation. This proposition is supported by Teasdale v. Newell & Snowling Construction Co., 192 Mass. 440, Medford v. Marinucci Bros. & Co., 344 Mass. 50 (1962), and Op. Atty. Gen. No. 103 Rep. A.G; Pub. Doc. 12, 1967.

Aquanor Marketing, Inc.'s ("Aquanor") proposed project on the Massport Marine Terminal Subparcel 5A, which consists of the design and construction of an approximately 15,300-square foot footprint building to house seafood processing and distribution operations is in fulfillment of one of Massport's essential government functions and, therefore, the project is exempt from local regulation.

However, in light of the fact that the project site is owned by the Economic Development and Industrial Corporation (EDIC) of Boston, Massport acknowledges that in this case, Aquanor has elected to voluntarily address consistency with the City of Boston's Wetland Ordinance by filing a Notice of Intent thereunder.

Sincerely,

Michele E. DeTour
Deputy Chief Legal Counsel



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
006-1847
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):

<u>Fid Kennedy Ave</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>6010B</u>	<u>42°20'51.1324"</u>	<u>-71°01'45.1425"</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>Block 2A Parcel 2674</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Eden</u>	<u>Milroy</u>	
a. First Name	b. Last Name	
<u>BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC</u>		
c. Organization		
<u>24 Mt. Vernon Street, Suite 201</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617.542.0450</u>	<u>emilroy@pilotdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Dennis</u>	<u>Davis</u>	
a. First Name	b. Last Name	
<u>City of Boston EDIC</u>		
c. Organization		
<u>One City Hall Square, 9th Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>617.918.6254</u>	<u>dennis.davis@cityofboston.gov</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Tony</u>	<u>Capachietti</u>	
a. First Name	b. Last Name	
<u>Hayes Engineering, Inc.</u>		
c. Company		
<u>603 Salem Street</u>		
d. Street Address		
<u>Wakefield</u>	<u>MA</u>	<u>01880</u>
e. City/Town	f. State	g. Zip Code
<u>781.246.2800</u>	<u>tcapachietti@hayeseng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

Notice of Intent
Sub Parcel 5A - Aquanor
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP: 006-1847
MassDEP File Number
Document Transaction Number
Boston
City/Town

A. General Information (continued)

6. General Project Description:

Construction of an addition to a water-dependent seafood industry building, associated utilities, parking and driveways.

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 checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

9444

c. Book

b. Certificate # (if registered land)

247

d. Page Number

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

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, and Land Subject to Coastal Storm Flowage.

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

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

5. [] Project Involves Stream Crossings

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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

2017

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

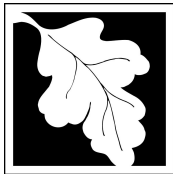
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) Photographs representative of the site

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

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



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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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



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Provided by MassDEP: 006-1847
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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

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

D. Additional Information

- 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.



WPA Form 3 – Notice of Intent

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

Provided by MassDEP: 006-1847
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City/Town

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.

Notice of Intent Site Plan (1 Sheet)

a. Plan Title

Hayes Engineering, Inc.

Tony Capachietti

b. Prepared By

c. Signed and Stamped by

June 4, 2022

As noted

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

87843

2. Municipal Check Number

1/19/22

3. Check date

87844

4. State Check Number

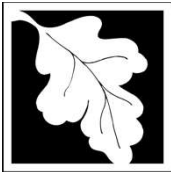
1/19/22

5. Check date

Hayes Engineering, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Provided by MassDEP: 006-1847
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City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

January 18, 2022

2. Date

3. Signature of Property Owner (if different)

4. Date

1/19/22

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.

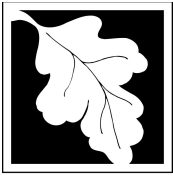
For MassDEP:

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.



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

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



A. Applicant Information

1. Location of Project:

Fid Kennedy Ave Boston
 a. Street Address b. City/Town
 \$512.50 State + \$550.00 City of Boston Fee = 1067.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Eden Milroy
 a. First Name b. Last Name
 BST Waterfront Development, LLC c/o Pilot Seafood Properties III, LLC
 c. Organization
 624 Mt. Vernon Street
 d. Mailing Address
 Boston MA 02108
 e. City/Town f. State g. Zip Code
 617.542.0450
 h. Phone Number i. Fax Number
 emilroy@pilotdevelopment.com
 j. Email Address

3. Property Owner (if different):

Dennis Davis
 a. First Name b. Last Name
 City of Boston EDIC
 c. Organization
 Once City Hall Square, 9th Floor
 d. Mailing Address
 Boston MA 02201
 e. City/Town f. State g. Zip Code
 617.918.6254
 h. Phone Number i. Fax Number
 dennis.davis@boston.gov
 j. Email Address

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

B. Fees

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

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

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

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

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

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

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

Notice of Intent
 Sub Parcel 5A - Aquanor
 Page 20



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b Building and Site Work	1	\$1,050.00	\$1,050.00
Step 5/Total Project Fee:			\$1,050.00
Step 6/Fee Payments:			
Total Project Fee:			\$1,050.00
State share of filing Fee:			512.50
City/Town share of filing Fee:			537.50 (*)
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

(*) City of Boston Local Fee is \$550 for Category 3 work.

Filing Fee Summary – MMT Parcel 5A, Aquanor

Mass DEP Filing Fee, Category 3:	\$1,050.00
State portion of fee = $\frac{1}{2}$ of total - \$12.50	\$ 512.50
Paid on January 19, 2022 by Check No. 87844	
Local portion of fee = $\frac{1}{2}$ of total + \$12.50	\$ 537.50
Paid on January 19, 2022 by Check No. 87843	

See previously submitted checks on following page.

THIS CHECK HAS MICROPRINTING IN SIGNATURE AREA

HAYES ENGINEERING, INC.
Civil Engineering &
Land Surveying
603 Salem Street
Wakefield, MA 01880

Hayes
Hayes Engineering, Inc.

Five Hundred Twelve and 50/100

EASTERN BANK
LYNN, MA
53-179
113

DATE CHECK NO. AMOUNT
01/19/22 87844 \$512.50

PAY TO THE ORDER OF
COMMONWEALTH OF MASSACHUSETTS-DEP
DEPARTMENT OF ENVIRONMENTAL PROTECTION
P. O. BOX 4062
BOSTON MA 02211

05-01147

HAYES ENGINEERING, INC.

Manda Mada
AP

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

⑈087844⑈ ⑈0⑈130⑈798⑈ ⑈2⑈13⑈4⑈⑈

THIS CHECK HAS MICROPRINTING IN SIGNATURE AREA

HAYES ENGINEERING, INC.
Civil Engineering &
Land Surveying
603 Salem Street
Wakefield, MA 01880
Hayes
Hayes Engineering, Inc.

EASTERN BANK
LYNN, MA 53-179
113

Five Hundred Thirty Seven and 50/100

DATE 01/19/22 CHECK NO. 87843 AMOUNT \$537.50

PAY TO THE ORDER OF
CITY OF BOSTON

HAYES ENGINEERING, INC.

Amanda Noda
MP

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

205-011414

⑈087843⑈ ⑆0⑆⑆30⑆798⑆ ⑆2⑆⑆⑆3⑆4⑈

City of Boston Local Fee:

City of Boston Local Fee shall be paid in place of MaDEP local portion.

Category 3 work – local fee	\$550.00
Previously paid local fee check 87843	\$537.50
Local Fee owed	\$ 12.50
Remaining portion of the local fee is paid by check no. 87932	\$ 12.50

THIS CHECK HAS MICROPRINTING IN SIGNATURE AREA

HAYES ENGINEERING, INC.
Civil Engineering &
Land Surveying
603 Salem Street
Wakefield, MA 01880

Hayes
Hayes Engineering, Inc.

Twelve and 50/100

PAY
TO THE
ORDER
OF

CITY OF BOSTON

EASTERN BANK
LYNN, MA

53-179
113

DATE: 02/16/22
CHECK NO.: 87932
AMOUNT: \$12.50

HAYES ENGINEERING, INC.

Amanda Mada
MP

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

⑈087932⑈ ⑆011301798⑆ 12 113 4⑈



January 10, 2022
Boston Conservation Commission
City Hall Plaza, Room 709
Boston, MA 02109

Re: Consent to File a Notice of Intent
9 Codfish Way, South Boston, MA

Dear Mr. Chairmen and Commissioners,

The Economic Development Corporation of Boston ("EDIC"), d/b/a Boston Planning and Development Agency ("BPDA"), is the fee owner of the commercial/industrial property located at 9 Codfish Way, Parcel 5 in the Massport Marine Terminal in the Raymond L. Flynn Marine Park.

EDIC hereby authorizes Pilot Seafood Parcel 5 III LLC c/o Pilot Development Partners, Inc. and its duly authorized agents to file permit applications under the Massachusetts Wetlands Protection Act and related City of Boston Ordinances subject to the review and permit authority of the Boston Conservation Commission.

Please do not hesitate to call me at 617-918-4431 if you have any questions in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Quirk".

Devin L. Quirk
Director of Real Estate



Checklist for Stormwater Report

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.

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



Anthony M. Capachietti P.E.
Signature and Date

1.19.22

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

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): _____

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

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 Field¹
- 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.

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



Checklist for Stormwater Report

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

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

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

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.

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

A.1 - Project Information

Project Name:	Aquanor		
Project Address:	9 Codfish Way		
Project Address Additional:			
Filing Type (select)	Initial (PNF, EPNF, NPC or other substantial filing) Design / Building Permit (prior to final design approval), or Construction / Certificate of Occupancy (post construction completion)		
Filing Contact	Colleen Soden	Soden Sustainability Consulting	colleen@sodensusustainability.com 617-372-7857
Is MEPA approval required	Yes/no		Date

A.3 - Project Team

Owner / Developer:	Codfish Way LLC on behalf of Aquanor Marketing, Inc.		
Architect:	STV Inc		
Engineer:	STV Inc		
Sustainability / LEED:	Soden Sustainability/TNZ Energy		
Permitting:	MLF Consulting		
Construction Management:			

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Seafood distribution, storage, and corporate offices
List the First Floor Uses:	Seafood distribution and storage
List any Critical Site Infrastructure and or Building Uses:	Electric transformer and switch

Site and Building:

Site Area:	48778 SF	Building Area:	28,650 SF
Building Height:	45 Ft	Building Height:	45'
Existing Site Elevation – Low:	16.54Ft BCB	Existing Site Elevation – High:	18.66 Ft BCB
Proposed Site Elevation – Low:	16.84Ft BCB	Proposed Site Elevation – High:	22.15 Ft BCB
Proposed First Floor Elevation:	22.17Ft BCB	Below grade levels:	0 Stories

Article 37 Green Building:

LEED Version - Rating System :	LEED BDC
Proposed LEED rating:	Certified/Silver/ Gold/Platinum

LEED Certification:	Yes / No
Proposed LEED point score:	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:	R-32	Exposed Floor:	None in Project
Foundation Wall:	R-10, 4 ft down	Slab Edge (at or below grade):	See foundation wall
Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	0%	Wall & Spandrel Assembly Value:	U-0.030
Area of Framed & Insulated / Standard Wall:	91.7%	Wall Value	R-32.8
Area of Vision Window:	4.8%	Window Glazing Assembly Value:	U-0.38
		Window Glazing SHGC:	0.38 SHGC
Area of Doors:	3.5%	Door Assembly Value:	U-0.040

Energy Loads and Performance

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

	eQuest 3.65 Refrigeration/DOE2.2 with Input from Refrigeration Controls Vendor		
Annual Electric:	412,216 kWh	Peak Electric:	121.4 kW
Annual Heating:	30.5 MBtu	Peak Heating:	96.2 kBtu/h
Annual Cooling:	93,917 ton hr	Peak Cooling:	38.9 tons
Energy Use - Below ASHRAE 90.1 - 2013:	Not required	Have the local utilities reviewed the building energy performance?:	Yes
Energy Use - Below Mass. Code:	29.1%	Energy Use Intensity:	52.9 kBtu/ft ²

Back-up / Emergency Power System

Electrical Generation Output:	1,600 Amp Roll-up unit only	Number of Power Units:	1
System Type:	Temporary	Fuel Source:	Diesel

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

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

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: 111.3 MT CO₂e

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

Early design was informed by past Mass Save support at a neighboring similar property. Strategies were explored through this other project.

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

As a refrigerated facility, the thermal and infiltration performance of the envelope plays a large role in reducing energy consumption of refrigeration systems. The insulated panels used in the envelope exceed ASHRAE default requirements, resulting in a 37% UA reduction relative to prescriptive requirements and 25% relative to IECC 2018 C406.8. Continuous use of the same exterior panel system minimizes gaps between different assembly types. Dock doors are selected to have very good seals to minimize infiltration, which can lead to troublesome ice buildup on evaporators and jam door operators. Massing and orientation are not issues for this large insulated box given the limited fenestration and compact aspect ratio typical for this type of facility.

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

Most energy savings arise from optimization of refrigeration controls, including evaporator fan cycling and demand-based defrost. Interior lighting power demand is reduced as part of IECC C406.3, and this reduction in power demand is magnified as a reduction in space loads on the refrigeration systems. High-speed doors at a large freezer accessed from the refrigerated loading dock reduces heat and moisture transfer between the two spaces. Use of higher performing HVAC systems to support non-refrigerated spaces as part of IECC C406.2 also contributes to electricity savings. Condensing water heaters and low-flow fixtures contributes to natural gas savings. The HVAC systems that operate on a regular basis have been electrified through the use heat pumps and VRF technologies.

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

Aside from the passive and active load reducing strategies described above, the site is not planning to install PV as part of initial construction. The roof can potentially support a 25.5 kW DC array that could potentially offset about 6% of site electricity use.

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

This project does not have any connections to district-scale emission reduction systems aside from the general push to green the grid.

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

Mass Save Path 4 technical assistance study was issued for technical review on January 13, 2022.

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):

Due to the high process load at the site, it is unlikely that the building would ever be carbon neutral through on-site reductions or onsite generation. The grid would have to improve to pull this site along. Fortunately, the HVAC and service water heating systems have low gas use (7.2% of total site EUI).

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:	0 Deg.	Temperature Range - High:	91 Deg.
Annual Heating Degree Days:	5512	Annual Cooling Degree Days:	776
What Extreme Heat Event characteristics will be / have been used for project planning			
Days - Above 90°:	24 #	Days - Above 100°:	10 #
Number of Heatwaves / Year:	20 #	Average Duration of Heatwave (Days):	10 #

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

Reflective roof and pedestrian hardscape

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:

The building will include high performance HVAC equipment, energy recovery ventilation systems, and new landscaping to reduce the heat island effect.

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:

Consider having all the common area systems on stand-by power.

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:

The building is located adjacent to Boston Harbor, and is less likely to be negatively impacted by elevated temperatures that metro Boston may experience. As a facility that has much lower ventilation requirements than a typical commercial building, elevated ambient heat will generally not impact loads but will degrade refrigeration system performance through higher condensing conditions and possibly increased defrost operation.

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:

The building does not have a permanent emergency generator and needs a reliable source of power to function normally. Product can likely stay cold for several days if refrigerated storage spaces (coolers, freezers) are not accessed. Provisions are included to support a 1,600A roll-up generator.

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:

The site uses subsurface infiltration/retention for peak flow and volume attenuation. The site is tributary to tidal waters and flooding is not caused by terrestrial storms, but by tidal influence and sea levels in the area.

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):

Modular subsurface infiltration areas can be expanded in the future if necessary.

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.

SLR BFE = 19.5 Ft BCB

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

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

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

Sea Level Rise - Base Flood Elevation:	19.5 Ft BCB
Sea Level Rise - Design Flood Elevation:	21.5 Ft BCB
Site Elevations at Building:	19.0 +/- Ft BCB

First Floor Elevation:	22.17 Ft BCB
Accessible Route Elevation:	17.99 -22.17 Ft BCB

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

The building and site are located outside of the adjacent velocity zone. The building FFE, and all critical infrastructure are located a minimum of 8" above the SLR-DFE including a submersible transformer and elevated switch gear.

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.:

As indicated above, and generator back up to critical systems. Backwater valves are proposed with additional manual gates for redundancy.

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:

FFE is above SLR DFE and additional mezzanine area space located in excess of 11' above SLR DFE. Critical system generator back up and provision of a process water gurry pit that can be isolated with manual and automatic backwater valves providing 2,500g of waste water storage.

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

Elevated building will limit potential for building damage. Generator for critical infrastructure will maintain building systems during events.

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.:

Temporary flood barriers could be employed in the future to protect infrastructure and access below the SLR DFE.

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

The building has been proposed 8" above current SLR DFE in anticipation of additional rise. Building may be retrofitted for additional, temporary flood control measures.

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



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.298 (0.244-0.363)	0.368 (0.301-0.449)	0.483 (0.393-0.591)	0.578 (0.468-0.713)	0.709 (0.552-0.927)	0.806 (0.613-1.09)	0.910 (0.669-1.29)	1.03 (0.706-1.49)	1.22 (0.796-1.84)	1.39 (0.876-2.13)
10-min	0.422 (0.346-0.514)	0.521 (0.427-0.636)	0.683 (0.556-0.836)	0.818 (0.662-1.01)	1.00 (0.781-1.31)	1.14 (0.867-1.54)	1.29 (0.948-1.82)	1.47 (1.00-2.11)	1.74 (1.13-2.61)	1.96 (1.24-3.02)
15-min	0.496 (0.407-0.605)	0.613 (0.502-0.748)	0.804 (0.656-0.985)	0.963 (0.779-1.19)	1.18 (0.919-1.54)	1.34 (1.02-1.81)	1.52 (1.12-2.14)	1.73 (1.18-2.49)	2.04 (1.33-3.06)	2.31 (1.46-3.55)
30-min	0.668 (0.547-0.813)	0.826 (0.676-1.01)	1.08 (0.884-1.33)	1.30 (1.05-1.60)	1.59 (1.24-2.09)	1.81 (1.38-2.44)	2.05 (1.51-2.90)	2.33 (1.59-3.36)	2.76 (1.80-4.15)	3.13 (1.98-4.81)
60-min	0.839 (0.687-1.02)	1.04 (0.850-1.27)	1.36 (1.11-1.67)	1.64 (1.32-2.02)	2.01 (1.56-2.63)	2.28 (1.74-3.07)	2.58 (1.90-3.65)	2.94 (2.01-4.24)	3.49 (2.27-5.24)	3.95 (2.50-6.07)
2-hr	1.08 (0.894-1.31)	1.36 (1.12-1.64)	1.80 (1.48-2.19)	2.17 (1.77-2.66)	2.68 (2.10-3.49)	3.06 (2.34-4.10)	3.47 (2.57-4.89)	3.98 (2.72-5.68)	4.77 (3.11-7.09)	5.46 (3.46-8.29)
3-hr	1.26 (1.05-1.52)	1.58 (1.31-1.91)	2.11 (1.74-2.56)	2.55 (2.08-3.11)	3.14 (2.48-4.08)	3.59 (2.76-4.78)	4.07 (3.03-5.71)	4.67 (3.20-6.63)	5.62 (3.67-8.30)	6.44 (4.10-9.72)
6-hr	1.65 (1.38-1.98)	2.06 (1.71-2.47)	2.72 (2.26-3.28)	3.27 (2.69-3.96)	4.03 (3.19-5.18)	4.59 (3.55-6.06)	5.20 (3.89-7.22)	5.96 (4.10-8.37)	7.14 (4.69-10.4)	8.17 (5.21-12.2)
12-hr	2.13 (1.79-2.53)	2.63 (2.20-3.13)	3.44 (2.87-4.11)	4.11 (3.40-4.94)	5.03 (4.00-6.40)	5.71 (4.43-7.47)	6.46 (4.84-8.85)	7.37 (5.10-10.2)	8.77 (5.78-12.7)	9.98 (6.39-14.7)
24-hr	2.57 (2.17-3.03)	3.19 (2.69-3.77)	4.20 (3.53-4.99)	5.04 (4.20-6.02)	6.20 (4.96-7.83)	7.05 (5.51-9.15)	7.98 (6.03-10.9)	9.14 (6.35-12.6)	11.0 (7.24-15.7)	12.5 (8.05-18.3)
2-day	2.90 (2.47-3.40)	3.68 (3.13-4.32)	4.96 (4.19-5.84)	6.01 (5.05-7.13)	7.47 (6.03-9.41)	8.53 (6.73-11.0)	9.71 (7.43-13.2)	11.3 (7.84-15.3)	13.7 (9.10-19.4)	15.9 (10.3-23.0)
3-day	3.18 (2.71-3.71)	4.02 (3.43-4.70)	5.39 (4.58-6.33)	6.53 (5.50-7.71)	8.09 (6.56-10.2)	9.23 (7.31-11.9)	10.5 (8.07-14.3)	12.2 (8.51-16.5)	14.9 (9.90-21.0)	17.4 (11.2-24.9)
4-day	3.44 (2.95-4.01)	4.30 (3.68-5.02)	5.72 (4.87-6.69)	6.89 (5.82-8.11)	8.50 (6.91-10.6)	9.67 (7.68-12.4)	11.0 (8.46-14.9)	12.7 (8.89-17.2)	15.6 (10.3-21.7)	18.1 (11.7-25.8)
7-day	4.16 (3.59-4.82)	5.05 (4.35-5.86)	6.51 (5.57-7.58)	7.72 (6.56-9.04)	9.38 (7.66-11.6)	10.6 (8.44-13.5)	11.9 (9.22-16.0)	13.7 (9.64-18.4)	16.7 (11.1-23.1)	19.3 (12.5-27.2)
10-day	4.83 (4.18-5.57)	5.74 (4.96-6.63)	7.23 (6.21-8.39)	8.47 (7.22-9.88)	10.2 (8.33-12.5)	11.4 (9.11-14.4)	12.8 (9.87-16.9)	14.6 (10.3-19.4)	17.5 (11.7-24.0)	20.0 (13.0-28.0)
20-day	6.76 (5.88-7.74)	7.75 (6.74-8.90)	9.38 (8.12-10.8)	10.7 (9.22-12.4)	12.6 (10.3-15.2)	14.0 (11.2-17.3)	15.5 (11.8-19.9)	17.2 (12.2-22.5)	19.7 (13.3-26.8)	21.9 (14.2-30.3)
30-day	8.35 (7.30-9.53)	9.42 (8.22-10.8)	11.2 (9.70-12.8)	12.6 (10.9-14.5)	14.6 (12.0-17.5)	16.1 (12.8-19.7)	17.7 (13.4-22.3)	19.3 (13.8-25.1)	21.6 (14.6-29.1)	23.4 (15.2-32.2)
45-day	10.4 (9.09-11.8)	11.5 (10.1-13.1)	13.4 (11.7-15.3)	14.9 (12.9-17.1)	17.0 (14.0-20.2)	18.7 (14.9-22.6)	20.3 (15.4-25.3)	21.9 (15.7-28.3)	23.9 (16.2-32.0)	25.4 (16.6-34.7)
60-day	12.1 (10.6-13.7)	13.2 (11.6-15.0)	15.2 (13.3-17.3)	16.8 (14.6-19.2)	19.1 (15.7-22.5)	20.8 (16.6-25.0)	22.5 (17.0-27.7)	24.0 (17.2-30.8)	25.9 (17.6-34.4)	27.2 (17.8-36.9)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



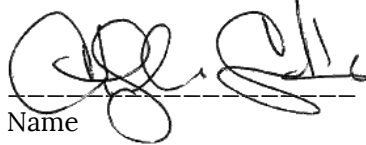
**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

**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



**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. _____ 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 _____.

C. The project involves _____.

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

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

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

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

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

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

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

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

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



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

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

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

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

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.





波士頓濕地保護委員會 致專案鄰近住戶的通知

根據《馬薩諸塞州濕地保護法》、《馬薩諸塞州普通法》第131章第40節及《波士頓濕地條例》的規定，我們特此向您，即向波士頓濕地保護委員會提交的專案的鄰近住戶，發出以下通知。

- A. Aquanor c/o Pilot Seafood 5 LLC 已向波士頓濕地保護委員會提交意向通知書，申請批准改建一塊受《濕地保護法》（《普通法》第131章第40節）以及《波士頓濕地條例》保護的地塊。
- B. 擬開展改建活動的地塊地址為Massport Marine Terminal的5A地塊。
- C. 該專案涉及以下建設內容：在易受沿海風暴洪災威脅、距海岸線100英尺的地塊內修建一處海鮮配送中心。
- D. 可聯絡波士頓濕地保護委員會索取《意向通知書》副本，電子信箱為CC@boston.gov。
- E. 可聯絡 Hayes Engineering, Inc. 索取《意向通知書》副本，請於週一至週五上午8點至下午4:30之間致電 781.246.2800。
- 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> 舉行。如無法上網，可致電1-929-205-6099，輸入會議ID：686 458 2044 #，將#作為您的參會ID。
- G. 您可於週一至週五上午9點至下午5點之間諮詢波士頓濕地保護委員會，瞭解公開聽證會舉行的日期和時間，電子信箱：CC@boston.gov，電話：(617) 635-3850。

注：公開聽證會的相關資訊，包括日期、時間和地點，將至少提前五（5）天在《波士頓先驅報》上予以公佈。

注：公開聽證會的相關資訊，包括日期、時間和地點，將至少提前四十八（48）小時在www.boston.gov/public-notices發佈。

注：如需提出寶貴建議，您可以參加公共聽證會，或者寫信告知：電子信箱為CC@boston.gov，寄信地址：Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201。

注：您也可以聯絡波士頓濕地保護委員會或環境保護部（DEP）東北地區辦公室，詳細瞭解此項申請事宜或《濕地保護法》。如需聯絡DEP，其東北地區辦公室電話號碼為：(978) 694-3200。

注：如果您打算參加公開聽證會，且需要口譯服務，請在會議日期前一天中午12點之前發送郵件至CC@boston.gov，告知工作人員。

ALTA Language Services, Inc. Translation Certification

Documents:	<u>Abutter Notification Aquanor 5A</u>
Original Language:	English
Target Language:	Traditional Chinese
Project Manager:	Molly McMahon
Job Number:	118587

Sworn and subscribed before me
on February 15, 2022



Notary Public, Gwinnett County, Georgia
My commission expires February 9, 2024

This is to certify that we have provided complete and accurate Chinese translation, of the original English content, and that the translator is competent to translate from this language into Chinese, to the best of my knowledge.

Director
ALTA Language Services, Inc.
3355 Lenox Road, Suite 510
Atlanta, GA 30326
404-920-3838



OBJECTID	PID	PID_LONG	GIS_ID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
50839	602674260	602674260	602674260	20 FID KENNEDY AVE	BOSTON	02210	PILOT SEAFOOD PROPERTIES III LLC - SUB LESSEE	24 MT VERNON ST #201	C/O PILOT DEVELOPMENT PARTNERS INC	BOSTON	MA	02108
39868	602674205	602674205	602674205	20 FID KENNEDY DR	BOSTON	02210	MASSACHUSETTS PORT AUTHORITY	20 FID KENNEDY DR	C/O CHRISTOPHER GIULIANI	BOSTON	MA	02210



Section 2 – Project Narrative

- Introduction & Background
- Site Description
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Resiliency
- Sustainability
- Summary

Introduction and Background

Aquanor Marketing, Inc., an importer, distributor and marketer of fresh seafood, seeks to construct a building and associated parking areas within Subparcel 5A at the Massport Marine Terminal (MMT) within the Raymond L. Flynn Marine Park, along the South Boston waterfront. This is the first building to be constructed on the 6.8-acre lease area known as Parcel 5, specifically on Parcel 5A, of the 29.5-acre MMT as depicted on Figure 1, USGS Locus Map.

This Notice of Intent is being filed for the following work on the 1.1± acre sub-parcel known as Parcel 5A:

- Construction of a proposed building with a footprint of approximately 15,300 square feet
- Construction of driveways, parking, and maneuvering areas to support 44 on-site parking spaces and 7 loading bays;
- Construction of site utilities including:
 - Domestic and fire suppression water services and on-site hydrants;
 - Sanitary sewer service with backwater valve;
 - Stormwater drainage and conveyance. The system is designed to store and infiltrate a volume that is equivalent to 1-¼ inches of runoff from impervious areas; and
 - Underground electric and natural gas services

Parcel 5A is bordered to the north by Shoreline Road along Boston's Inner Harbor, to the west by Shellfish Way and to the east by Codfish Way. Development of the Project will be under the management of Pilot Seafood Parcel 5 LLC. The proposed work will occur within jurisdictional resource areas and/or their buffer zones protected under the Massachusetts Wetlands Protection Act (MGL c. 131, Sec. 40' the Act) and its implementing Regulations (310 CMR 10.00, et seq.; the Regulations). While projects by Massport Tenants are typically exempt from local bylaws, as the property underlying the MMT is owned by the City of Boston, this Notice of Intent also discusses consistency with the City of Boston Wetland Ordinance.

The majority of Parcel 5A lies below elevation 10.0' (North American Vertical Datum of 1988, "NAVD88") [elevation 16.5' Boston City Base, "BCB"] as depicted on Figure 2, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. This elevation is associated with Flood Hazard Zone AE and represents the extent of the Land Subject to Coastal Storm Flowage (LSCSF) resource area. The work also will occur within 100 feet of a Coastal Bank.

The following narrative provides a description of the Project site, associated resource areas, proposed work activities, and construction mitigation measures. Specific Project details are depicted on the accompanying "Plan to Accompany Notice of Intent" prepared by Hayes Engineering, Inc., dated January 18, 2022 and revised through February 16, 2022.

Site Description

The overall Project Site, MMT Parcel 5, includes approximately 6.8 acres of the overall 29.5-acre MMT and is bounded to the north by Shoreline Road, to the south by Fid Kennedy Avenue, to the west by Shellfish Way, and to the east by Codfish Way. A USGS Locus Map of the

Project Site is presented as Appendix A, Figure 1: USGS Locus Map (please note: the USGS map does not depict the subsequent filling of this section of the Raymond L. Flynn Marine Park which occurred in the 1980s).

The site was originally tidal flats which were filled in four phases between 1910 and the 1980s. During construction of the Central Artery/Tunnel (CA/T) project, much of the MMT and the Project site were used as soil stockpiling and staging areas.

The Project site is owned by the Boston Planning and Development Agency / Economic Development and Industrial Corporation of Boston (BPDA/EDIC). Massport controls the overall MMT site under a long-term lease from EDIC extending until February 20, 2120. Massport's development objectives include seafood, non-seafood maritime industrial, and other complementary uses that provide programmatic enhancement to Boston's seafood cluster. The Proponent, Pilot Seafood Parcel 5, LLC, intends to enter into a long-term sub-lease agreement with Massport.

Jurisdictional Resource Areas

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, being land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. The extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0082J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is elevation 10.0' NAVD (elevation 16.5' BCB).

Coastal Bank

Coastal Banks, being the seaward face or side of any elevated landform or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland. The extent of the coastal bank for the Project was identified as the break in slope above the seaward rip-rap slope along Shore Road (elevation 16'± BCB).

Work in Resource Areas

Land Subject to Coastal Storm Flowage

The Project is depicted as mostly lying within the Zone AE described above, containing approximately 48,778 square feet of Land Subject to Coastal Storm Flowage on the site. The entirety of the site will be disturbed by the proposed redevelopment.

Natural Heritage and Endangered Species Program

The site does not contain any Priority or Estimated Habitat Areas, nor does it contain any Certified or Potential Vernal Pools as depicted on Figure 3 – NHESP Map.

Coastal Bank

The Project does not proposed any work along the coastal bank.

Work in Buffer Zone(s)

Coastal Bank

The Project site will disturb approximately 21,544 square feet of land that lies within 100-feet of the coastal bank. A 100-foot buffer to the coastal bank is depicted on the accompanying plan set for assistance in identifying the work and structures regulated by 310 CMR 10.30(4).

Construction Mitigation Measures

Construction activities, including foundation excavation and grading will temporarily create erodible surfaces and will be limited to those areas necessary to safely operate equipment and conduct the proposed work. A construction period pollution prevention plan accompanies this submission detailing the Project's construction best practices.

Structural Practices

Structural erosion and sedimentation controls on the site include barriers, catch basin inlet protection, and stabilized construction entrances.

Erosion Control Barriers

Prior to any construction activities on the site, a barrier of staked straw wattles ("swattle"), with biodegradable netting, will be installed in accordance with the accompanying plans. As construction progresses, additional rows of swattle will be installed around the base of stockpiles and other erosion prone areas.

Swattle installation will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the swattle barrier, it will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged section of swattle will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

All existing and proposed catch basins on-site and adjacent to the Project, at those locations specified on the accompanying plan(s), shall be fitted with Siltsack®, or equivalent, catch basin filters. Catch basin filters will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the filter, the sediment will

be removed and reused on-site or disposed of at a suitable offsite location. Any damaged catch basin filters will be repaired or replaced immediately upon discovery.

Stabilized Construction Entrance

A stabilized construction entrance will be installed along the sub-parcel frontage to the east on Codfish Way. The construction entrance will consist of 1-½-inch crushed stone placed 12-inches deep. The construction entrance will be a minimum of 25-feet in width and 50-feet in length. The entrance will be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require the periodic topdressing with additional stone. The entrance will be inspected weekly and after significant rainfall events. Any mud or sediment tracked onto adjacent roadways will be removed immediately.

Non-structural Practices

Non-structural best management practices to be used during construction include pavement sweeping, dust control, temporary stabilization and temporary seeding. These practices will be applied as applicable during construction activities.

Pavement Sweeping

On-site driveways, parking areas and adjacent roadways will be swept as necessary during construction activities. Sweeping may be done by hand or mechanically.

Dust Control

Dust control will be provided by soil wetting only, the use of calcium chloride or other chemical means of dust prevention will not be used on the Project. When necessary, exposed surfaces will be wetted to prevent wind-borne transport of sediment (dust). Water will be applied in a volume equivalent to ½-inch over the exposed areas. The water will be applied in a manner that minimizes erosion, such as a mechanical sprayer mounted to a water truck.

Temporary Stabilization

Any areas of exposed soil or soil stockpiles that will remain inactive for more than 14-days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 square feet. The mulch will be anchored with a tacking coat, applied by hydro seeder. Steep slopes (greater than 15%) will be covered with fiber mats and anchored with photodegradable staples at a density in accordance with the manufacturer's specifications.

Temporary Seeding

If conditions allow, temporary vegetative cover should be established on areas of exposed soil (including soil stockpiles) that remain inactive for more than 60-days. The seed mixture will be applied by a hydroseeder with a tacking coat and should include a mixture of rapid germinating grasses that are indigenous to New England.

Stormwater Management

The Project, as proposed, is subject to the Stormwater Management Standards. A completed MassDEP Stormwater Checklist accompanies this report and is summarized below:

Standard 1: No New Untreated Discharges

The Project, as proposed, does will not create new untreated discharges of stormwater runoff. Stormwater from the project site is directed to deep sump and hooded catch basins that collect and convey storm water to swirl particle separators and ultimately recharge chambers that have been sized to store 1¼-inches of runoff from impervious surfaces at the site.

Standard 2: Peak Rate Attenuation

The Project is exempt from this standard as it discharges to tidal waters.

Standard 3: Recharge

The Project as proposed exceeds the MaDEP stormwater recharge requirements and has been designed to recharge a volume equal to 1¼-inches over all impervious surfaces at the project site.

Standard 4: Water Quality

Stormwater runoff from the impervious surfaces is directed to the following treatment train:

- | | |
|-------------------------------------|-----------------|
| • Deep Sump and Hooded Catch Basins | 25% TSS Removal |
| • Stormceptor STC 900 | 77% TSS Removal |
| • Subsurface Infiltration | 80% TSS Removal |

The presumptive TSS removal for the above treatment train is 96.6% and exceeds the required TSS removal rate of 80%.

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

There are no Land Uses with Higher Potential Pollutant Loads (LUHPPLs) associated with the Project.

Standard 6: Critical Areas

There are no Critical Areas associated with the Project.

Standard 7: Projects Subject to the Standards only to the maximum extent practicable

The Project is not a redevelopment site.

Standard 8: Construction Period Pollution Prevention & Sedimentation Control

A construction period pollution prevention plan is provided in this report. The Project is subject to a NPDES Construction General Permit as it is one of several projects by Pilot that will exceed one-acre of land disturbance. A Stormwater Pollution Prevention Plan (SWPPP) will be provided prior to the commencement of work.

Standard 9: Operations and Maintenance Plan

A post-construction Operation and Maintenance Plan (Long-Term Pollution Prevention Plan) is provided in this report.

Standard 10: Prohibition of Illicit Discharges

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Discharges to the stormwater management system from the following activities or facilities are permissible: Firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential buildings without detergents. All other illicit discharges are prohibited.

There are no known illicit discharges anticipated through the completion of this project. During construction and post construction procedures are provided to dissipate the potential for illicit discharges to the drainage system. Post construction preventions of illicit discharges are described in the Operation and Long-Term Maintenance Plan under the Good Housekeeping Practices section of the report.

Regulatory Compliance

The Regulations under the Act identify no Performance Standards for proposed work activities within jurisdictional resource areas and buffer zones.

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (310 CMR 10.04) means *land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater*. The extent of Zone AE is identified on FIRM Map No. 25025C0082J, effective March 16, 2016 as elevation 10.0' NAVD88 which equates to elevation 16.5' BCB. MassDEP has not established a Performance Standard for this resource area.

The Proponent is proposing a first-floor elevation 5.67 feet (5 feet, 8 inches) above the flood elevation and intends to construct all critical building systems above this grade to provide resiliency during coastal storm events and mitigate the effects of sea level rise.

Coastal Bank

Coastal Bank (310 CMR 10.30) means *the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action or other wetland*. MassDEP has identified the following, relevant, performance standards for projects within the resource area or within 100-foot landward of the top of coastal bank:

- *310 CMR 10.30(4) Any project on a coastal bank or within 100 feet landward of the top of coastal bank...shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.*

The Project, as proposed, does not alter the characteristics of the Coastal Bank; all disturbances are within the buffer zone to the bank and no direct alteration of the bank is proposed. The Project will not have an adverse effect on the movement of sediment as compared to the existing site conditions.

- *310 CMR 10.30(5) The Order of Conditions and Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank ... shall contain the specific condition: 310 CMR 10.30(3), promulgated under MGL c. 131, Sec. 40, requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall, shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.*

The Proponent is aware of this standard and anticipates said language in the Order of Conditions should the issuing authority decide to act favorably upon the Project.

- *310 CMR 10.30(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on stability of the coastal bank.*

The Project, as proposed, will not adversely affect the stability of the coastal bank.

- *310 CMR 10.30(8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project which will have any adverse effects on specified habitat sites of rare vertebrate or invertebrate species, as identified under the procedures established under 310 CMR 10.37.*

The Project does not lie within estimated or priority habitat areas of State-listed Rare Wetlands Wildlife published by the Natural Heritage and Endangered Species Program (NHESP). Please refer to Appendix A, Figure 3 for NHESP mapping.

Resiliency

The Massport resiliency Design Flood Elevation (DFE) standard includes 3 feet of freeboard above Base Flood Elevation (BFE), designated as the projected 2070 100-year flood elevation for the Project Site, and is elevation 17.00' NAVD 88, or 23.46' BCB. The Project's 1st floor is proposed at elevation 16.21' NAVD88 or 22.67' BCB. The relationship of the proposed building to the existing streets and relationship to truck maneuvering, loading docks and site drainage catchment, effectively precludes a higher first floor elevation. It should be noted that all critical infrastructure will be constructed above the projected 2070 100-year flood elevation.

The Project intends to incorporate dry floodproofing and, in addition, raise all electrical equipment and connections above the DFE. The site electrical transformer will also be located above DFE. The building structure will be designed to resist buoyancy issues caused by the elevation differential. The City of Boston Resiliency Checklist is provided in Section 1 of this Notice of Intent.

Sustainability

The Proponent and the Project design team for Parcel 5A are committed to an integrated design approach and are using the LEED Building Design and Construction v4 rating system and intend to voluntarily meet Boston Article 37 LEED requirements. However, it should be noted there is no LEED certification available for seafood distribution facilities. As such the building will not be LEED certified but will be designed and constructed as such. This rating will meet or exceed Boston's Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Location & Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

Summary

The proposed Project consists of the construction of an industrial building with associated site amenities and utilities on Sub-Parcel 5A within the Massport Marine Terminal.

The work is designed in compliance with the performance standards for the Land Subject to Coastal Storm Flowage and Coastal Bank resource areas. The project meets the requirements of MassDEP and is consistent with the City of Boston Wetland Ordinance. The proposed Project has been designed in accordance with the Massachusetts Stormwater Handbook and is consistent with the requirements of the City of Boston Conservation Commission.

The Proponent respectfully requests that the Boston Conservation Commission, as issuing authority under MGL c131 Sec. 40, issue an Order of Conditions for the Project as proposed.

Construction Period Erosion and Sedimentation Plan

Project Name: Aquanor Marketing, Inc.

Owner's Name:

Applicant's Name: Pilot Seafood Parcel 5 LLC

Party Responsible for Maintenance: To be determined

Project Description:

Aquanor Marketing, Inc. seeks to construct a building and associated parking areas within Subparcel 5A at the Massport Marine Terminal (MMT). The Project will be subject to an Environmental Protection Agency (EPA) Construction General Permit (CGP) which requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will address illicit discharges, fuel spill prevention and other potential on-site contaminants.

Erosion and Sedimentation Control Measures During Construction Activities:

Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established, and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:

- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

INSPECTION SCHEDULE and EVALUATION CHECKLIST

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4-inches in a 24-hour period).

Inspector's Name: _____ Date: _____

Qualifications: _____

Days since last rainfall: _____ days Amount of last rainfall: _____ inches

Stabilization Measures

Sub-Catchment	Date of Last Disturbance	Date of Next Disturbance	Stabilized (Yes or No)	Stabilized With:	Condition

Stabilization required: _____

To be performed by: _____ on or before: _____

PERIMETER CONTROLS

Date of Inspection: _____

Straw Wattle:

Direction:	Has sediment reached 1/3 height of wattle? (Yes or No)	Depth of Silt (inches)	Is wattle secure? (Yes or No)	Is there evidence of bypass or overtopping? (Yes or No)	Describe location of Problem(s), if any.

Maintenance required for straw wattles: _____

To be performed by: _____ on or before: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: _____ Date: _____

Construction Period Erosion and Sedimentation Plan

Project Name: Aquanor Marketing, Inc.

Owner's Name:

Applicant's Name: Pilot Seafood Parcel 5 LLC

Party Responsible for Maintenance: To be determined

Project Description:

Aquanor Marketing, Inc. seeks to construct a building and associated parking areas within Subparcel 5A at the Massport Marine Terminal (MMT).

Post-Construction Inspection and Maintenance Measures:

Erosion Control

Sedimentation caused from erosion of soils can adversely affect the performance of the storm water management system. Areas that are barren and/or showing signs of erosion should be stabilized through immediate re-vegetation.

Debris and Litter Removal

Litter and other debris may collect in storm water best management practices (BMPs), potentially causing clogging of facilities. All debris and litter shall be removed as necessary, at a minimum of four (4) times per year in the spring, summer, fall and winter.

Deep Sump and Hooded Catch Basins

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook as summarized below:

Inspect or clean deep sump catch basins at least four (4) times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four (4) times per year or whenever the depth of deposits is greater than or equal to one-half (1/2) the depth from the invert of the lowest pipe in the basin to the bottom of the basin (the sump). If handling runoff from land uses with higher potential pollutant loads (LUHPPLs) or discharging near or to a critical area, more frequent cleaning may be necessary.

Deep sump and hooded catch basins should be cleaned with vacuum trucks only. Clamshell buckets shall not be used to clean hooded catch basins. Vacuum trucks remove more sediment and supernatant, and are less likely to snap the hood within the deep sump basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.

Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, MassDEP does not

routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior MassDEP approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. MassDEP also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

MassDEP regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise the catch basin cleanings must undergo a Paint Filter Liquids Test. Go to www.Mass.gov/dep/recycle/laws/cafacts.doc for information on all of the MassDEP requirements pertaining to the disposal of catch basin cleanings.

Sediment Forebay

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook as summarized below:

Sediments and associated pollutants are removed only when sediment forebays are actually cleaned out, so regular maintenance is essential. Frequently removing accumulated sediments will make it less likely that sediments will be resuspended. At a minimum, inspect sediment forebays monthly and clean them out at least four times per year. Stabilize the floor and sidewalls of the sediment forebay before making it operational, otherwise the practice will discharge excess amounts of suspended sediments. When mowing grasses, keep the grass height no greater than 6 inches. Set mower blades no lower than 3 to 4 inches. Check for signs of rilling and gulying and repair as needed. After removing the sediment, replace any vegetation damaged during the clean-out by either reseeding or resodding. When reseeding, incorporate practices such as hydroseeding with a tackifier, blanket, or similar practice to ensure that no scour occurs in the forebay, while the seeds germinate and develop roots.

Particle Separator

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:

Inspect and maintain in accordance with manufacturer requirements, but no less than twice a year following installation, and no less than once a year thereafter. Please refer to the accompanying literature from the product manufacturer.

Remove sediment and other trapped pollutants at frequency or level specified by manufacturer. Dispose of in accordance with the solid waste requirements for catch basin cleanings, above.

Subsurface Structure

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:

Inspect inlets at least twice per year including the outlet structure. Remove any debris that might clog the system. Inspect level of sediment and observe any standing water from the inspection ports.

Inspect in accordance with manufacturer requirements, but no less than twice a year following installation, and no less than once a year thereafter. Please refer to the accompanying literature from the product manufacturer.

Good Housekeeping Practices:

Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover:

- All materials stored on-site shall be in a neat, orderly manner in their appropriate containers with original manufacturer's label(s);
- Only store enough material as needed; whenever possible, all of a product shall be used prior to disposing of container;
- Manufacturer, federal, state and local recommendations for proper use and disposal shall be followed.

Vehicle Washing Controls:

- Use commercial car washes whenever possible. Car washes treat and/or recycle wash water;
- Cars shall be washed on gravel, grass or other permeable surfaces to allow filtration to occur;
- Use biodegradable soaps only;
- Use hose nozzles that automatically turn off when unattended.

Routine Inspection and Maintenance of Storm Water BMPs

- Previously addressed.

Spill Prevention and Response Plans

- Spill control practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plan (SWPPP).

Maintenance of Lawns, Gardens and Other Landscaped Areas:

- Grass shall not be cut shorter than two (2) inches and mulch clipping should be left on lawns as a natural fertilizer;

- Use low volume water approaches for irrigation such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems;
- Mulch shall be used wherever practicable. Mulch helps retain water and prevents erosion.

Storage and Use of Fertilizers, Herbicides and Pesticides:

- Fertilizers shall be applied in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to storm water. Storage will be in covered areas only. Contents of partially used bags shall be transferred into sealable plastic containers to avoid spills;
- Do not fertilize before or during rain events;
- Consider the use of organic fertilizers;
- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

Pet Waste Management

- Scoop up and seal pet waste in plastic bags. Dispose of in garbage.

Solid Waste Management

- All solid waste shall be disposed of or recycled in accordance with all federal, state and local regulations.

List of Emergency Contacts for Plan Implementation

To be determined by Owner.

**POST-CONSTRUCTION
OPERATION AND MAINTENANCE LOG**

Inspector's Name: _____ Date: _____

Qualifications: _____

Inspection Type: Routine Spill Other: _____

Post-Rainfall (Precipitation in Inches: _____)

BMP	Frequency	Date Last Performed	Comments
Litter and Debris Removal	After Significant Rain Events		
Deep Sump and Hooded Catch Basins	Inspect four (4) times per year		
	Maintenance when sump is ½ full		
Vegetated Areas	Inspect as necessary for erosion		
Particle Separator(s)	Inspect two (2) times per year		
	Maintenance as necessary		
Subsurface Structure	Inspect two (2) times per year		
	Maintenance as necessary		



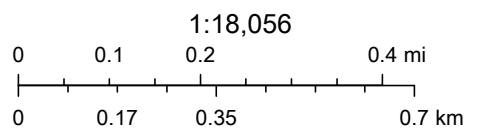
Appendix A: Figures

- Figure 1 – USGS Locus Map
- Figure 2 – FEMA Flood Insurance Rate Map
- Figure 3 – NHESP Map

Figure 1 - USGS Locus Map



8/22/2021, 3:15:21 PM



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

National Flood Hazard Layer FIRMette

71°1'59"W 42°21'1"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

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

GENERAL STRUCTURES

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

OTHER FEATURES

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

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 **8/22/2021 at 4:37 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.



71°1'21"W 42°20'35"N

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

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

	BENCH MARK	
	BITUMINOUS BERM	
	BITUMINOUS CAPE COD BERM	
	BUILDING	
	UNDERGROUND CABLE	
	COUNTOUR (1')	
	CONTOUR (5')	
	ZONE A (100-YEAR FLOOD ZONE)	
	CEMENT CONCRETE	
	SLOPED GRANITE CURB	
	VERTICAL GRANITE CURB	
	EDGE OF DISTURBANCE	
	UNDERGROUND DRAIN PIPE	
	CATCH BASIN	
	DRAIN MANHOLE	
	ROUND CATCH BASIN	
	UNDERGROUND ELECTRIC	
	CHAIN LINK FENCE	
	POST & RAIL FENCE	
	STOCKADE FENCE	
	VINYL FENCE	
	FINISHED FLOOR ELEVATION	
	GARAGE FLOOR ELEVATION	
	FOUNDATION	
	UNDERGROUND GAS MAIN	
	UNDERGROUND GAS SERVICE	
	EDGE OF GRAVEL	
	SPOT GRADE	
	GUARD RAIL	
	HANDICAP PLACARD PARKING	
	WHEEL CHAIR RAMP	
	HEADWALL	
	LANDSCAPE AREA	
	LEDGE OUTCROP	
	BOLLARD	
	OVERHEAD WIRE	
	UTILITY POLE	
	PAINTED PARKING & SPACE COUNT	
	PATH	
	EDGE OF PAVEMENT	
	BOULDER RIP-RAP & SLOPE	
	UNDERGROUND SEWER	
	UNDERGROUND SEWER SERVICE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	BITUMINOUS CONCRETE SIDEWALK SIGN	
	EROSION & SEDIMENTATION CONTROL STEPS	
	BOULDER	
	STONEWALL	
	CENTERLINE OF SWALE	
	UNDERGROUND TELEPHONE	
	TESTHOLE LOCATION	
	MONITORING WELL LOCATION	
	PERCOLATION TEST LOCATION	
	PAINTED TRAFFIC LINE & TYPE	
	DECIDUOUS TREE, SIZE & TYPE	
	CONIFEROUS TREE, SIZE & TYPE	
	HEDGE ROW AND TYPE	
	RETAINING WALL	
	UNDERGROUND WATER MAIN	
	UNDERGROUND WATER SERVICE	
	PAINTED UNDERGROUND WATER	
	WATER GATE VALVE BOX	
	WATER SERVICE CURB BOX	

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON AUGUST 28, 2018, JANUARY 6, 2020, FEBRUARY 12, 2020 and JUNE 18, 2020 THE DATUM IS BOSTON CITY BASE (BCB).
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION
- THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

RESOURCE AREA NOTES:

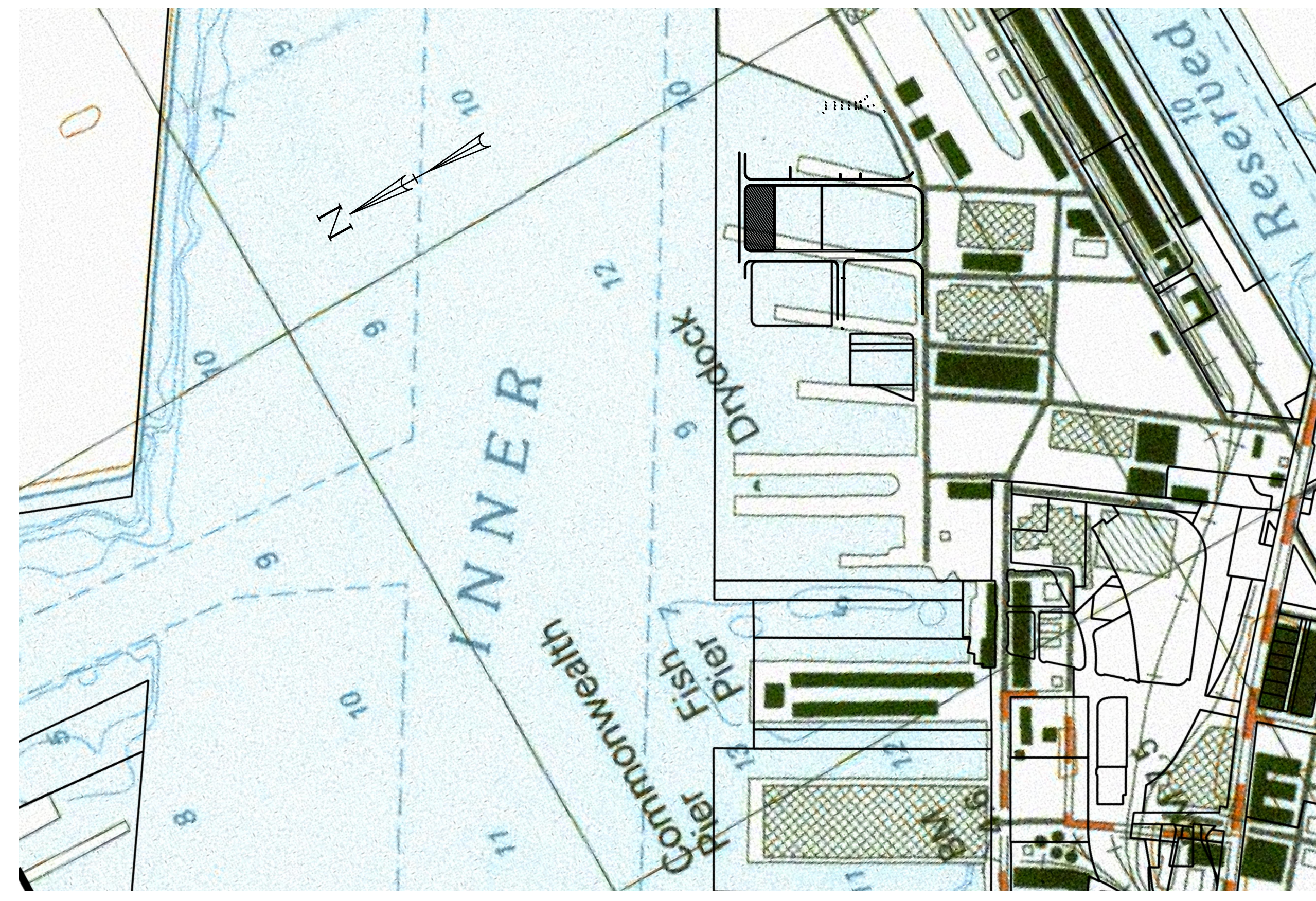
- THE SITE IS LOCATED IN FLOOD ZONE AE (ELEVATION 16.46 BCB) PER FEMA NFIP FLOOD INSURANCE RATE MAP NUMBER 25025C0082J, DATED MARCH 16, 2016.
- THE PROJECT IS A WATER-DEPENDENT USE AND EXEMPT FROM THE REQUIREMENTS OF CHAPTER 91.

SITE CONSTRUCTION NOTES:

- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN;
- ALL DRAINAGE PIPE TO RCP CLASS V ONLY.

EROSION CONTROL NOTES:

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS;
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE (12) HOURS AFTER EACH STORM EVENT. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS;
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEM.



USGS Locus Map
Massport Marine Terminal Parcel 6B.2
 Scale: 1 inch = 500± feet

CIVIL SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX & NOTES	NOI1
EXISTING CONDITIONS	NOI2
SITE PREPARATION & EROSION CONTROL PLAN	NOI3
LAYOUT & MATERIALS	NOI4
GRADING & DRAINAGE	NOI5
UTILITIES	NOI6
DETAILS	NOI7
DETAILS	NOI8
DETAILS	NOI9

Prepared For:
 Applicant:
 AQUANOR
 24 MT. VERNON STREET
 SUITE 201
 BOSTON, MA 02108

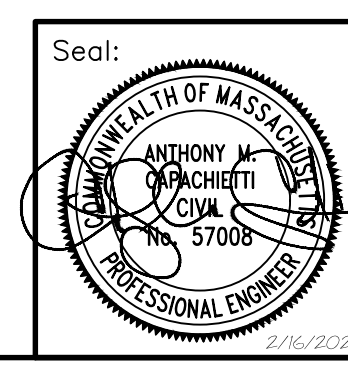
Prepared By:
 Hayes Engineering, Inc.
 603 Salem Street
 Woburn, MA 01880
 Ph: 781.246.2800
 Fax: 781.246.7596
 www.hayeseng.com

Design By: AMC
 Drawn By: AMC
 Checked By: PUJ
 Project File: BOS-0114H
 Comp. No: BOSB1
 Issued For Permit
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No.	Revision	Date
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1	Boston ConCom Comments	2-16-22

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 Date: January 18, 2022

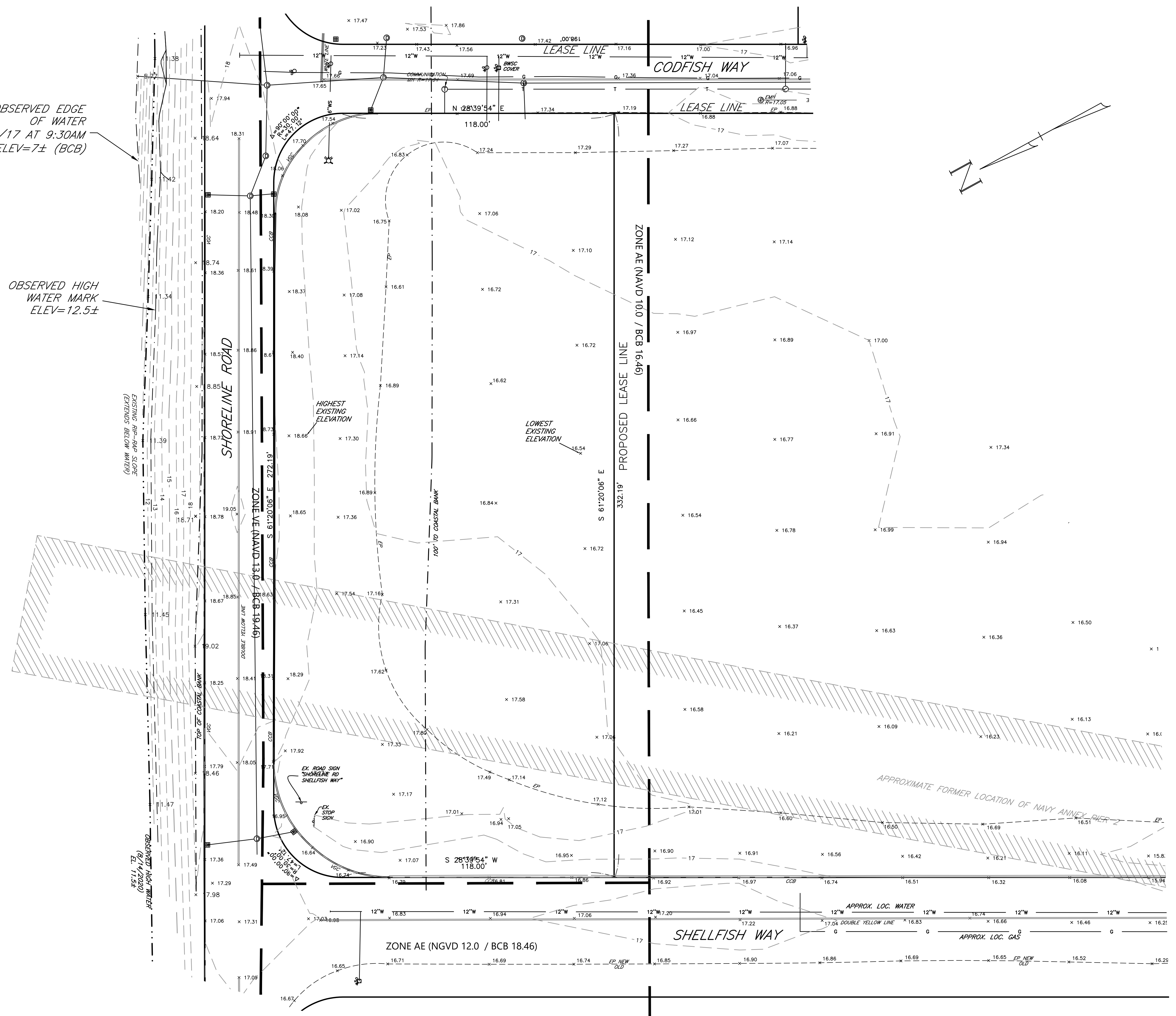
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 NOTICE OF INTENT
 MMT PARCEL 5A
 BOSTON, MASS.



Drawing No.:
NOI1
 SHEET 1 OF 9

OBSERVED EDGE OF WATER
6/9/17 AT 9:30AM
ELEV=7± (BCB)

OBSERVED HIGH WATER MARK
ELEV=12.5±



Prepared For:
Applicant:
AQUANOR TULLY SEAFOOD PROP. 5, LLC
603 SALISBURY STREET
SUITE 201
BOSTON, MA 02108

Prepared By:
Hayes Engineering, Inc.
603 Salisbury Street
Waltham, MA 01880
Ph: 781.246.2800
Fax: 781.246.7586
www.hayeseng.com

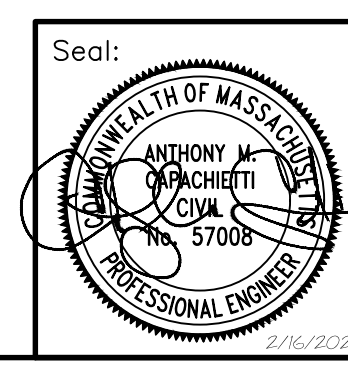
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Drawn By: AMC
Checked By: PJO
Project File: BOS-0114H
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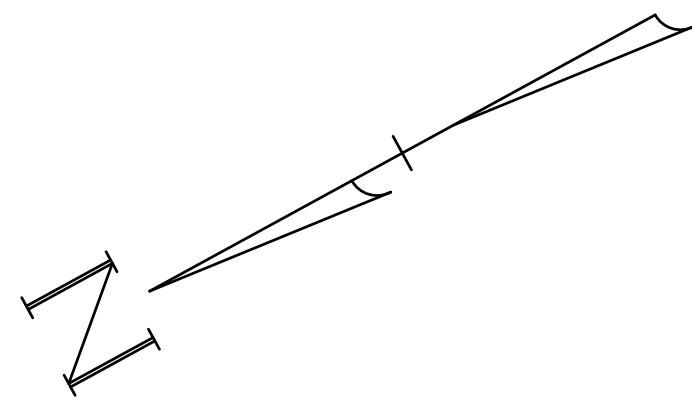
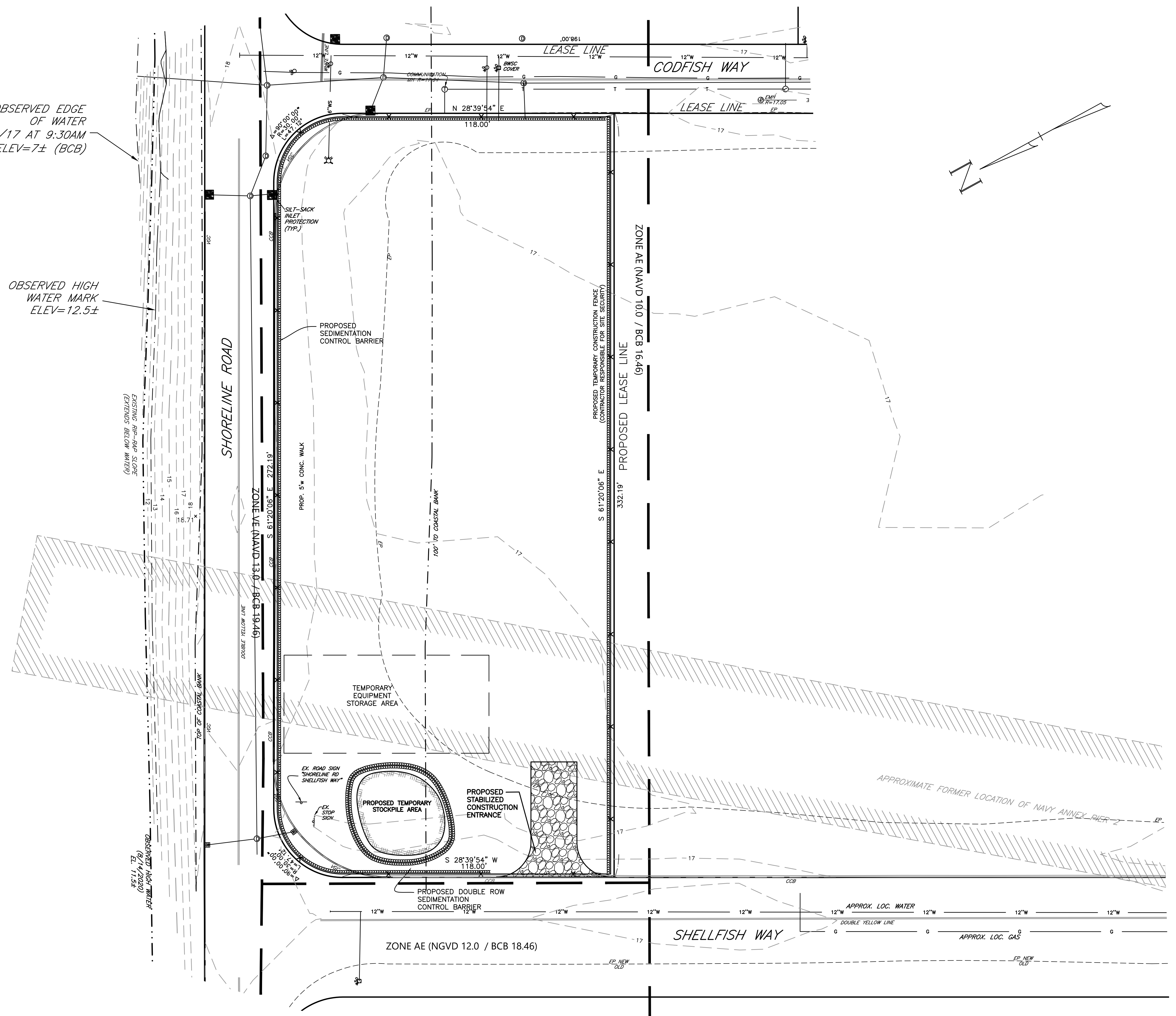
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NOTICE OF INTENT
MMT PARCEL 5A
BOSTON, MASS.

Drawing No.:
NO12
SHEET 2 OF 9



OBSERVED EDGE OF WATER
6/9/17 AT 9:30AM
ELEV=7± (BCB)

OBSERVED HIGH WATER MARK
ELEV=12.5±



Prepared For:
Applicant
AQUANOR
100 SEAFOOD PROP. 5, LLC
603 SALISBURY STREET
24 MT. VERNON STREET
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BOSTON, MA 02108

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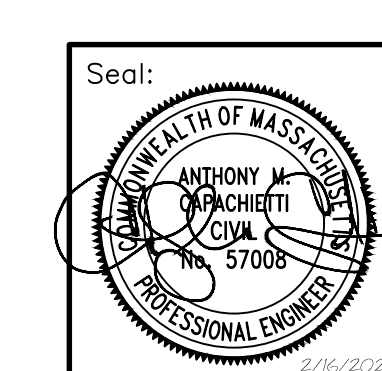
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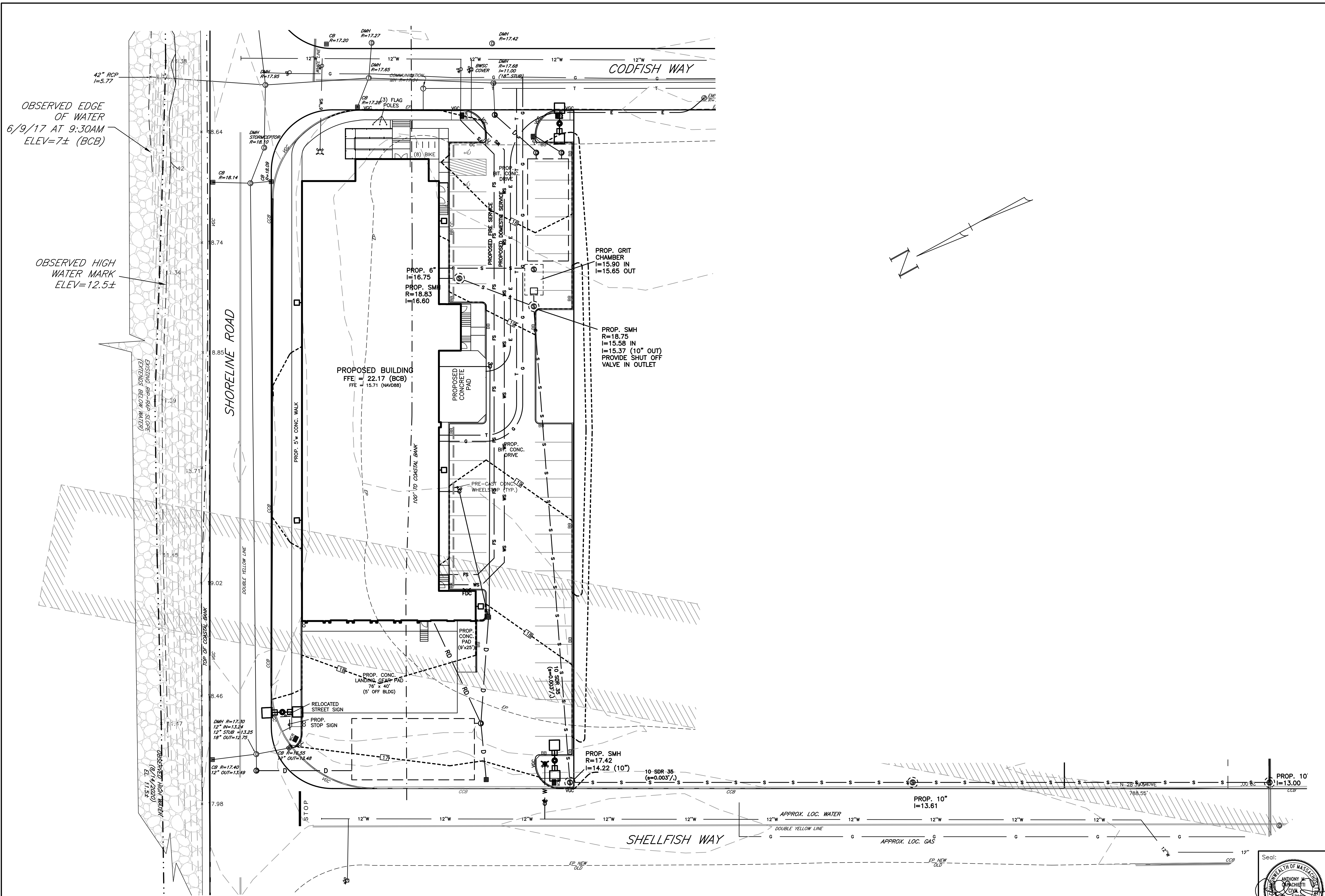
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1	Boston ConCom Comments	2-16-22

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PLAN TO ACCOMPAN
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BOSTON, MASS.

Drawing No.:
NO13
SHEET 3 OF 9





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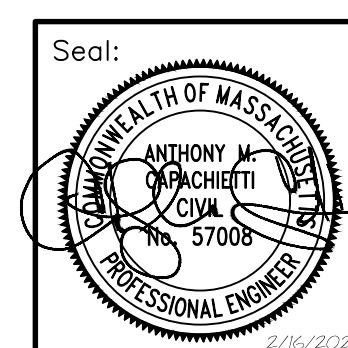
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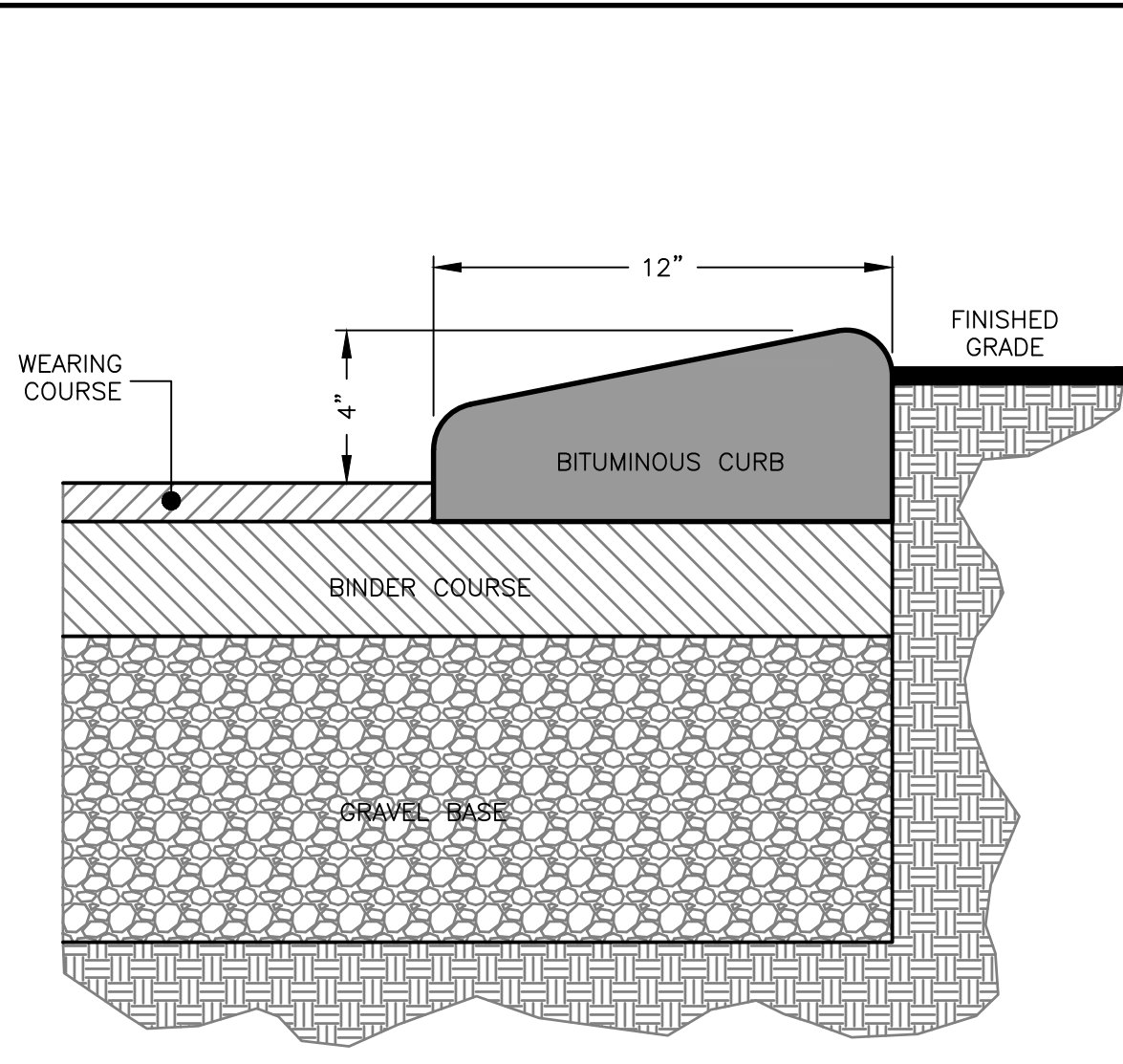
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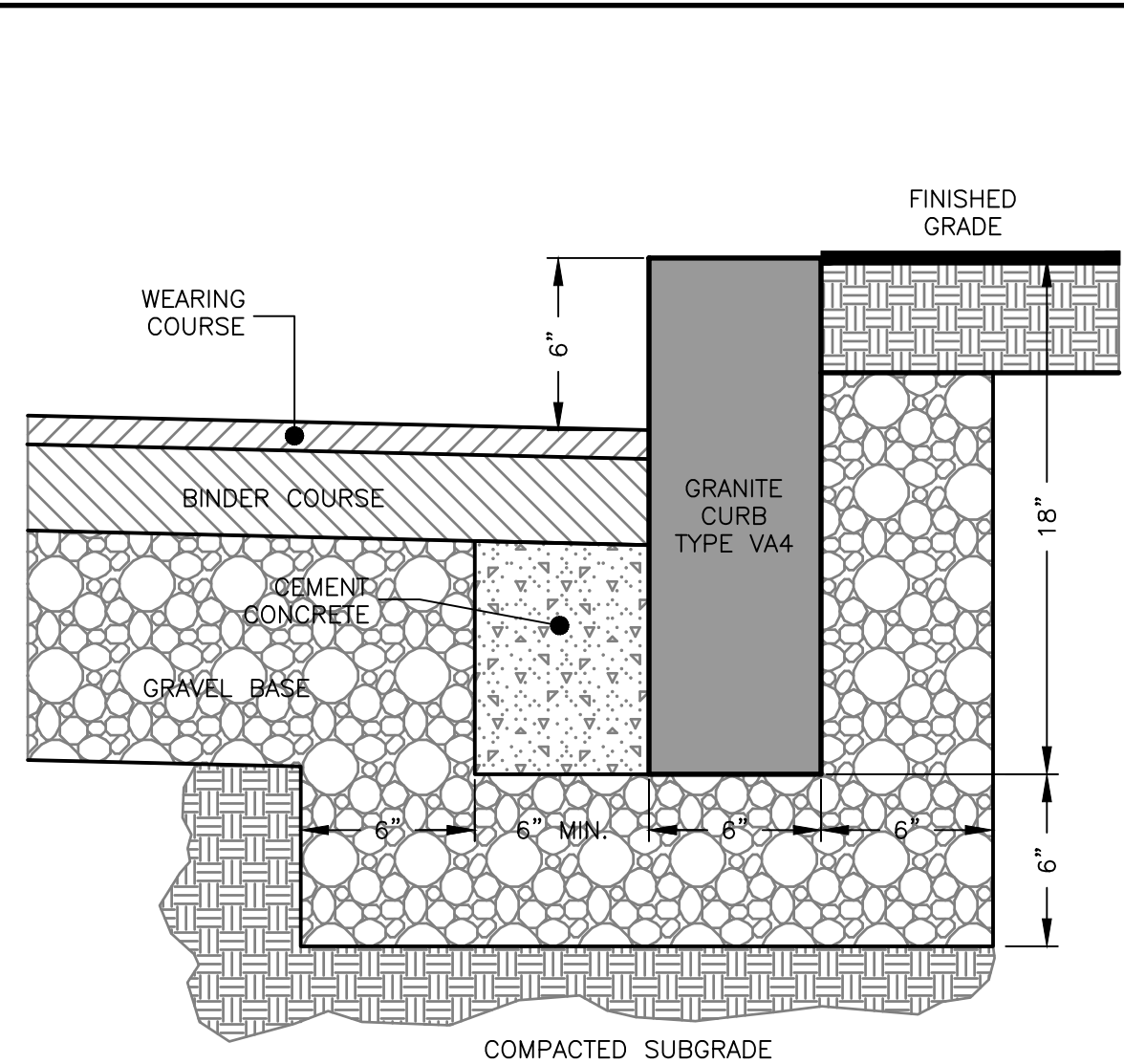
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 BOSTON, MASS.

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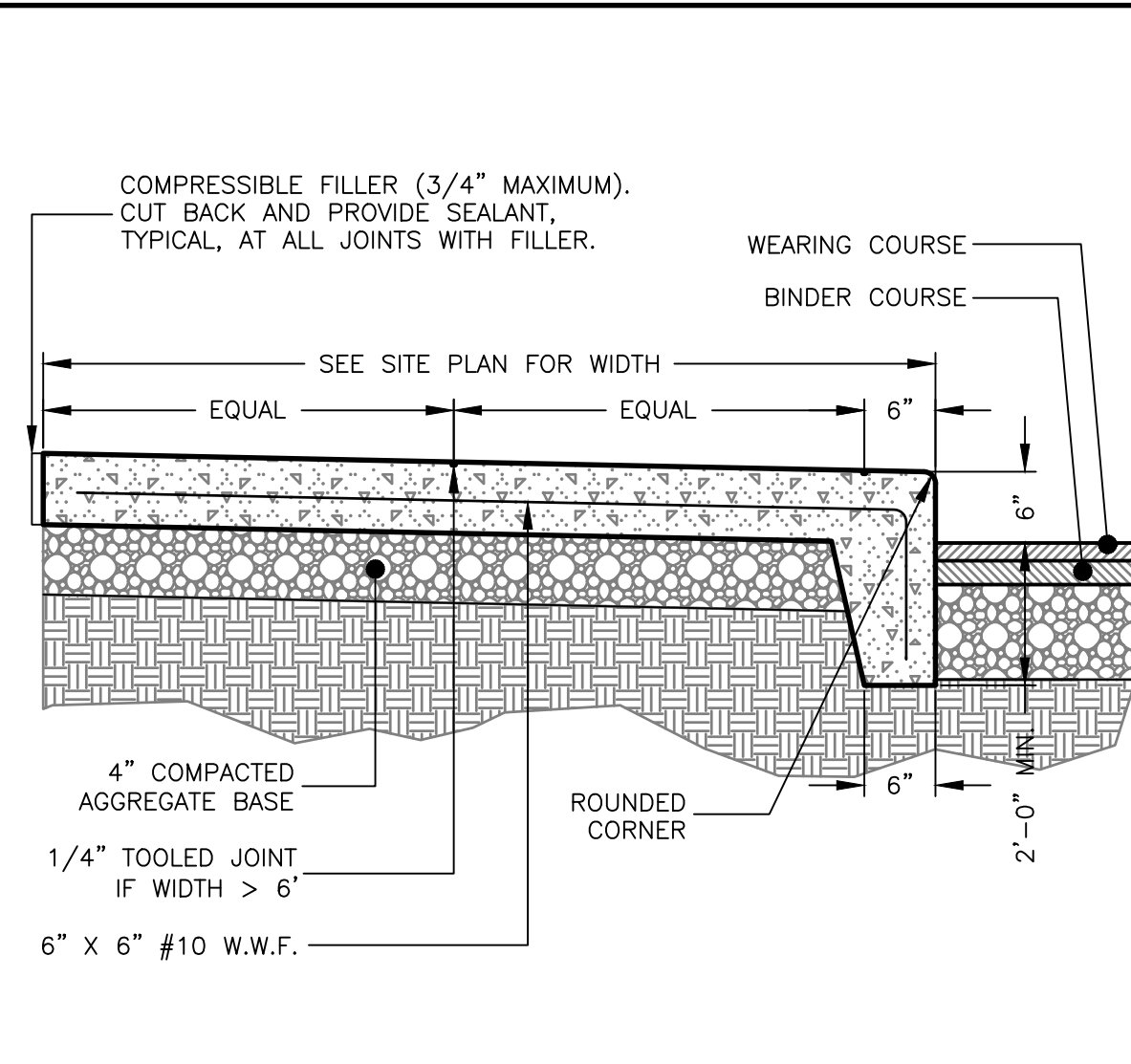




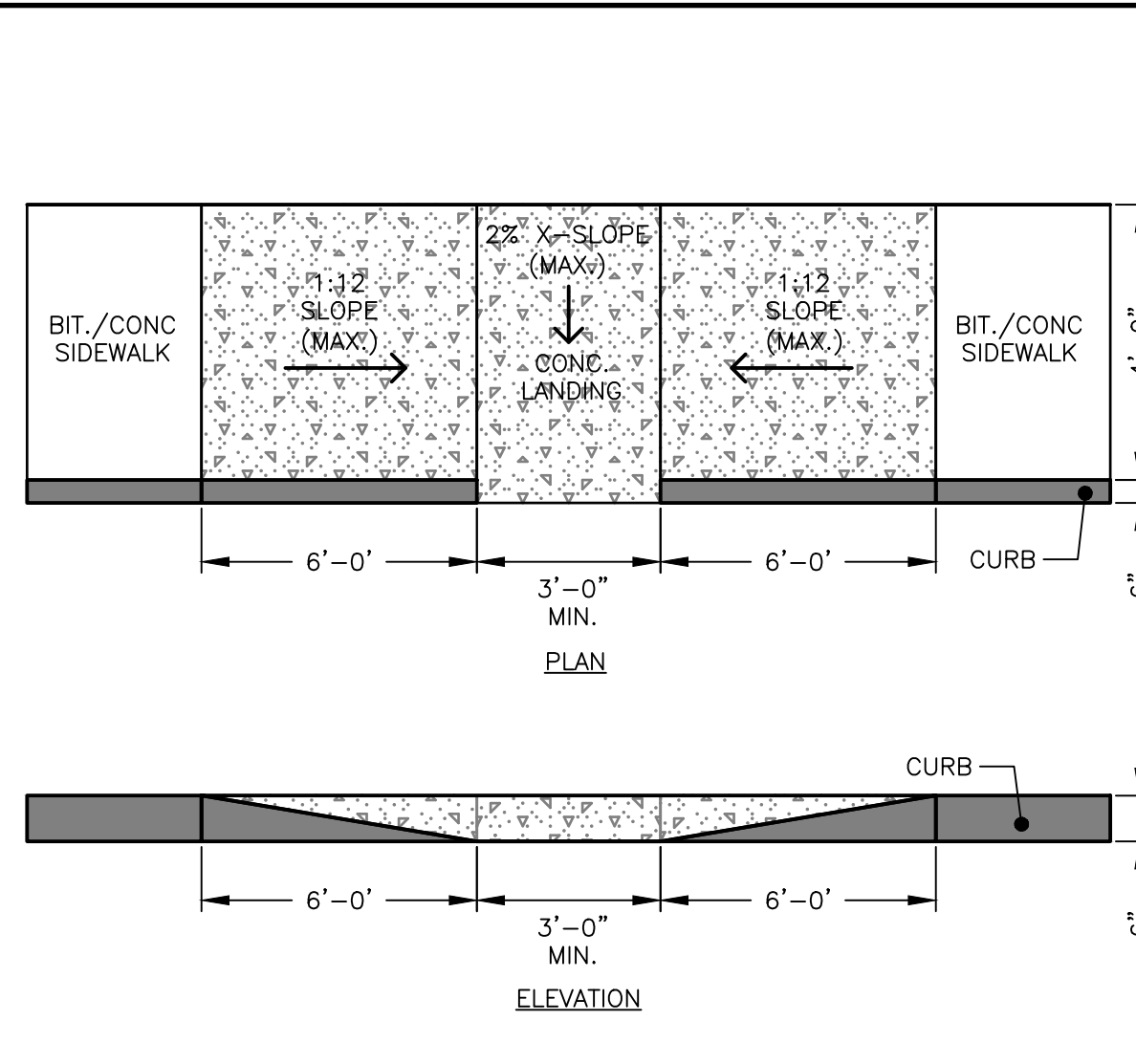
CAPE COD CURB
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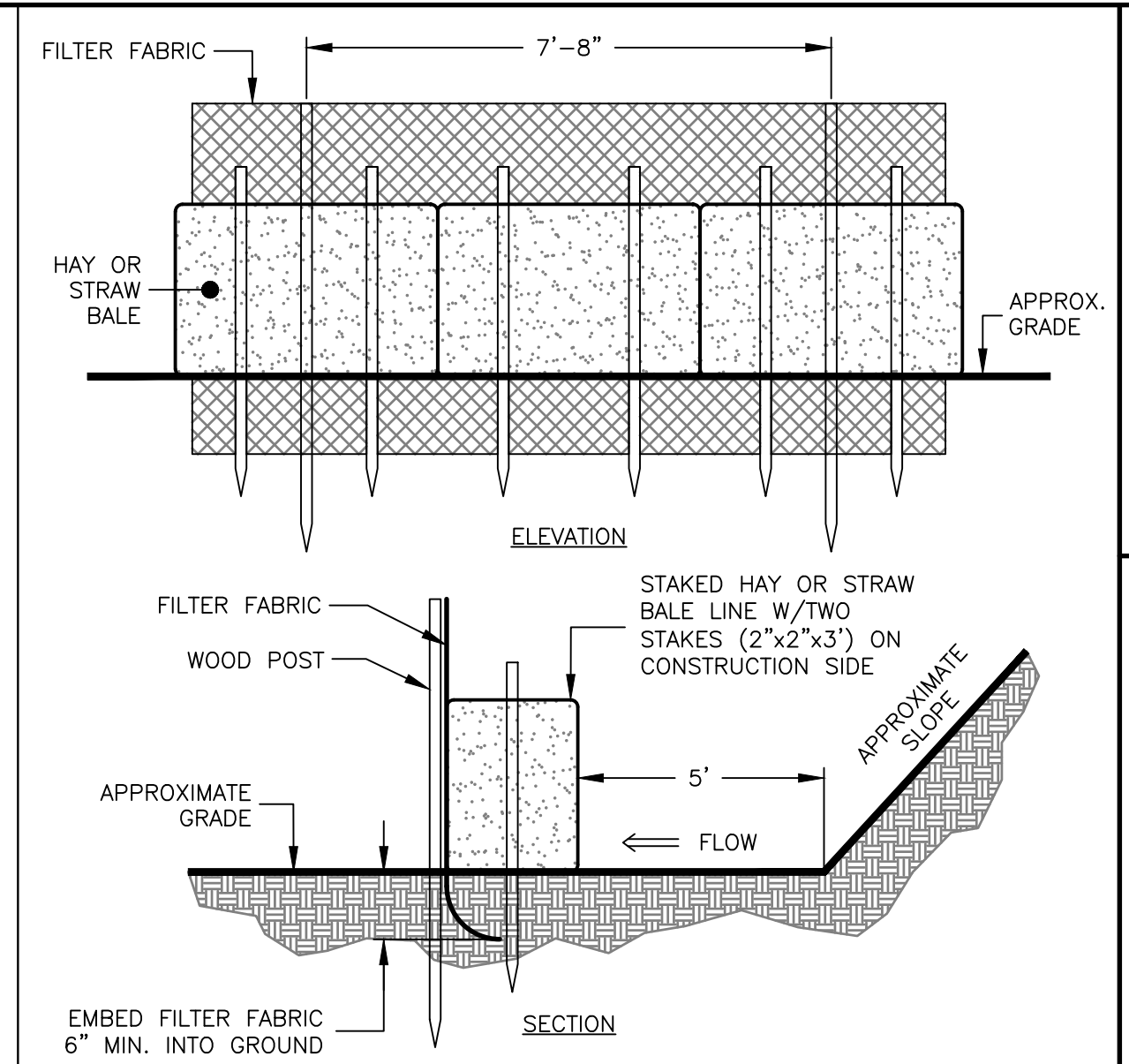
VERTICAL GRANITE CURB
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CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



WHEELCHAIR RAMP
NOT TO SCALE

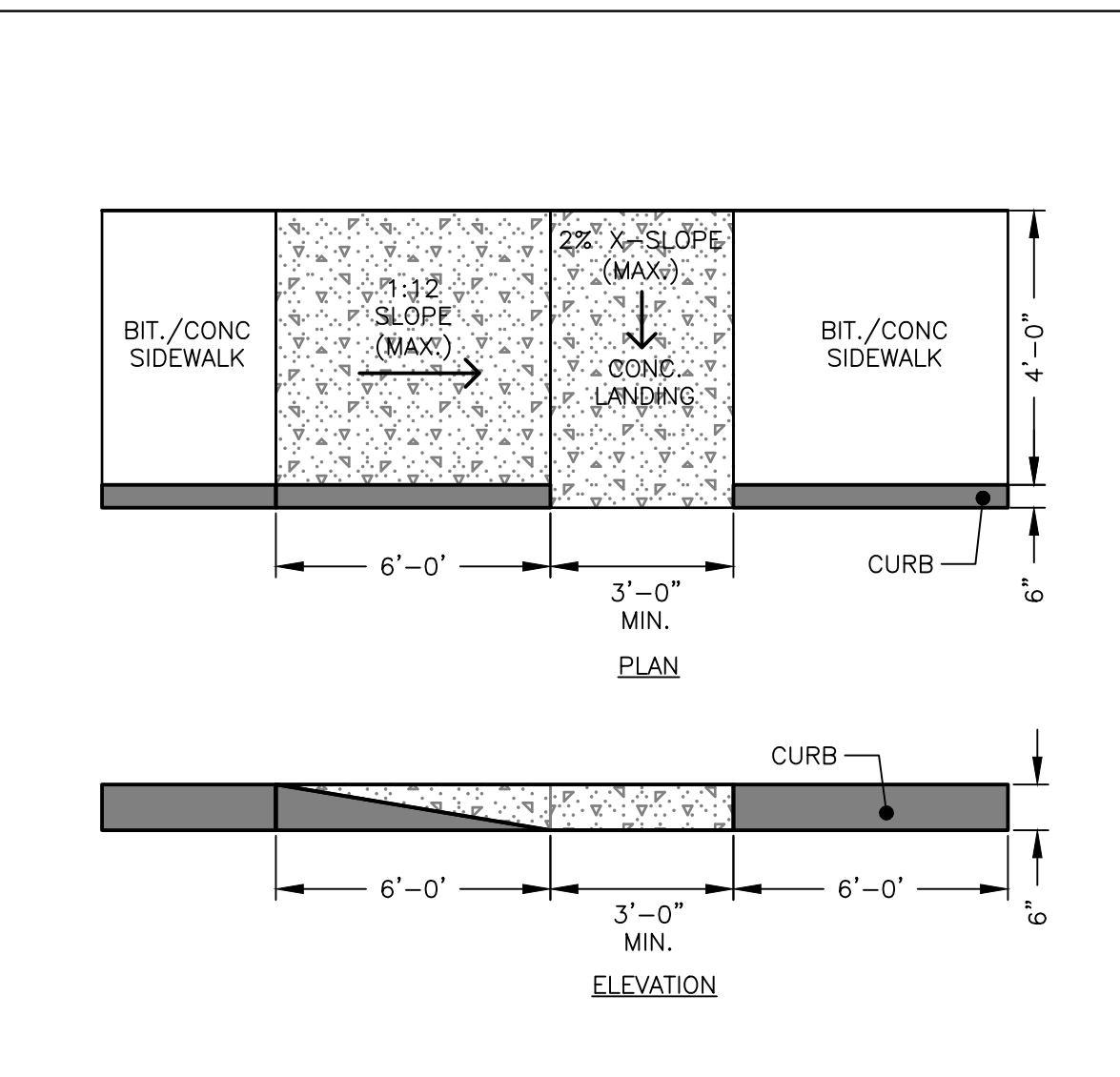


SILT FENCE & HAY/STRAW BALE
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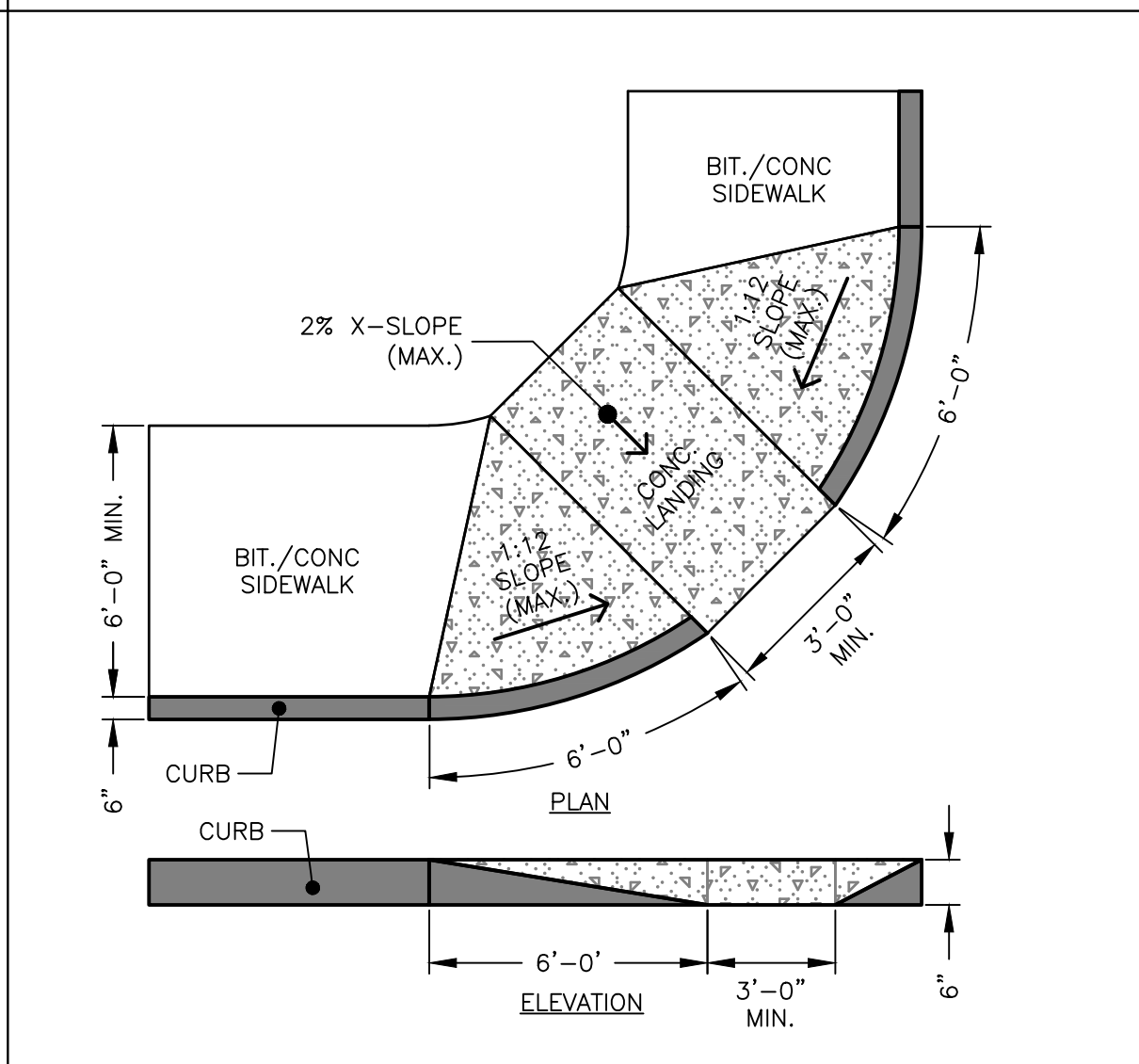
Prepared For:
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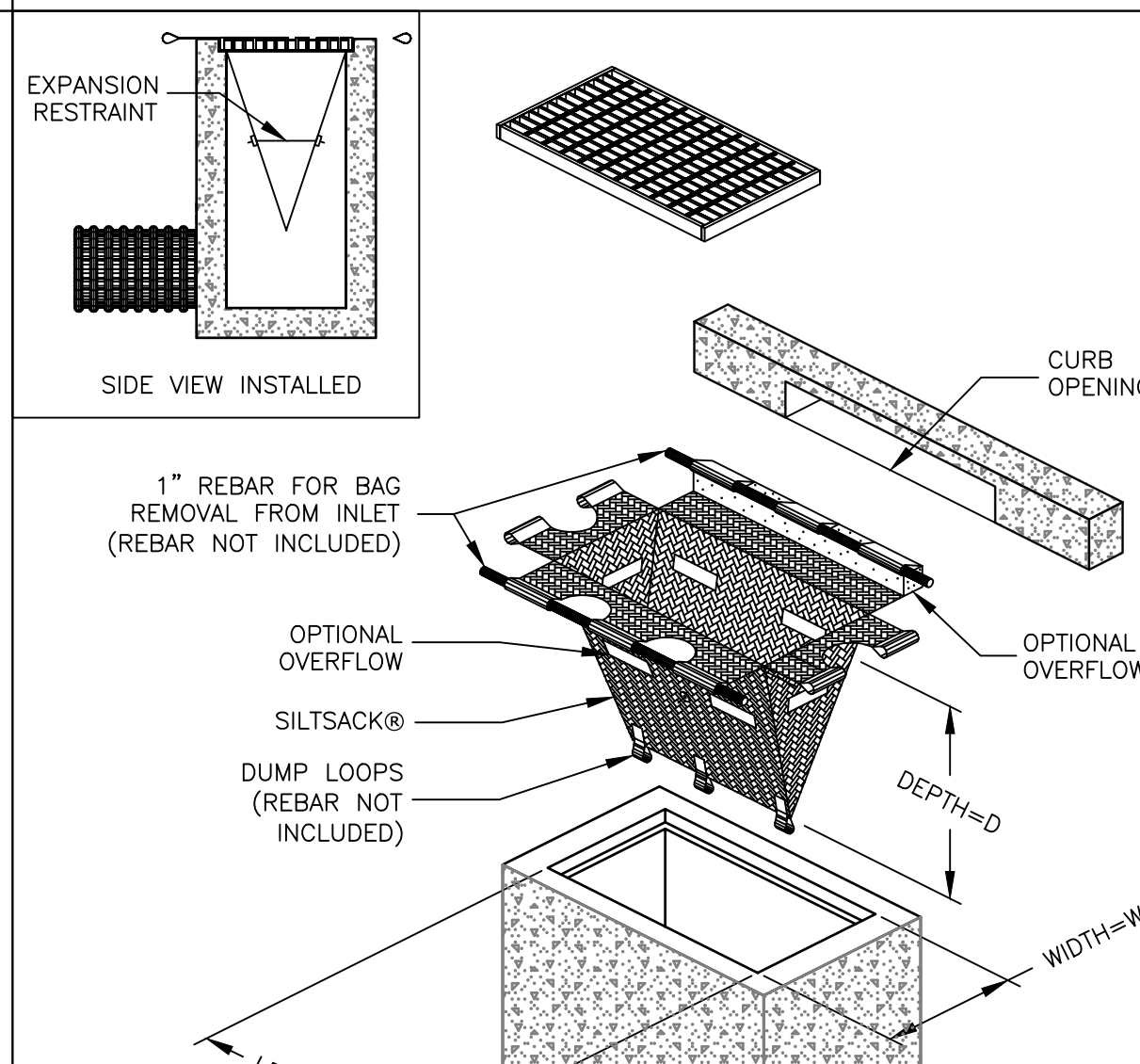
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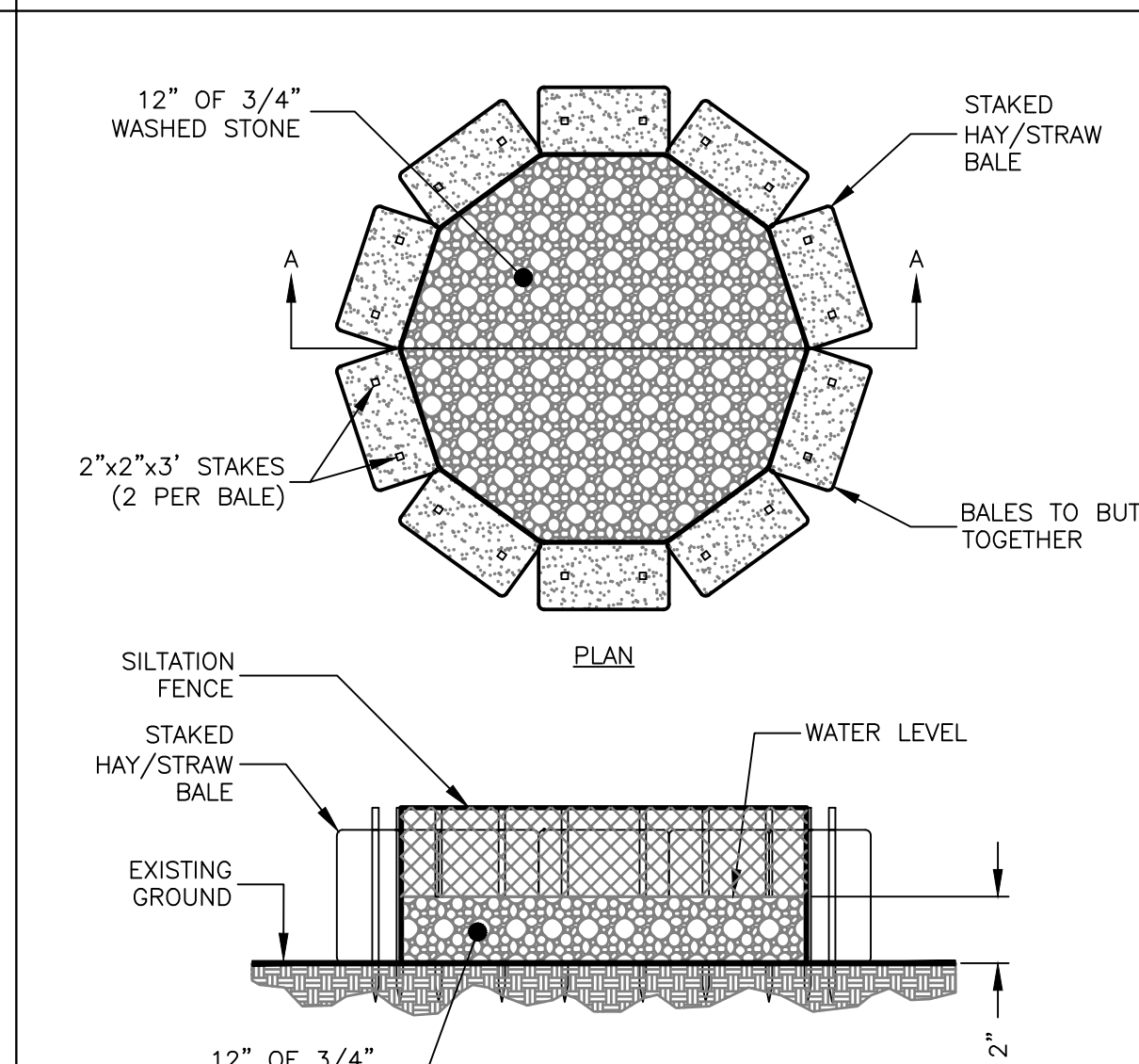
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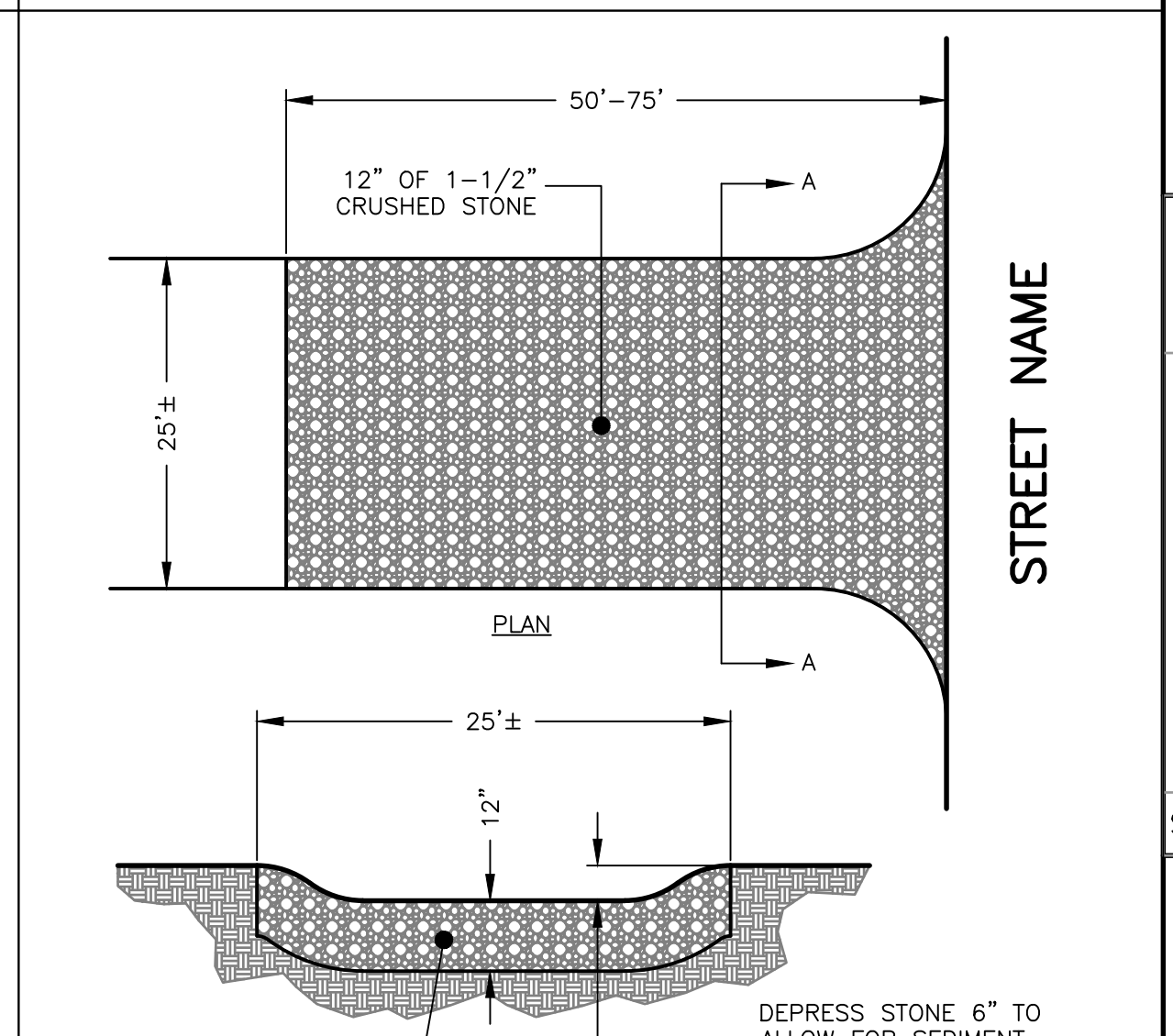
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SILTSACK®
NOT TO SCALE



DEWATERING STATION
NOT TO SCALE



TIRE TRACKING PAD
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1	Boston ConCom Comments	2-16-22

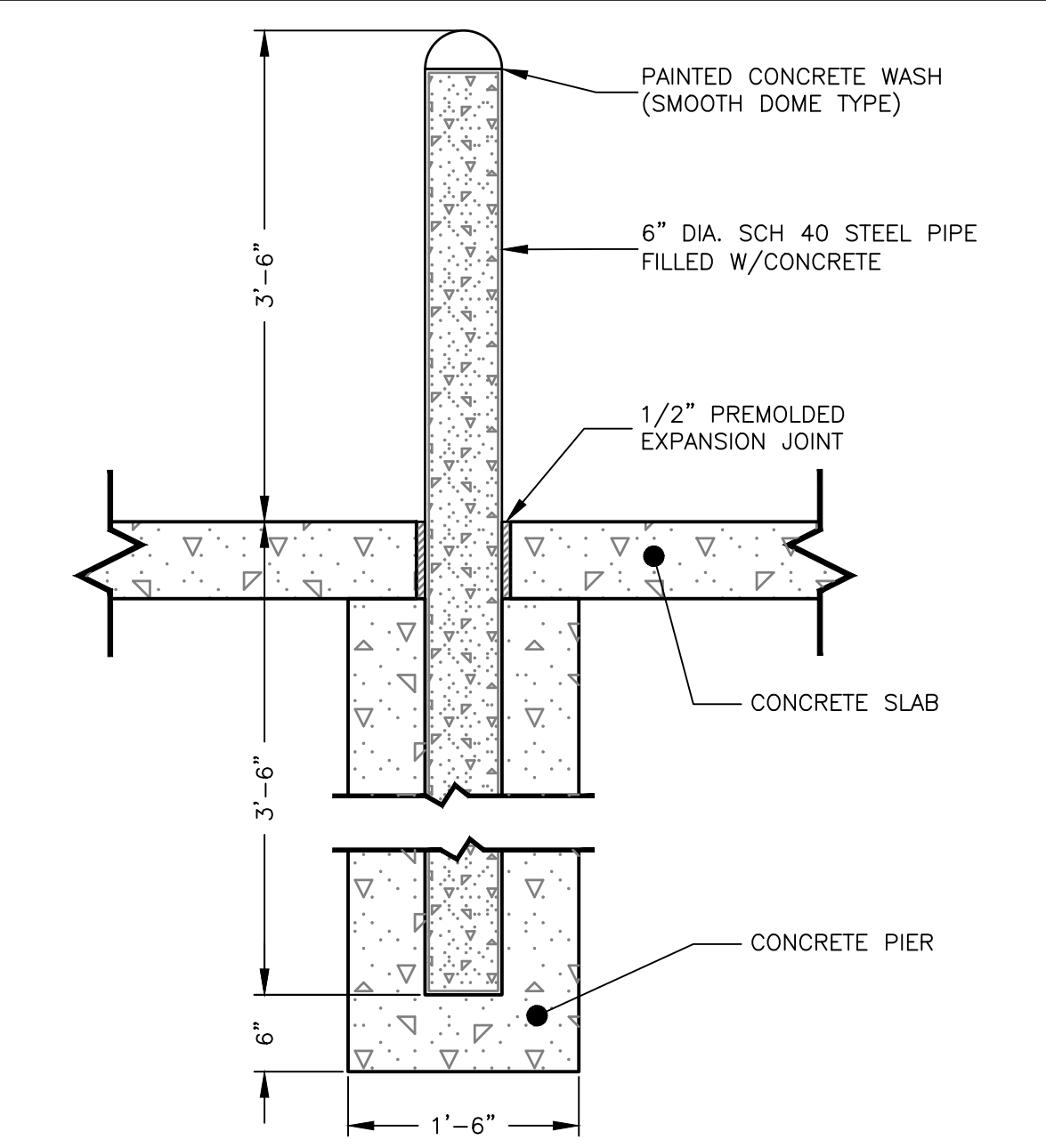
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Date: January 18, 2022

NOTE: WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

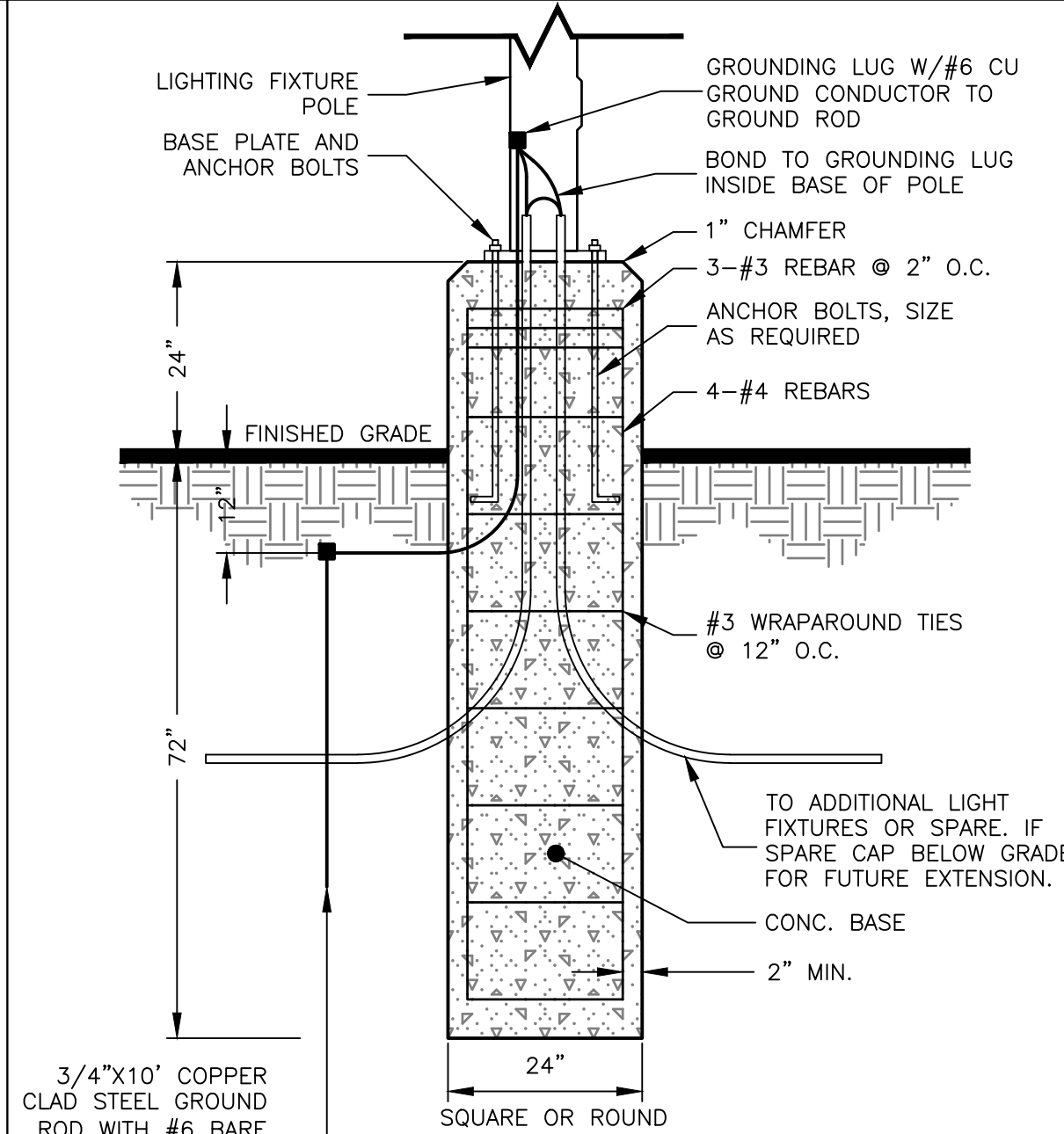
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NOTES:
1. THE LOCATION OF THE DEWATERING AREA TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR WITH CONSERVATION COMMISSION APPROVAL.
2. DETAIL FROM: SEEKAMP ENVIRONMENTAL CONSULTING

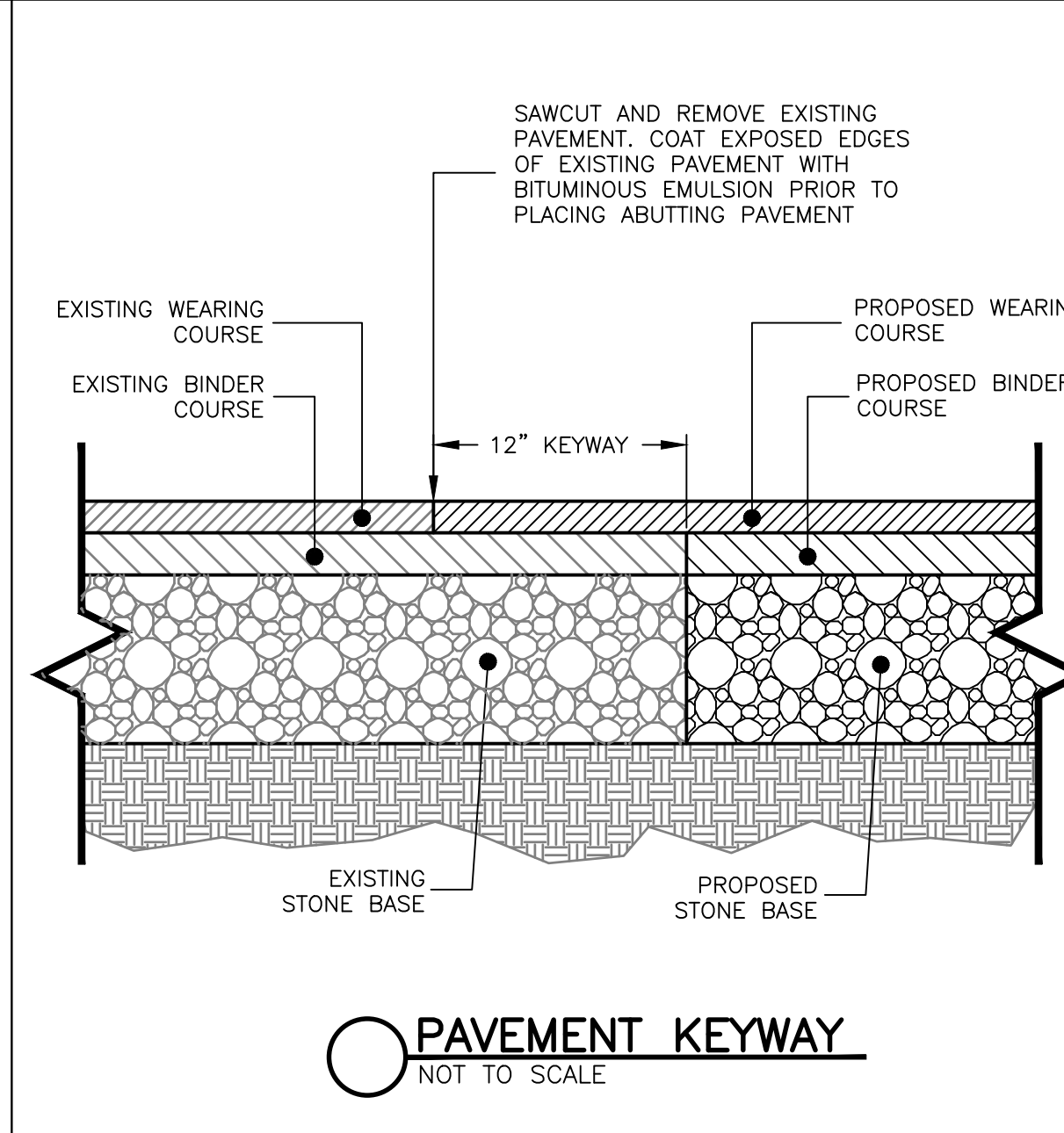
NOTE: PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



BOLLARD DETAIL
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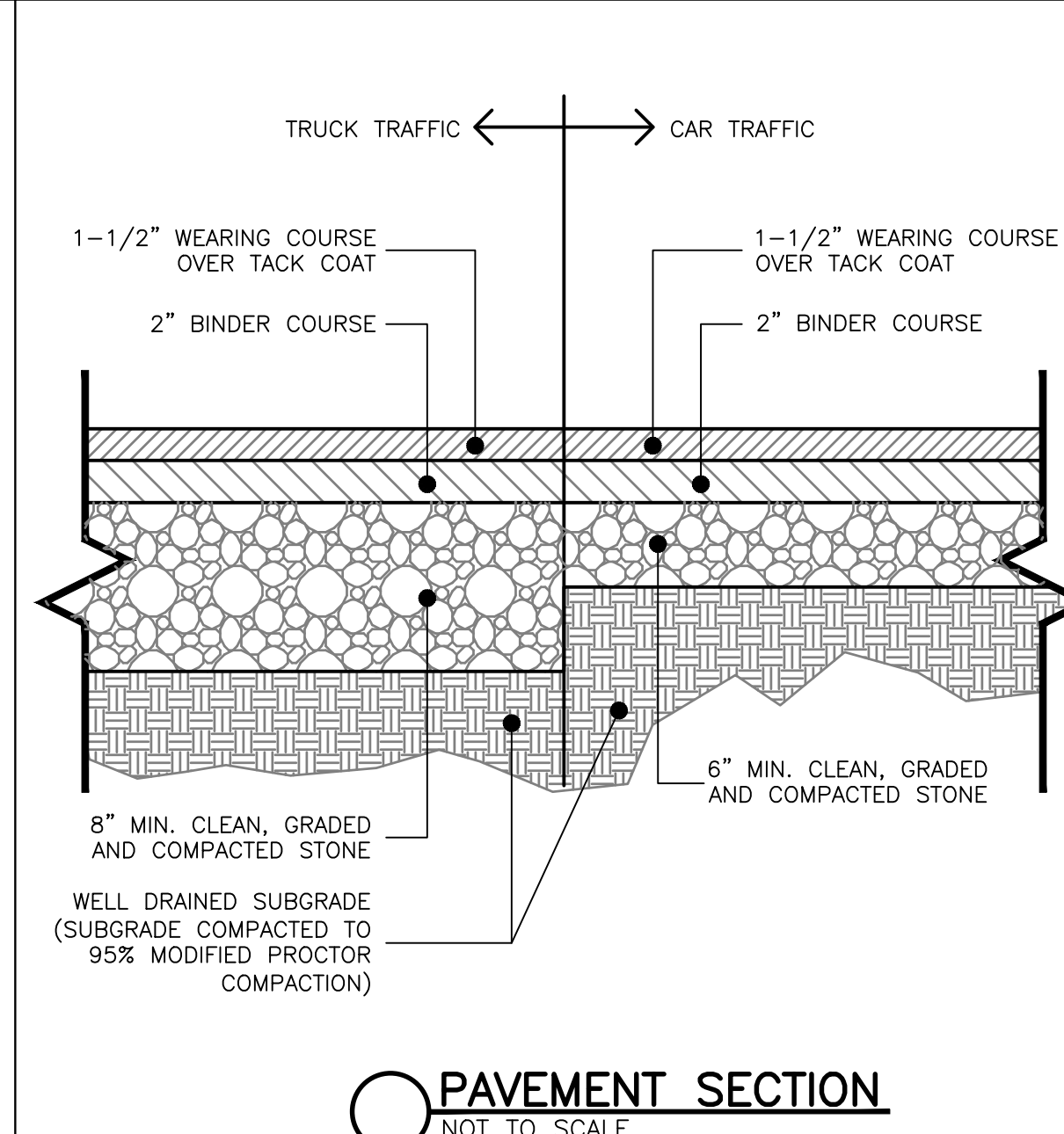


LIGHT POLE BASE
NOT TO SCALE



PAVEMENT KEYWAY
NOT TO SCALE

NOTE: THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



PAVEMENT SECTION
NOT TO SCALE

NOTE: THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

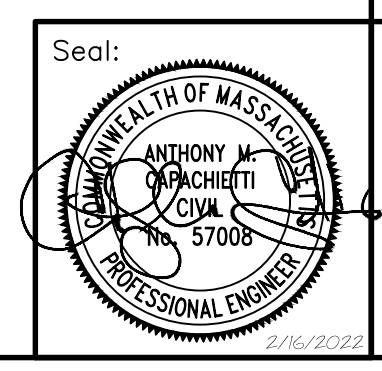
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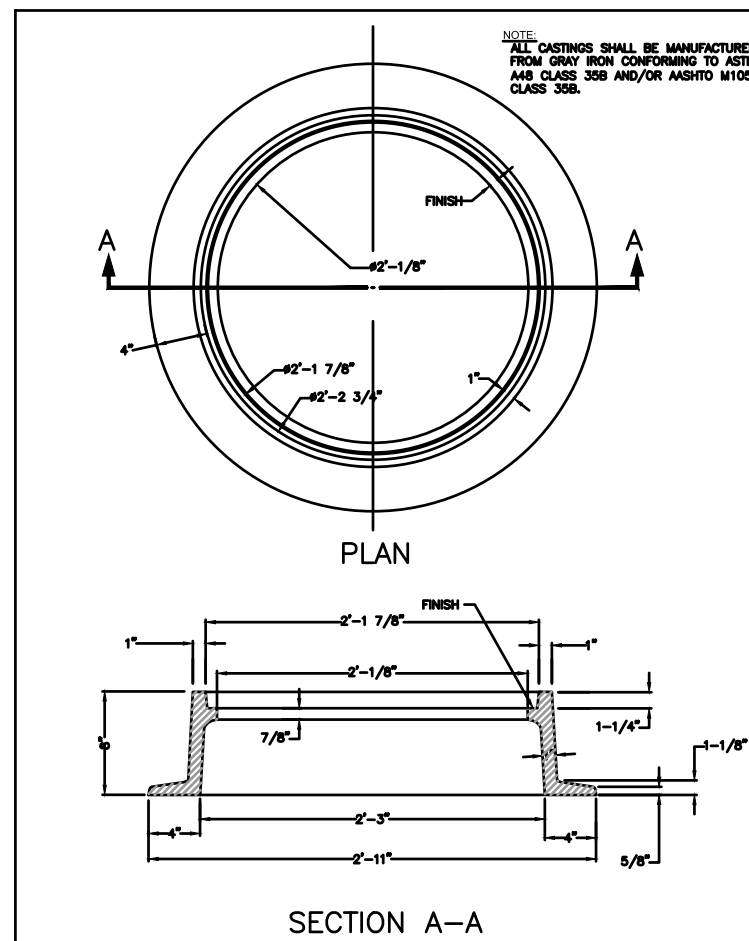
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NOTICE OF INTENT
MMT PARCEL 5A
BOSTON,
MASS.

Drawing No.:

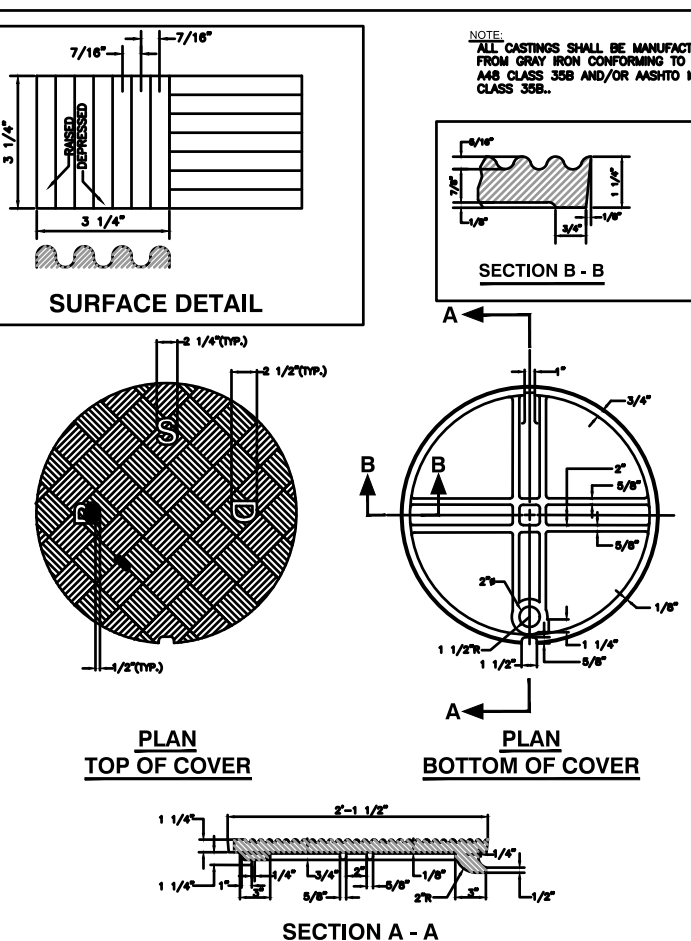
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SHEET 7 OF 9

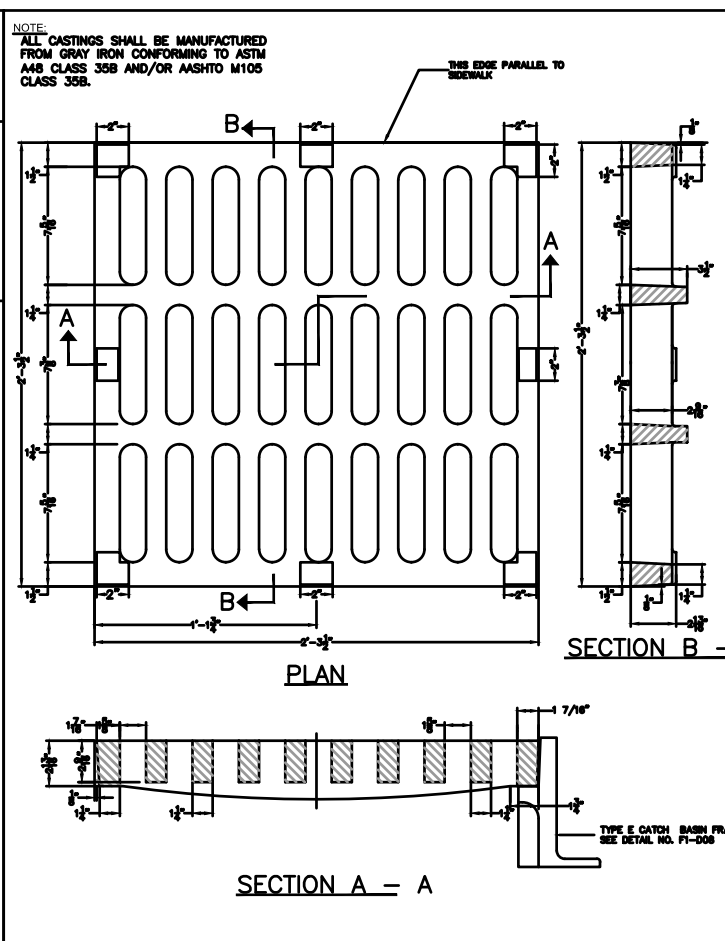




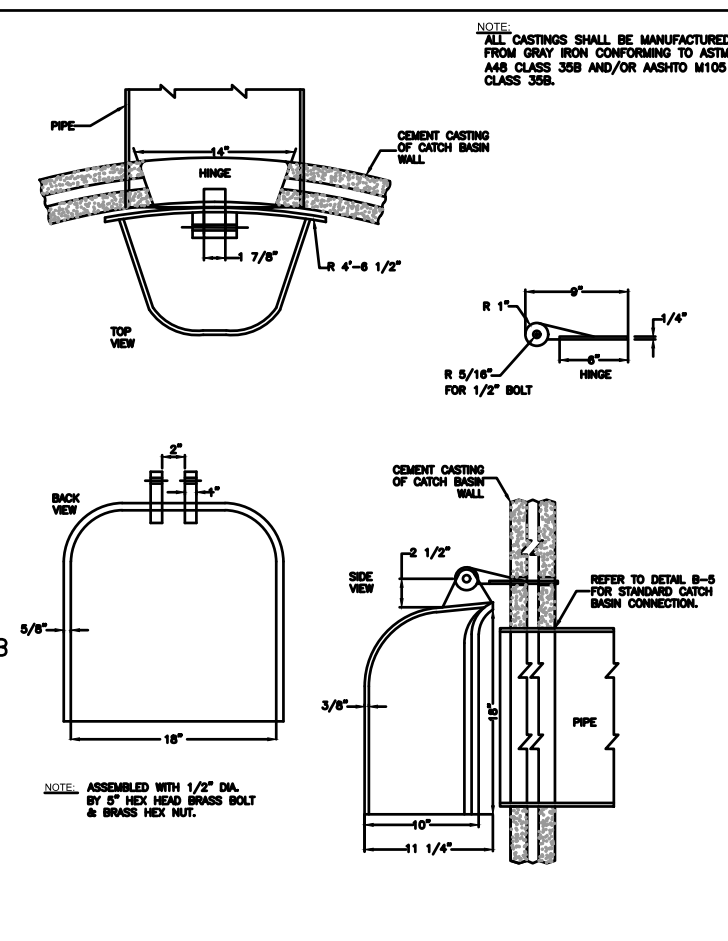
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TYPE A MANHOLE FRAME NO. 99880000
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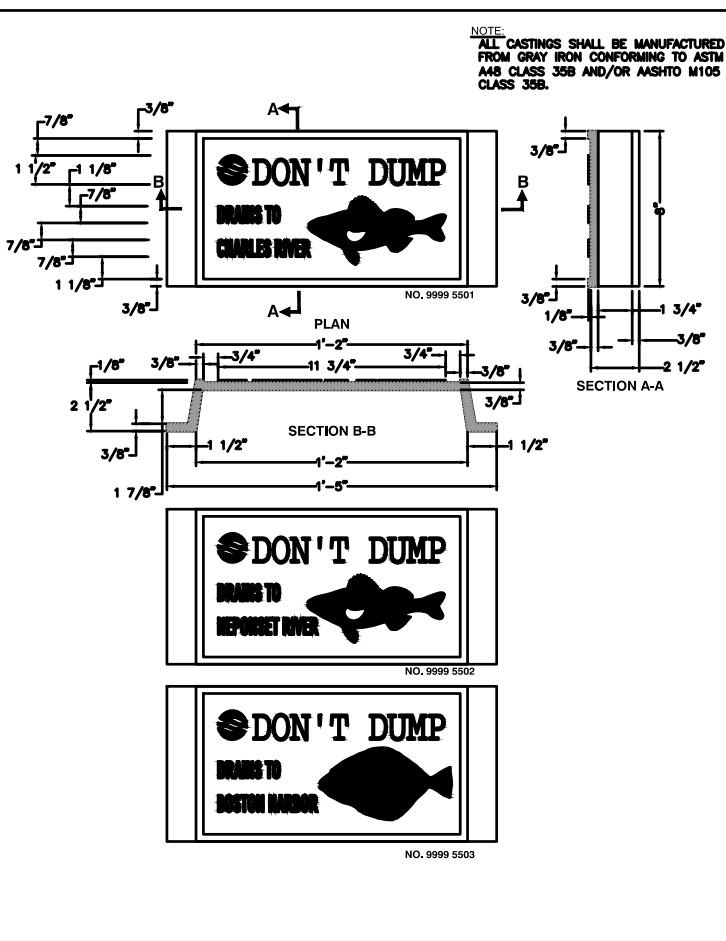
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Scale: Not To Scale



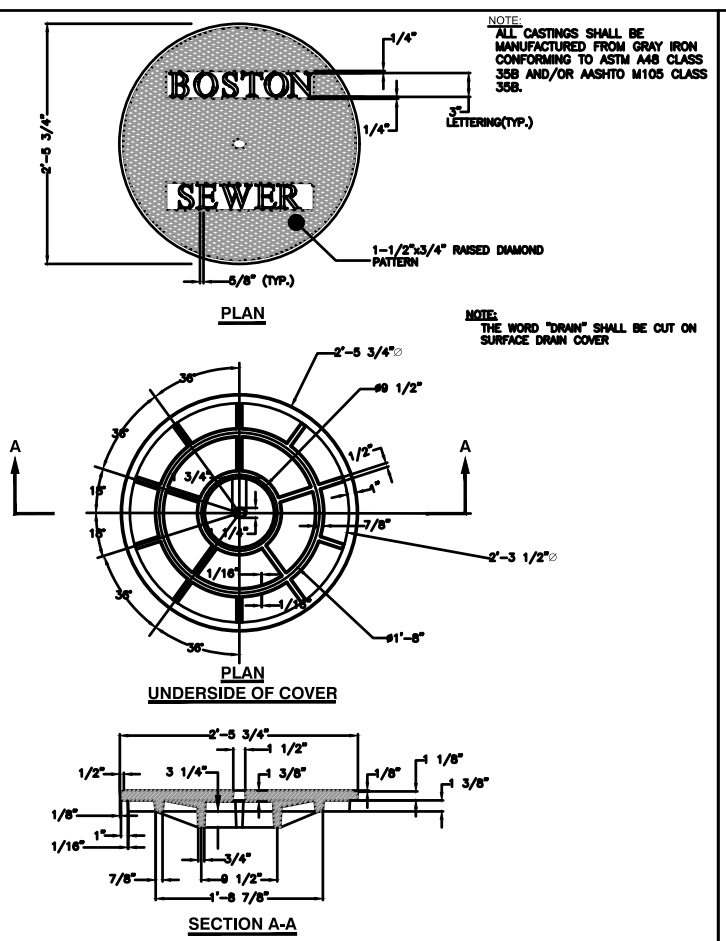
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TYPE E-1 CATCH BASIN GRATE NO. 99970000
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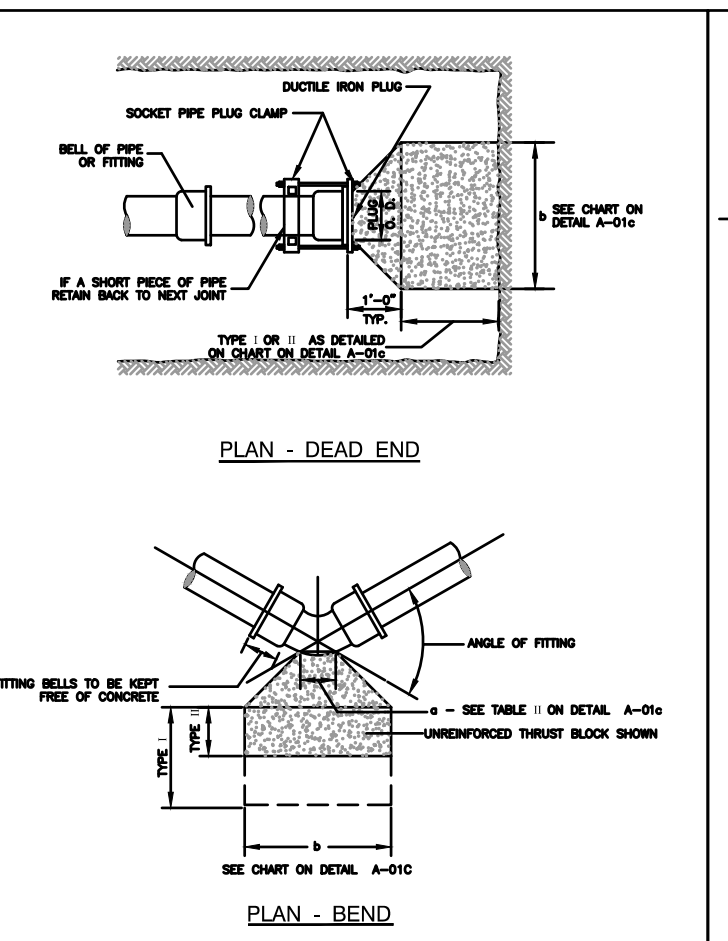
CATCH BASIN HOOD
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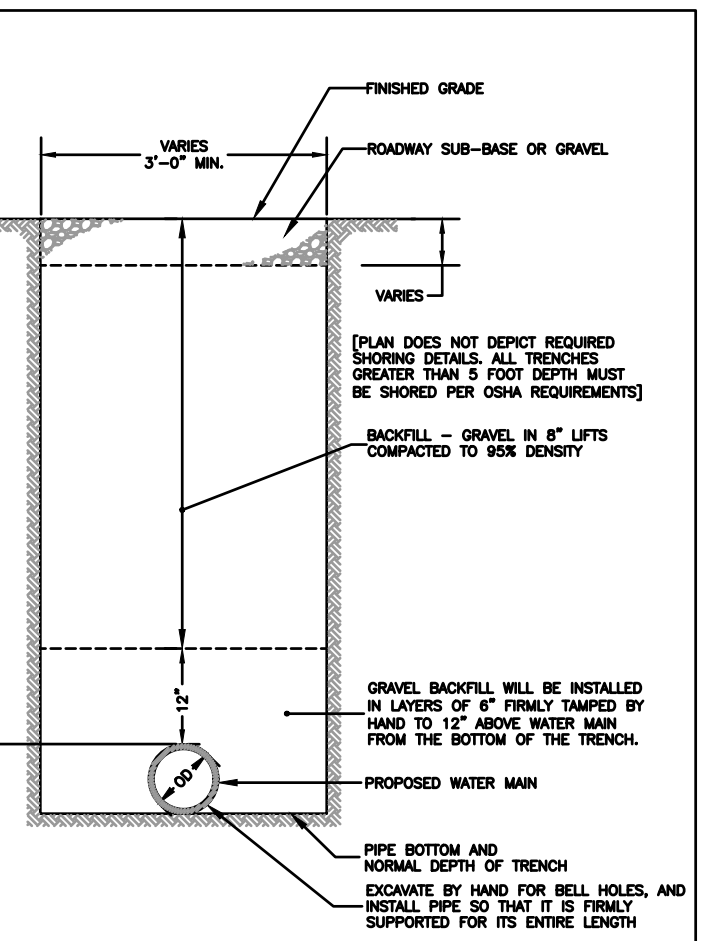
8X14 CATCH BASIN SIGN
Scale: Not To Scale



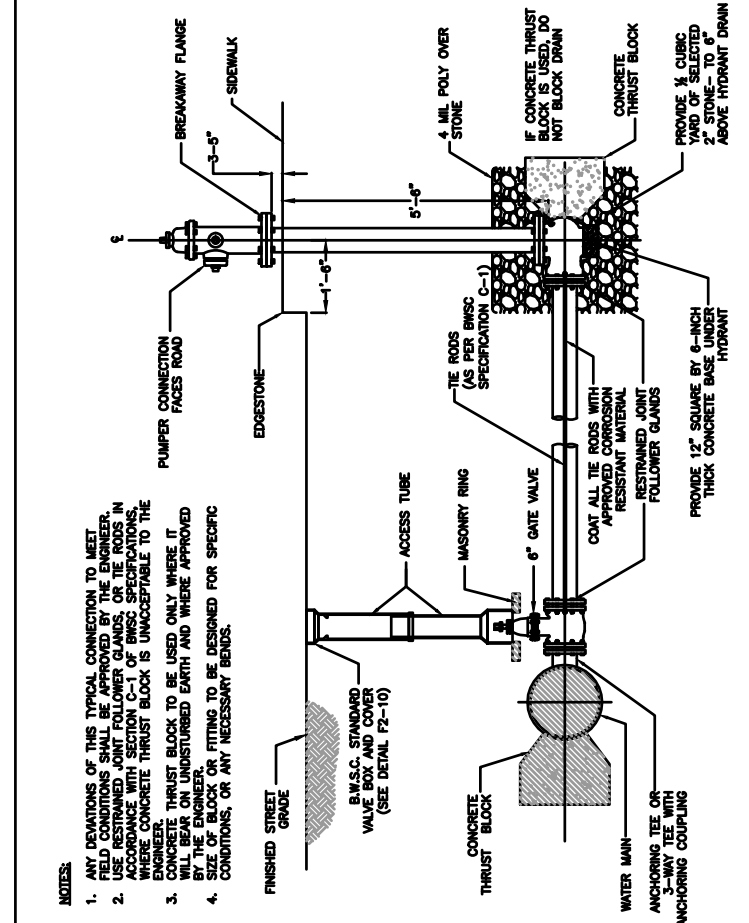
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TYPE B-5 MANHOLE COVER NO. 99920000 - NO. 99920001
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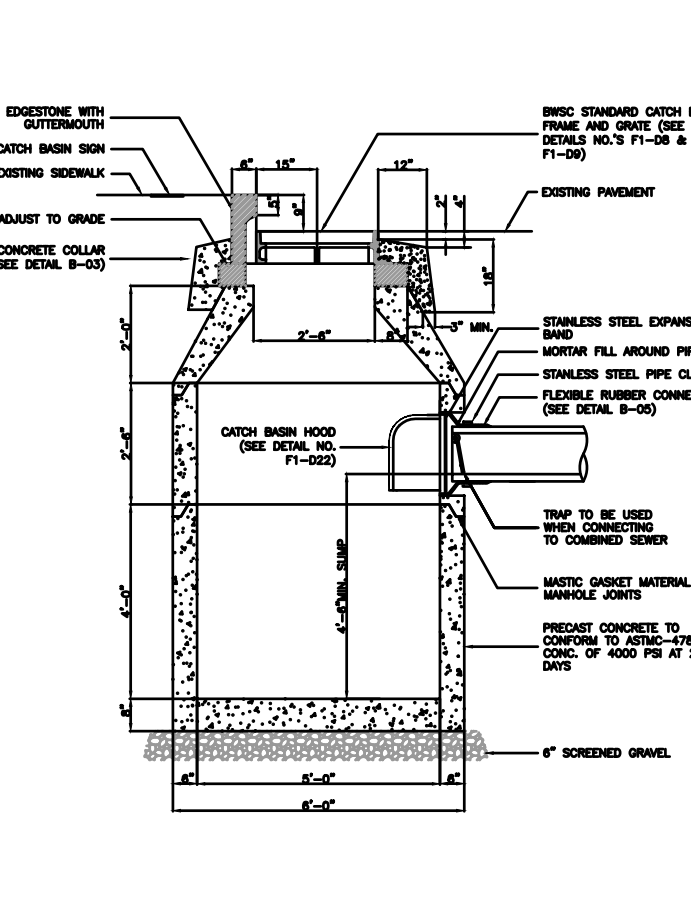
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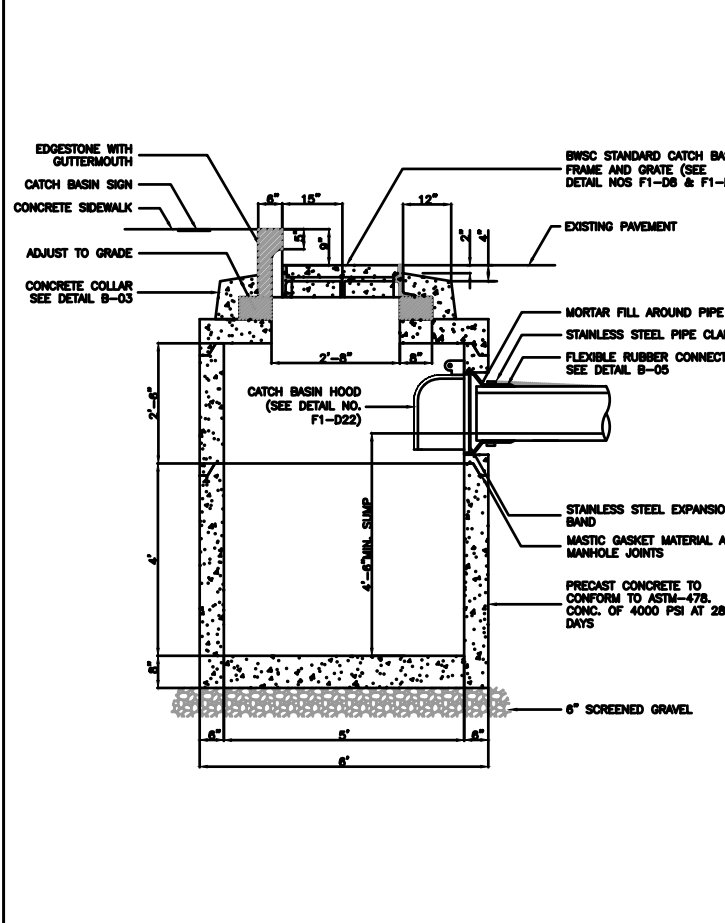
TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND
Scale: Not To Scale



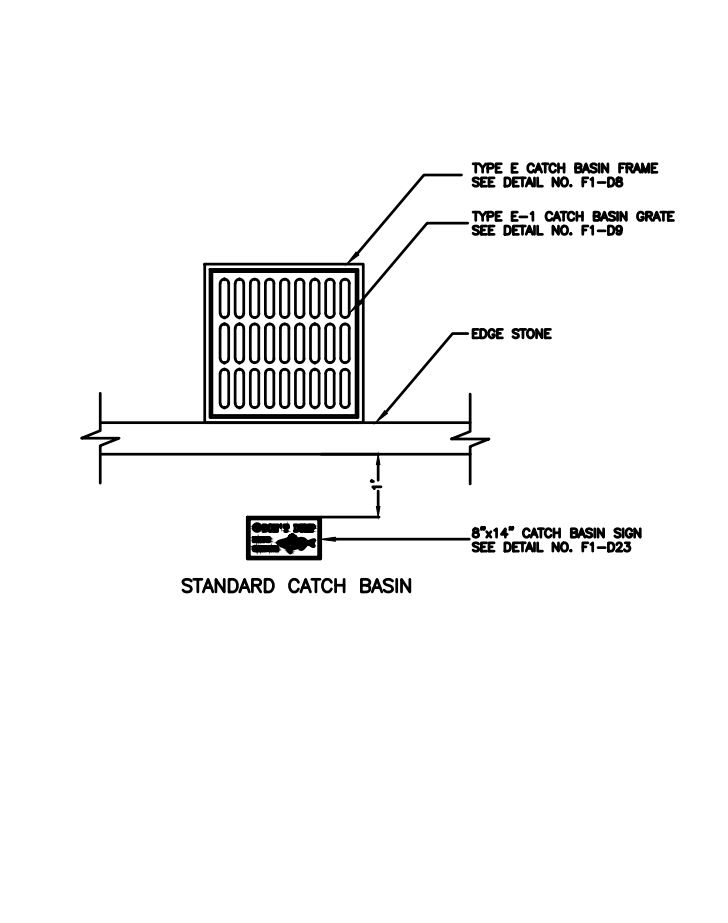
TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE
Scale: Not To Scale



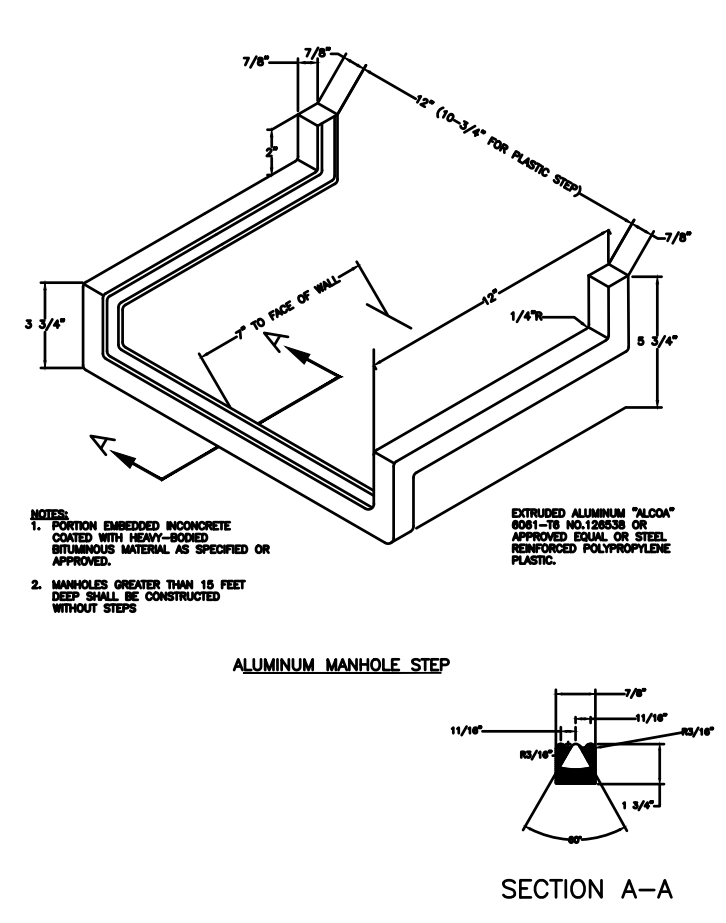
STANDARD CATCH BASIN NO. 5
Scale: Not To Scale



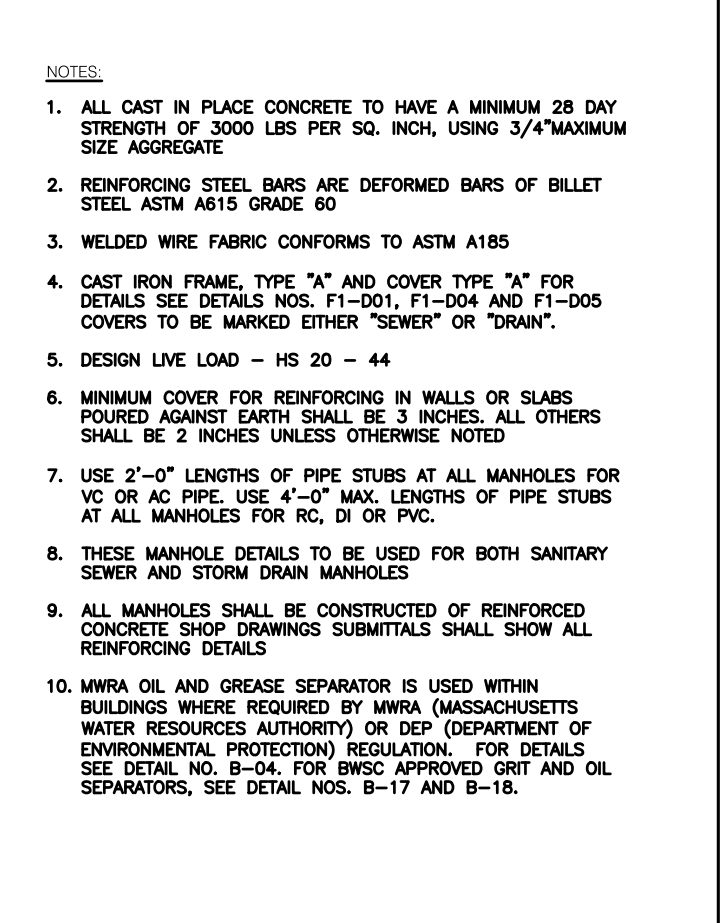
SHALLOW CATCH BASIN
Scale: Not To Scale



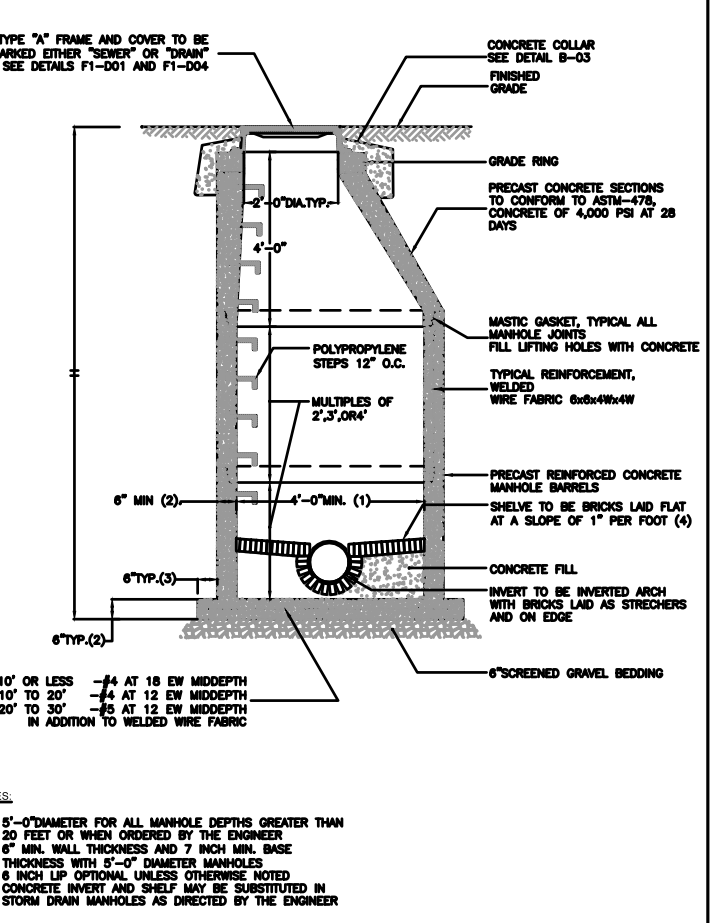
CATCH BASIN SIGN INSTALLATION
Scale: Not To Scale



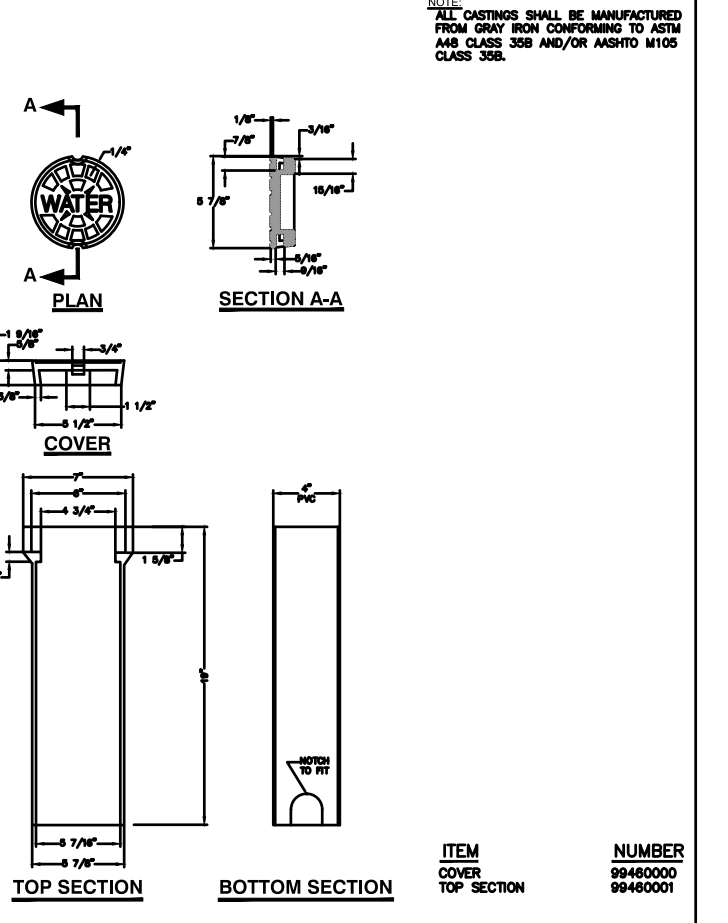
ALUMINUM MANHOLE STEP
Scale: Not To Scale



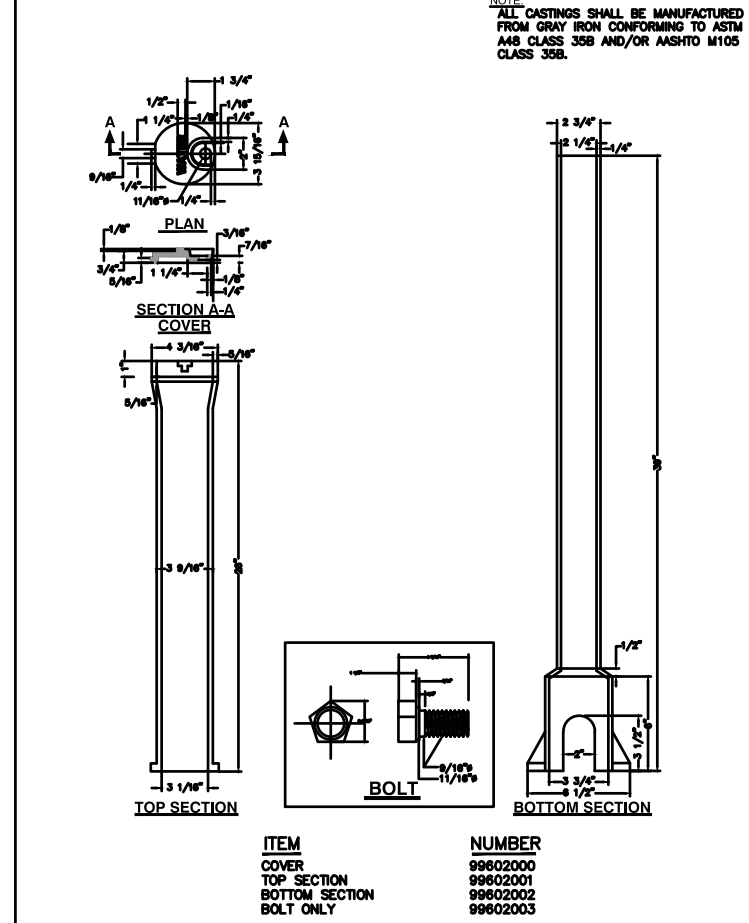
MANHOLE STRUCTURES GENERAL NOTES
Scale: Not To Scale



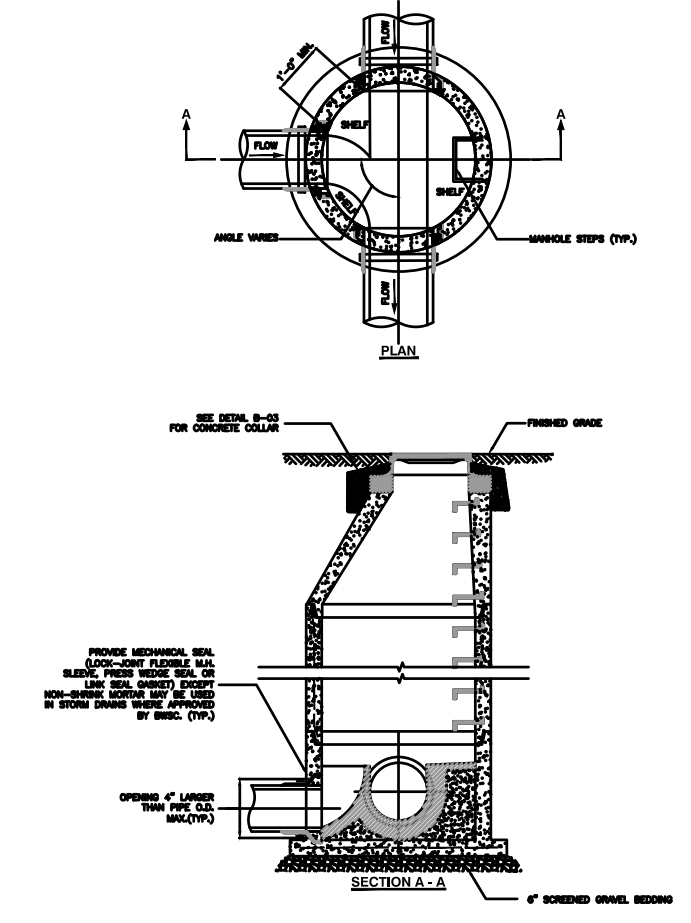
TYPICAL PRECAST CONCRETE MANHOLE
Scale: Not To Scale



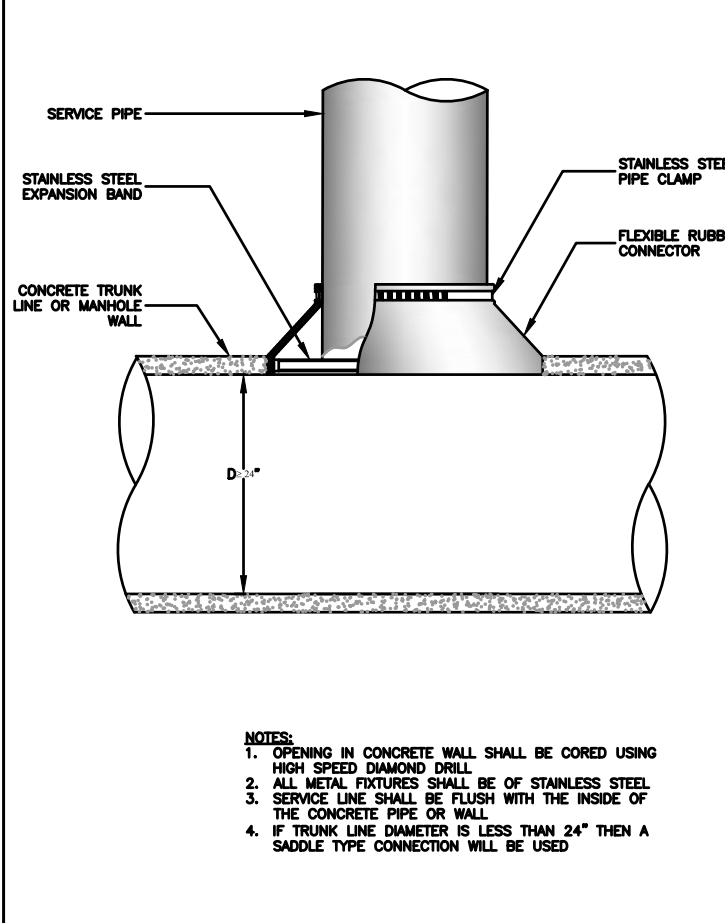
WATER SERVICE ROADWAY BOX
Scale: Not To Scale



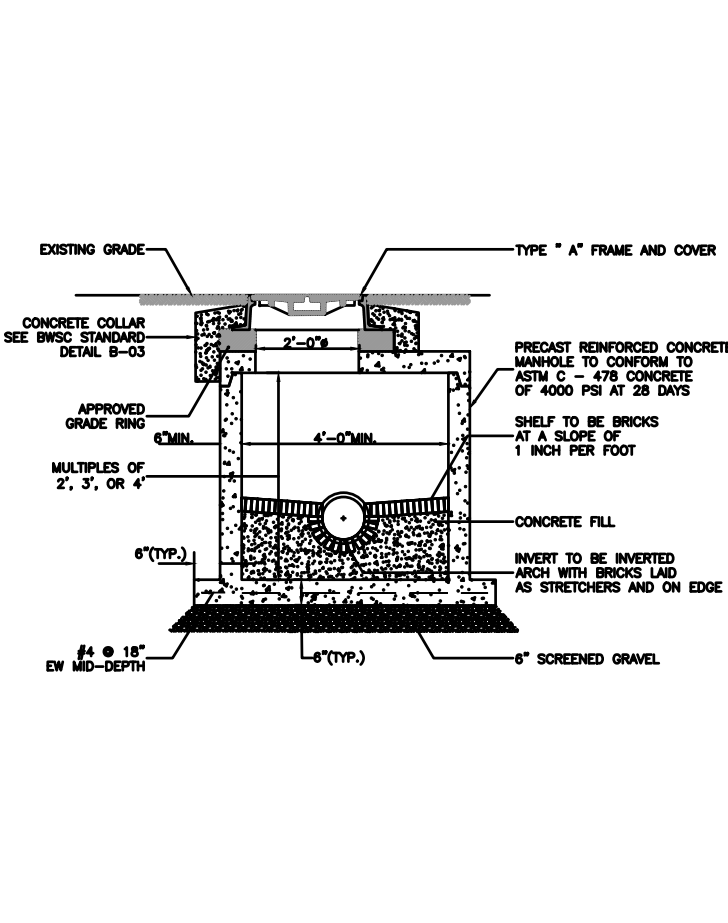
CURB BOX
Scale: Not To Scale



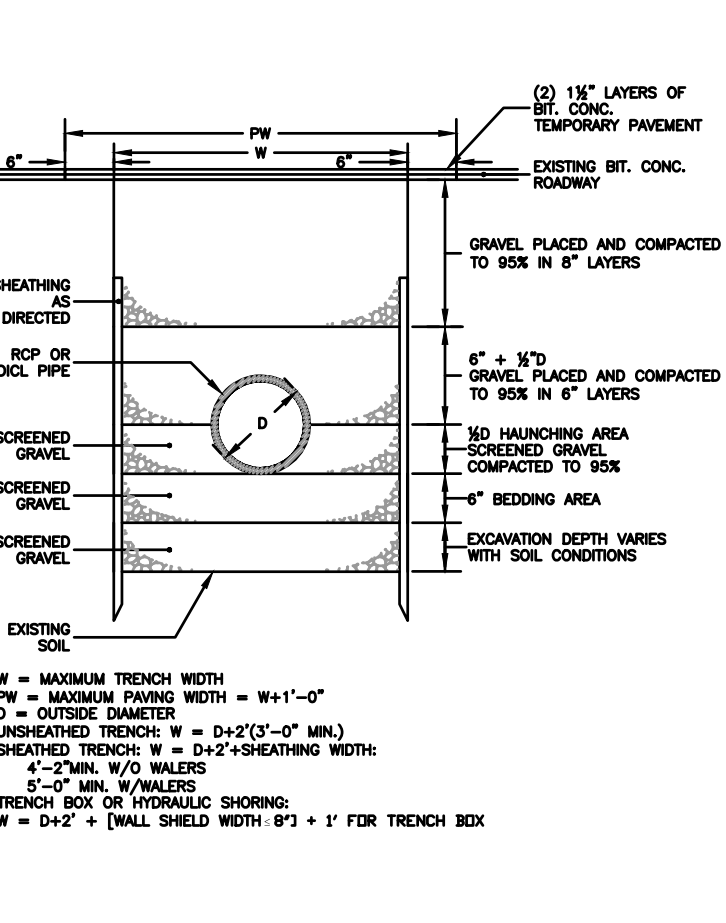
PRECAST CONCRETE MANHOLE FOR USE AT PIPE JUNCTIONS
Scale: Not To Scale



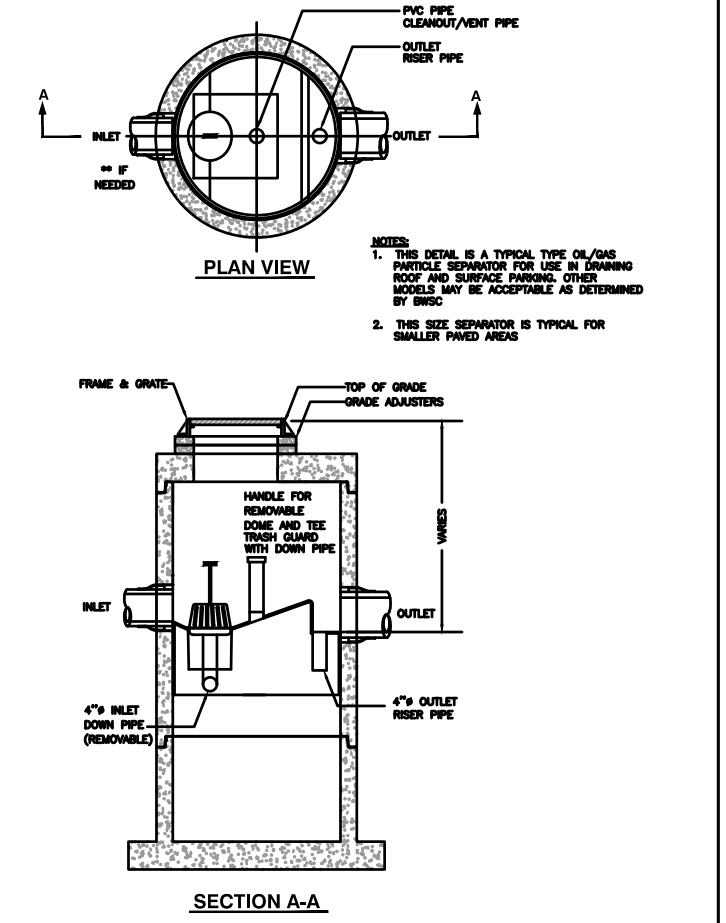
TYPICAL FIELD CONNECTION TO LARGE CONCRETE PIPE OR CONCRETE MANHOLE
Scale: Not To Scale



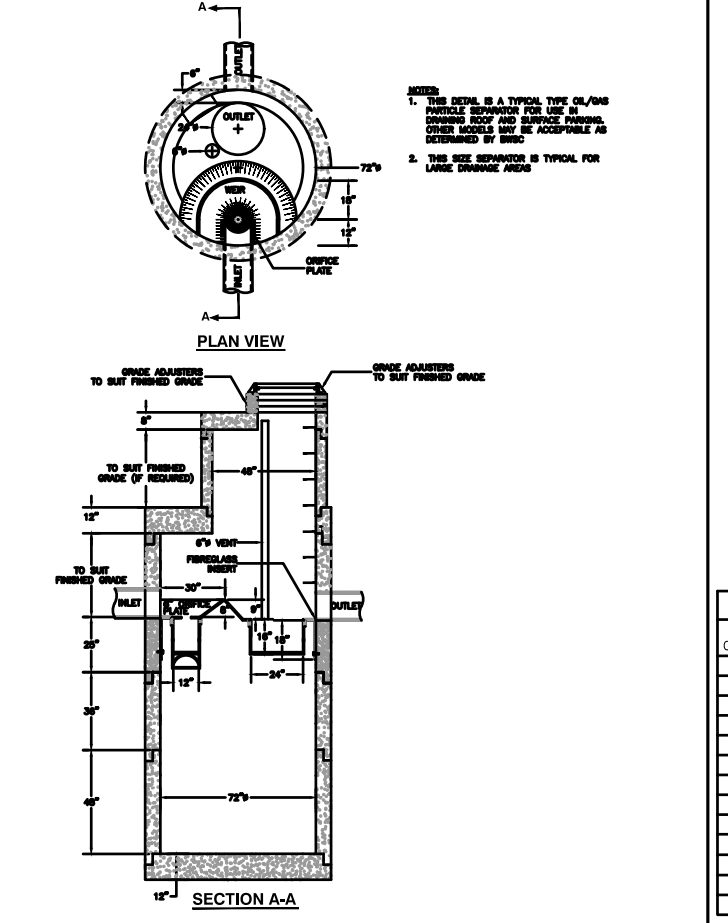
SHALLOW MANHOLE
Scale: Not To Scale



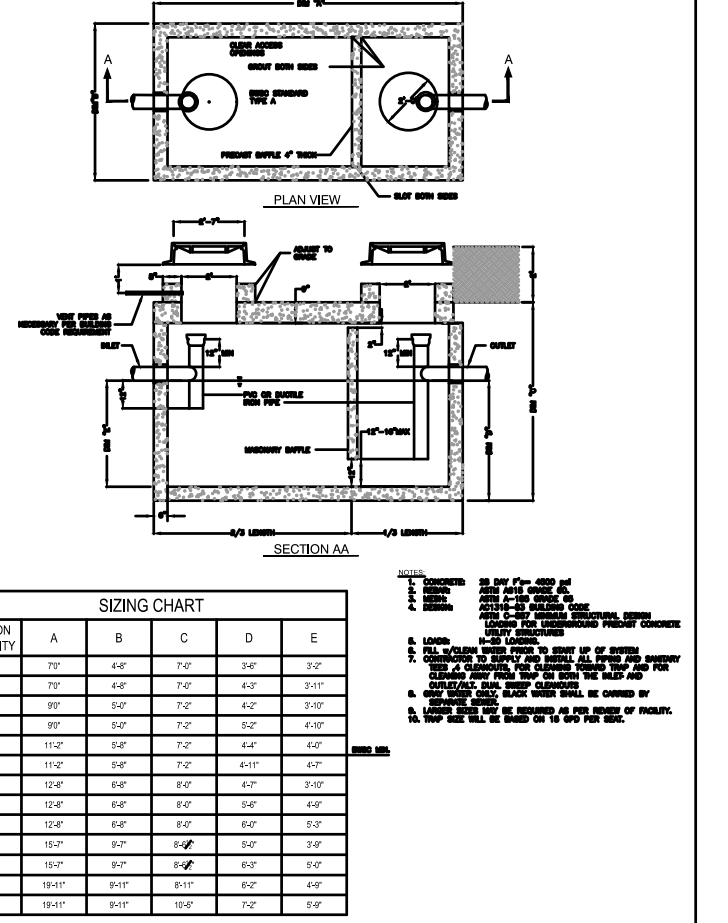
TRENCH DETAIL FOR RCP OR DCL PIPE
Scale: Not To Scale



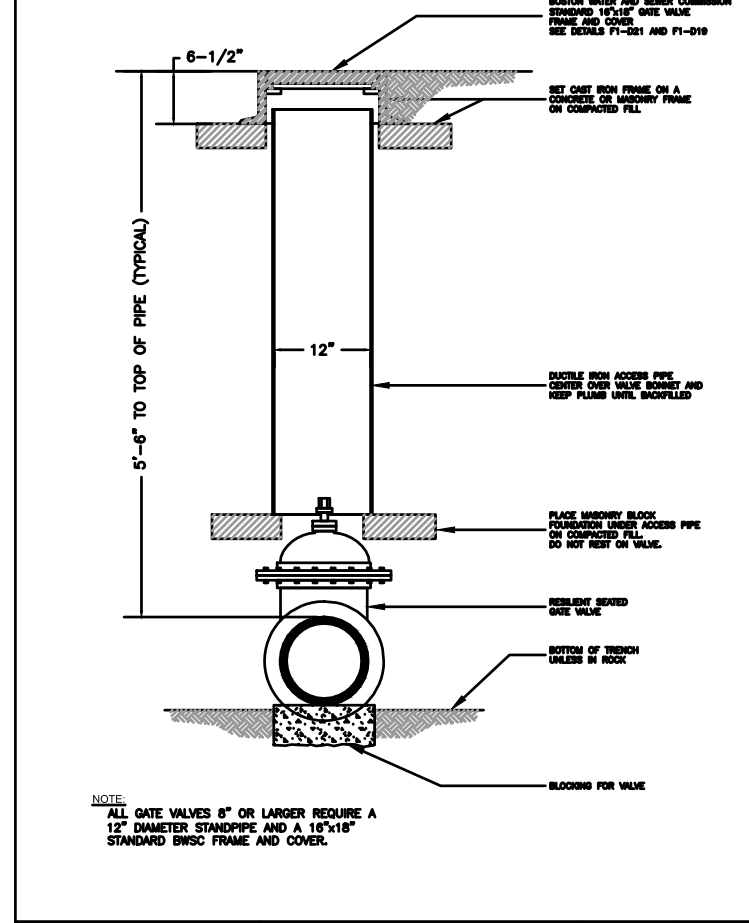
OIL-GAS PARTICLE SEPARATOR TYPICAL DETAIL
Scale: Not To Scale



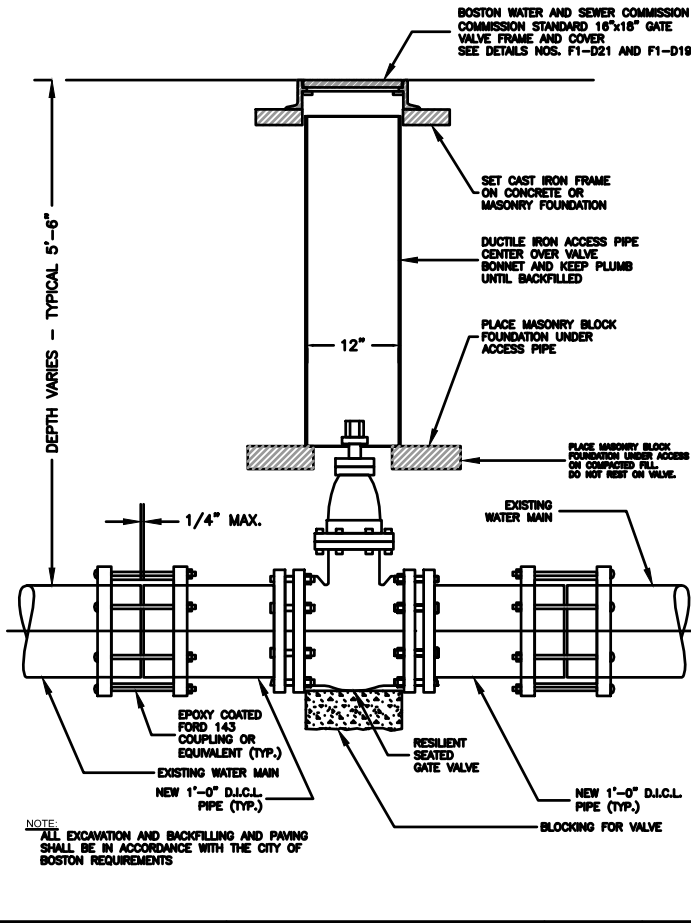
OIL-GAS PARTICLE SEPARATOR TYPICAL DETAIL
Scale: Not To Scale



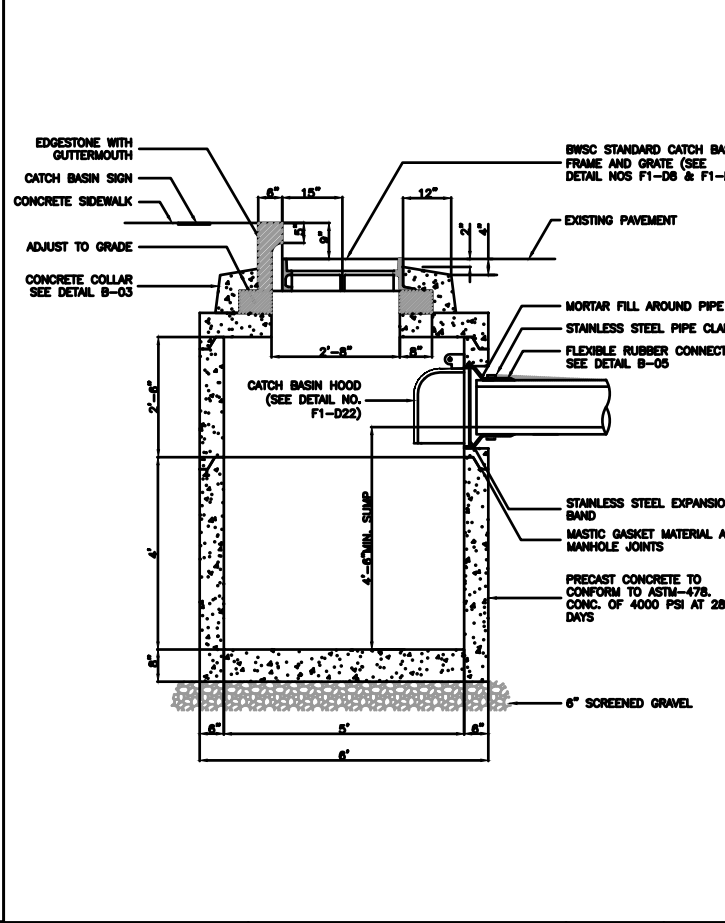
STANDARD GREASE TRAP
Scale: Not To Scale



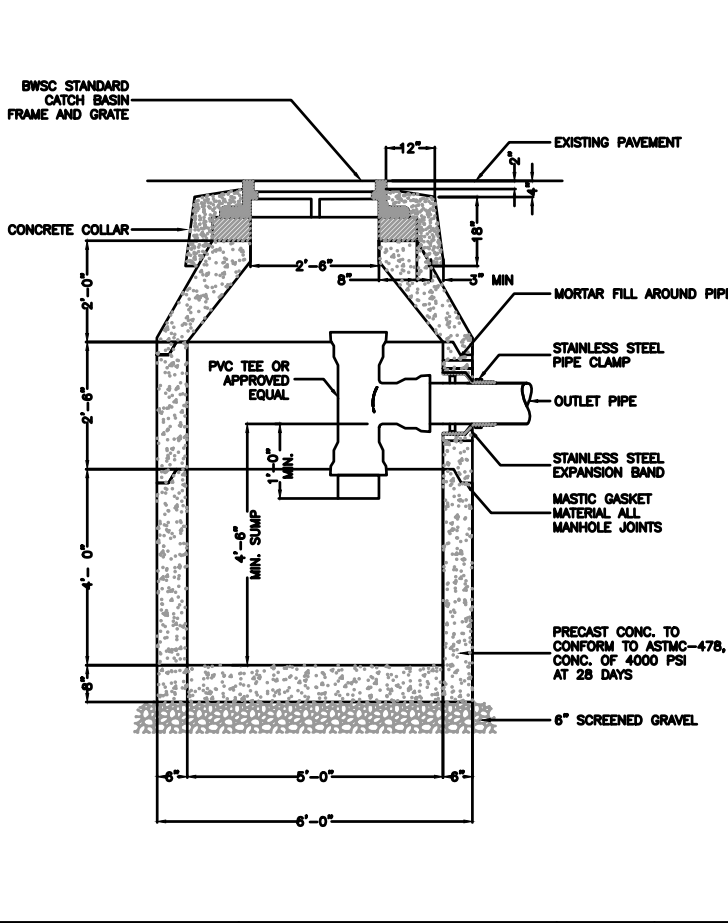
TYPICAL GATE VALVE INSTALLATION - ACROSS SECTION VIEW
Scale: Not To Scale



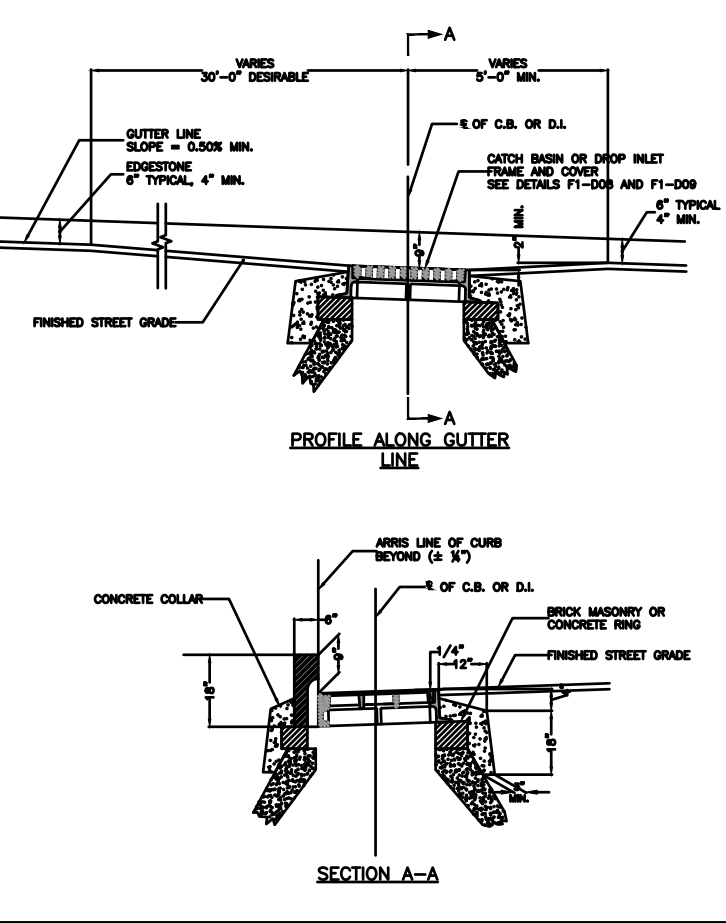
TYPICAL GATE VALVE INSTALLATION - ELEVATION VIEW
Scale: Not To Scale



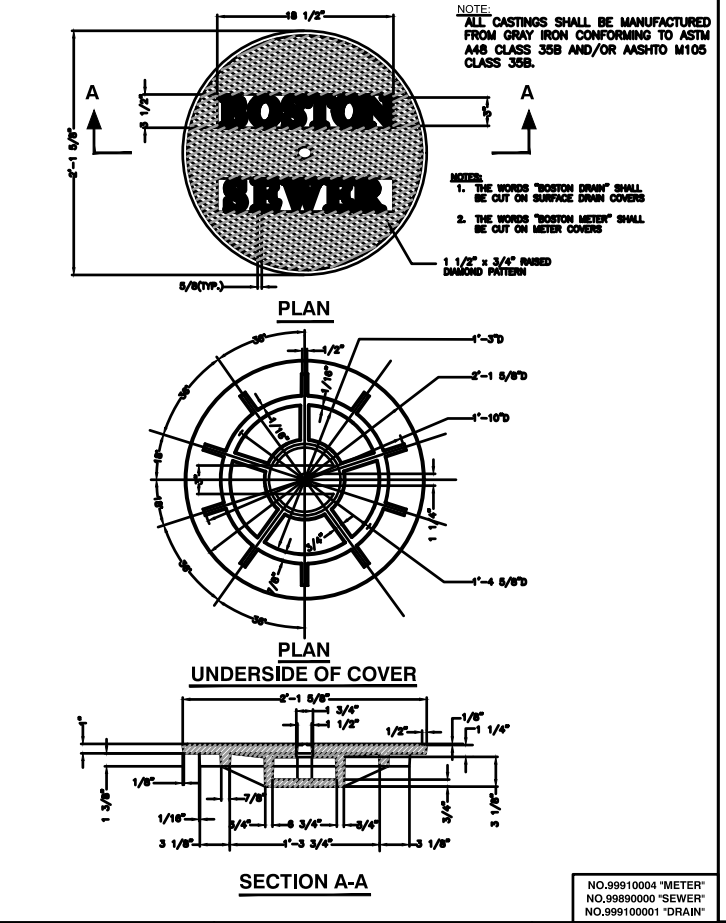
SHALLOW CATCH BASIN
Scale: Not To Scale



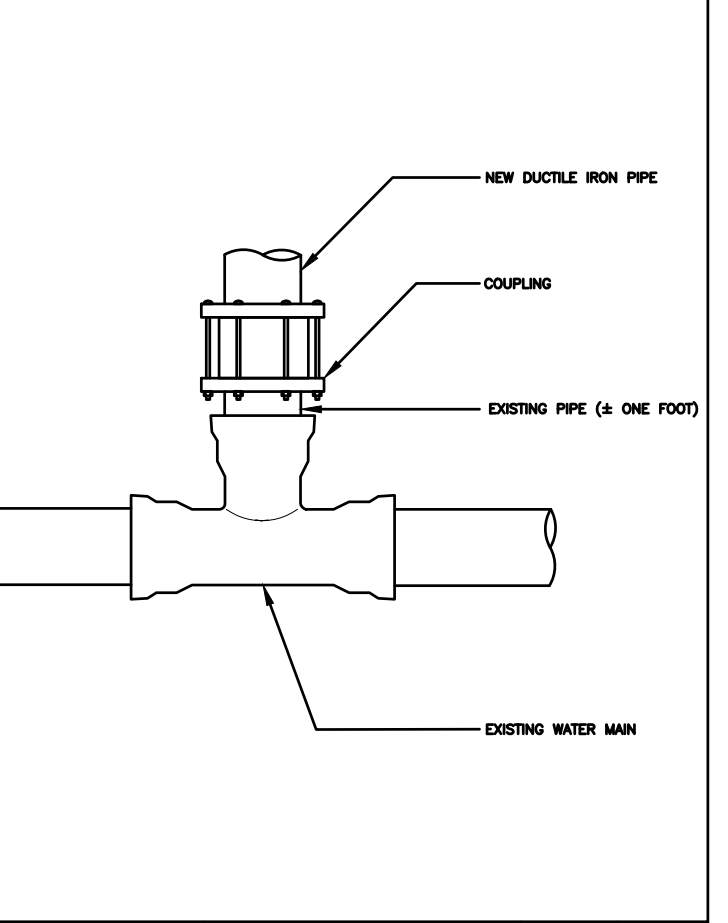
CATCH BASIN WITH OIL TRAP
Scale: Not To Scale



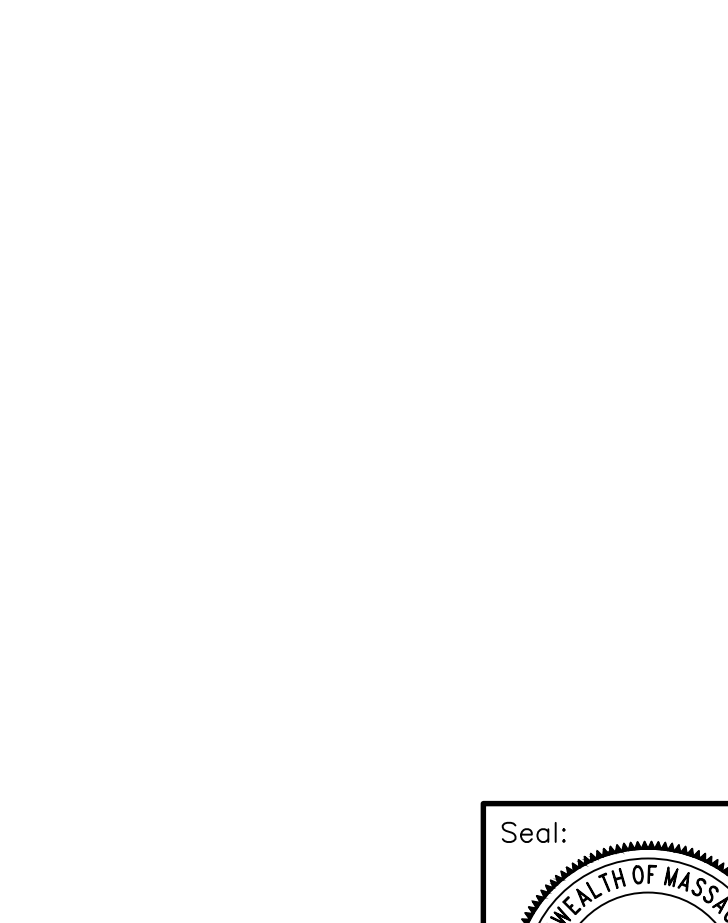
TOLERANCES FOR SETTING CATCH BASIN AND CURB INLET
Scale: Not To Scale



SECTION A-A
TYPE A-2 STREET AND SIDEWALK MANHOLE COVER - SEWER
Scale: Not To Scale



TYPICAL CONNECTION TO EXISTING FITTING
Scale: Not To Scale



TYPICAL CONNECTION TO EXISTING FITTING
Scale: Not To Scale

Prepared For:
Applicant:
AQUANOR
1000 N. SEAFOOD PROP. 5, LLC
603 SALER STREET
24 MT. VERNON STREET
SUITE 201
WATERFIELD, MA 02108
BOSTON, MA 02108

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Design By: AMC
Drawn By: AMC
Checked By: PUJ
Project File: BOS-0114H
Comp. No: BOSB1

Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Comments	Date
10			
9			
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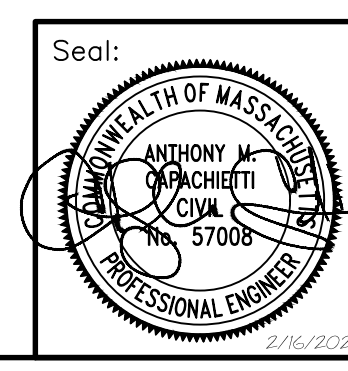
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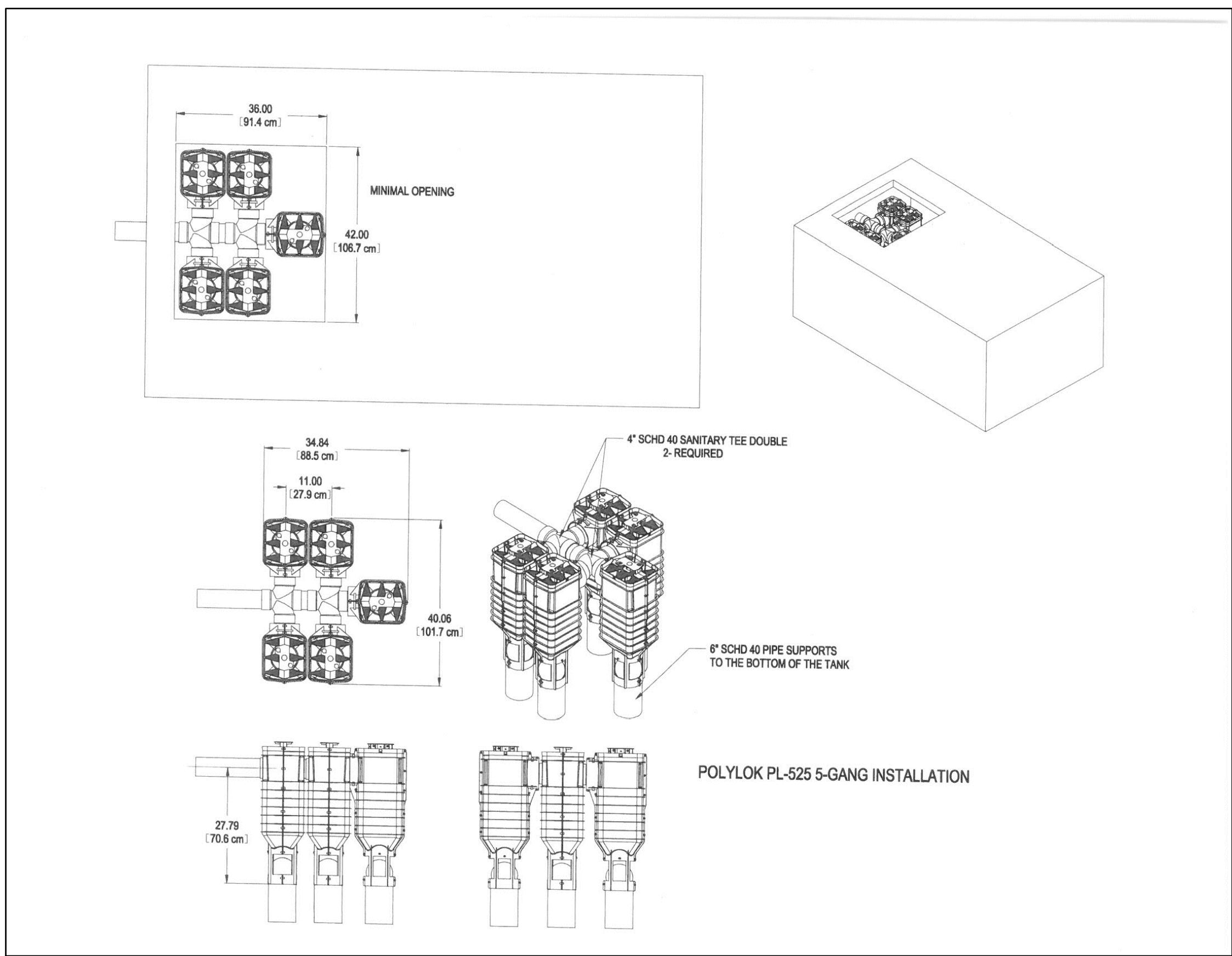
Date: January 18, 2022

Drawing Title:
PLAN TO ACCOMPANY
NOTICE OF INTENT
MMT PARCEL 5A
BOSTON, MASS.

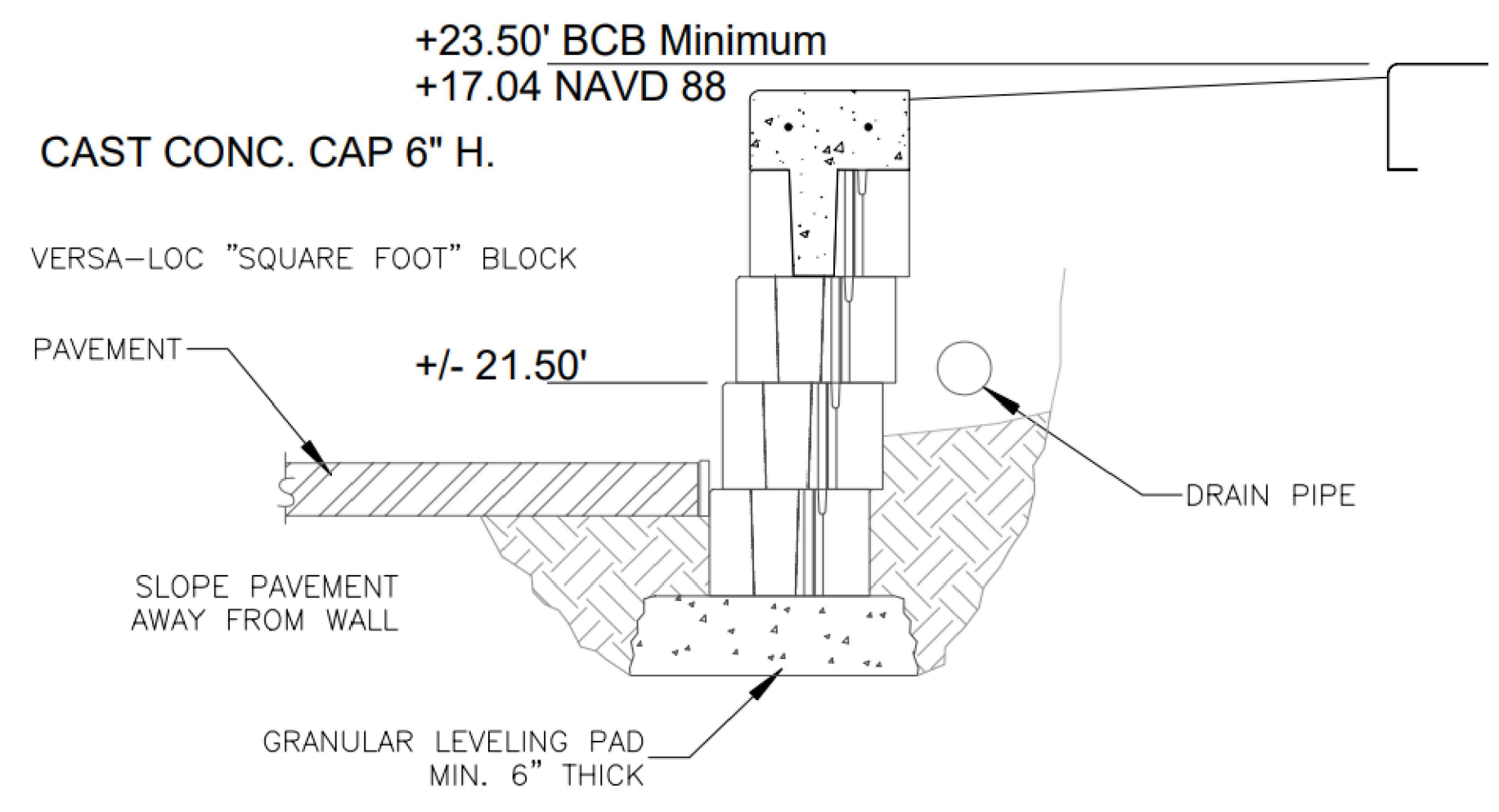
Drawing No.:
NO18

SHEET 8 OF 9

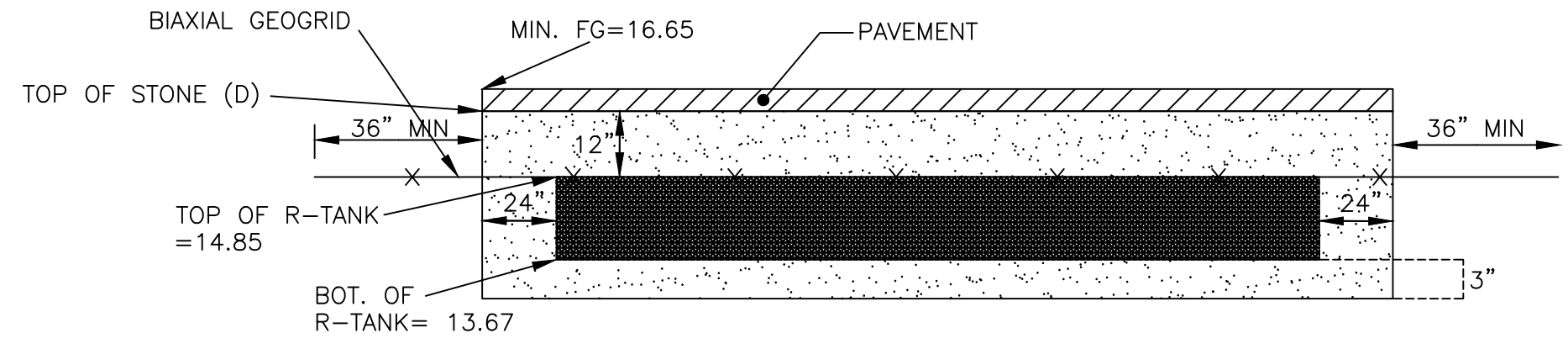




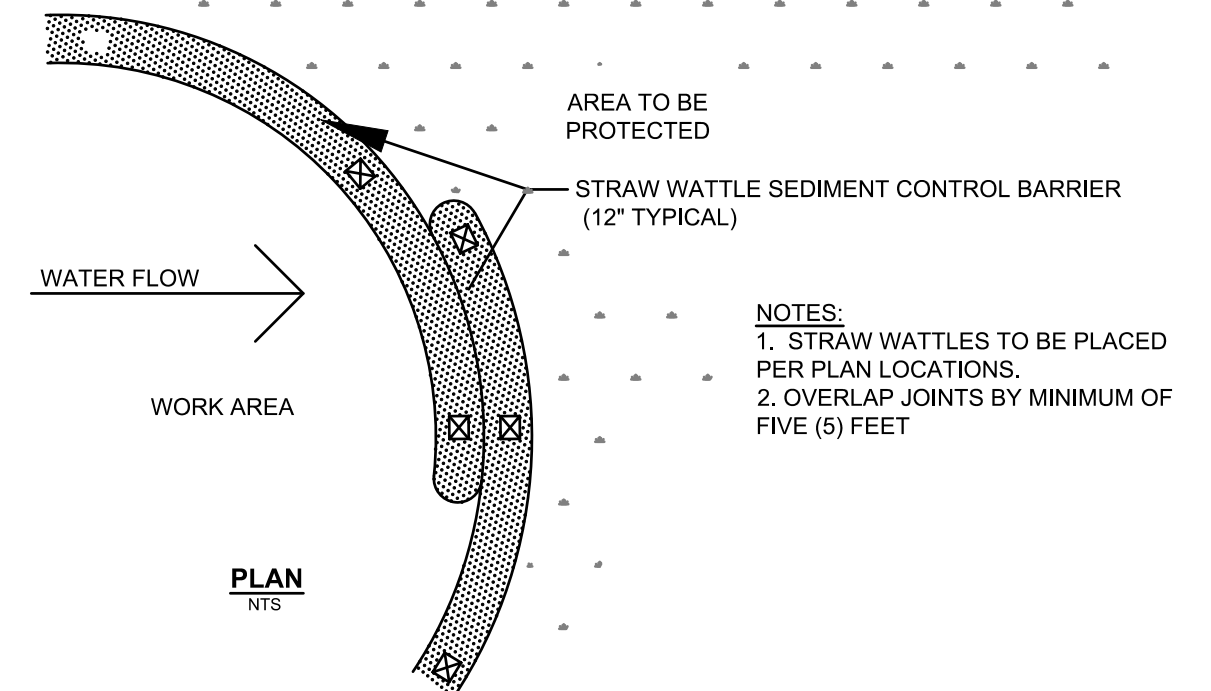
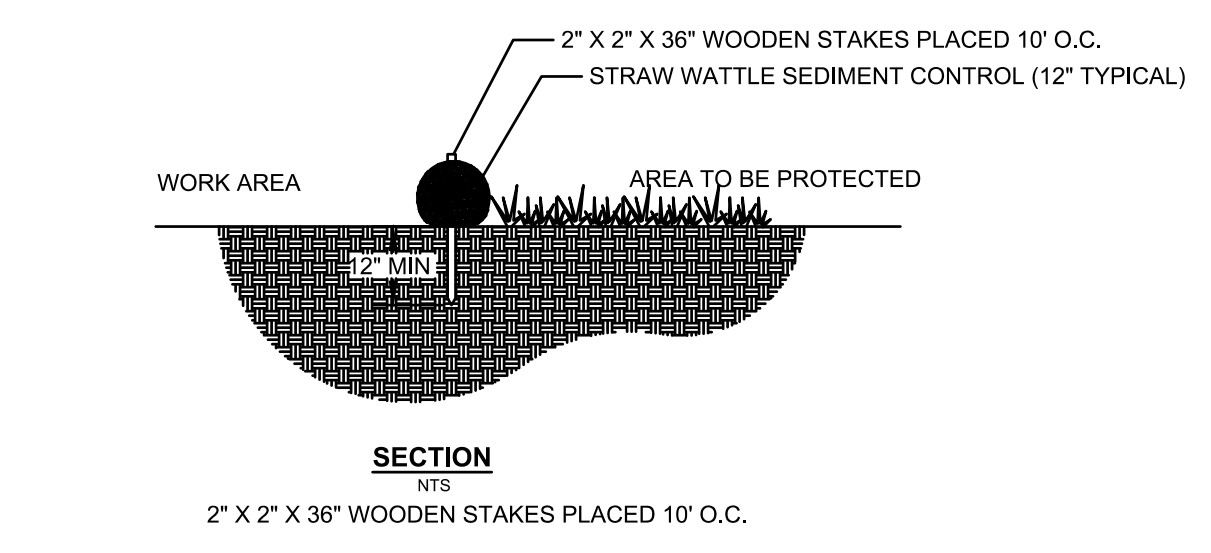
POLYLOK-525 EFFLUENT FILTER
NOT TO SCALE



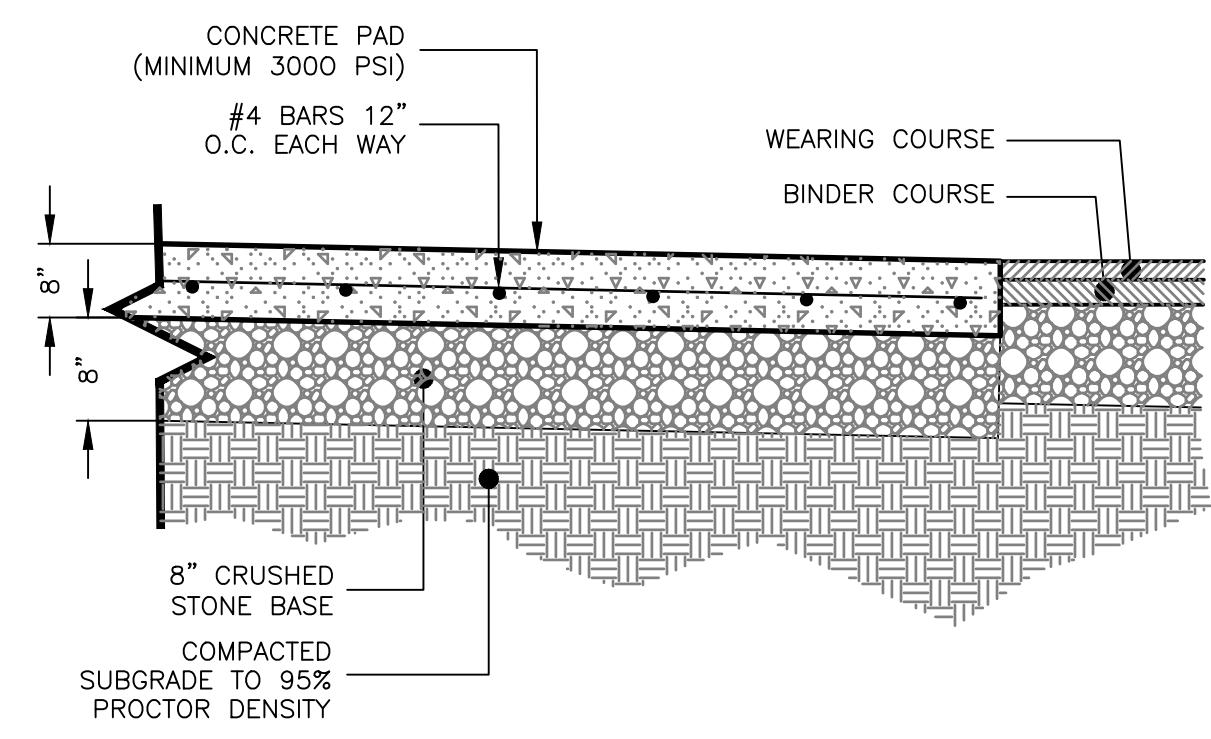
PAVEMENT AT BASE OF WALL
SQUARE FOOT UNIT
SCALE: NONE



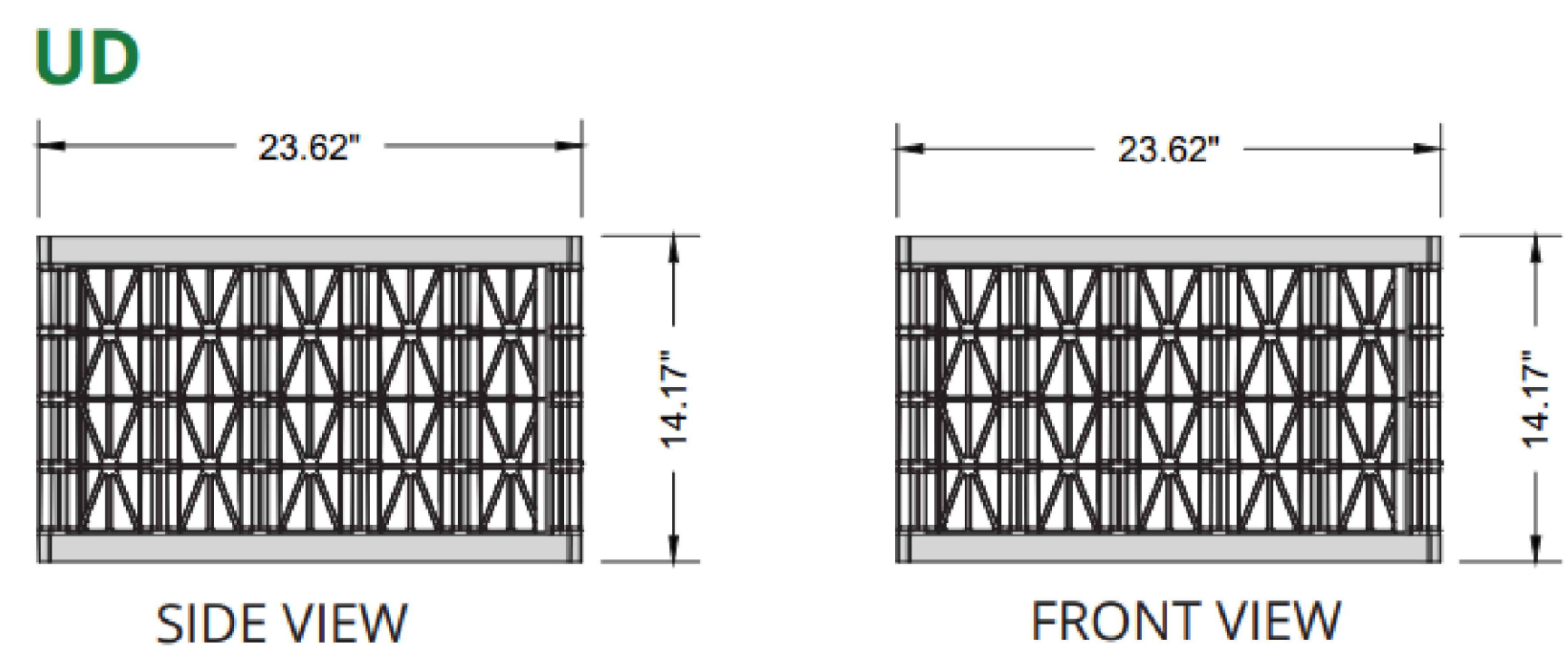
ACF R-TANK UD CROSS SECTION (HS-20 LOAD)
NOT TO SCALE



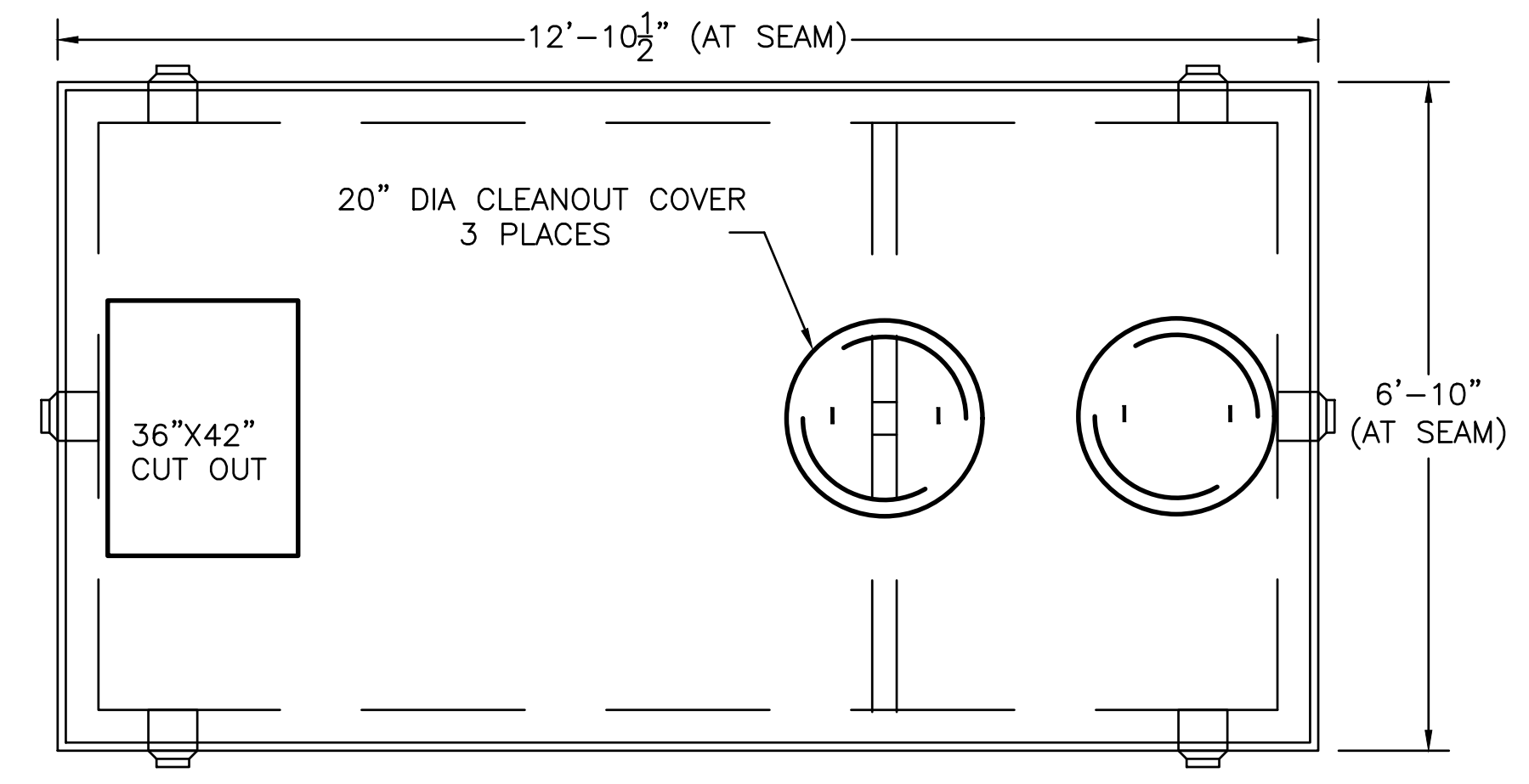
STRAW WATTLES
NOT TO SCALE



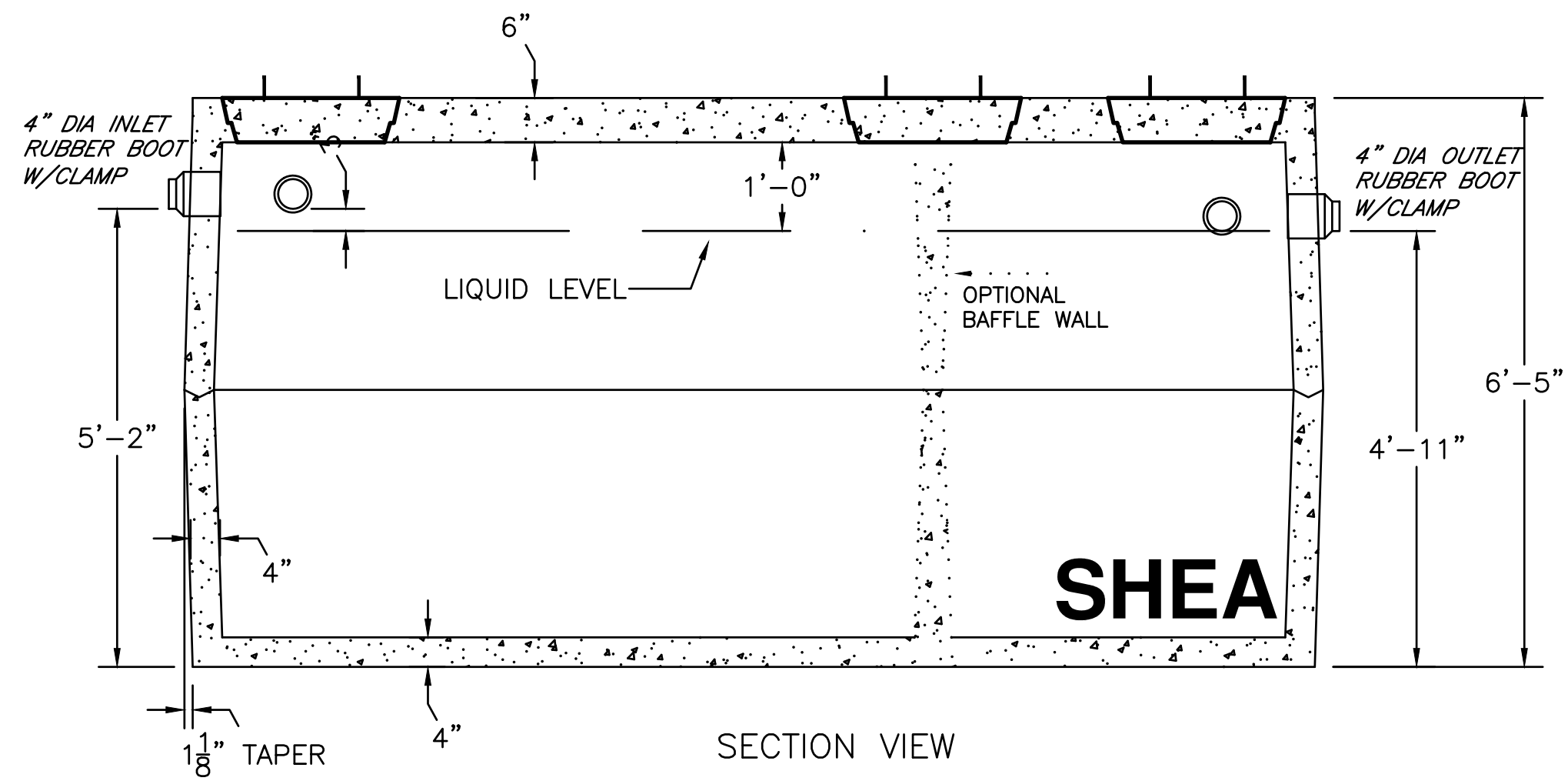
LANDING PAD
NOT TO SCALE



ACF R-TANK UD
NOT TO SCALE



PLAN VIEW



SECTION VIEW

- NOTES:**
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TEES AND GAS BAFFLE SOLD SEPARATELY.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.

ITEM NO.	STANDARD	WEIGHT
2500	H20	21,750#
2500H	H20	21,750#

2500G PRE-CAST TANK (H20)
NOT TO SCALE

Prepared For:
Applicant:
AQUANOR
c/o PILOT SEAFOOD PROP. 5, LLC
EDEN MILKON
MILKON STREET
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BOSTON, MA 02108

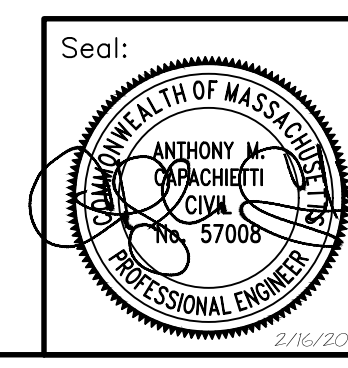
Prepared By:
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Hayes Engineering, Inc.
100 Salem Street, Suite 1018
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Design By: AMC
Drawn By: AMC
Checked By: PJO
Project File: BOS-0114H
Comp. No: BOSB1
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
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No.	Revision	Date
10		
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3		
2		
1	Boston ConCom Comments	2-16-22

Scale: 1"=20'
0' 10' 20' 40'
Date: January 18, 2022

Drawing Title:
PLAN TO ACCOMPANY
NOTICE OF INTENT
MMT PARCEL 5A
BOSTON, MASS.



Drawing No.:
N019
SHEET 9 OF 9