

NOTICE OF INTENT
PROPOSED MULTI-FAMILY
RENOVATION PROJECT
5 RICE STREET
BOSTON, MA 02122

Prepared For:

Dave France
Five Rice Street LLC
385 Neponset Ave
Boston, MA 02122

Submitted By:

Greater Boston Survey & Engineering
19 Fredith Rd
Weymouth, MA 02189

September 6, 2022
(Revised Oct. 4, 2022)

NOTICE OF INTENT
PROPOSED MULTI-FAMILY
RENOVATION PROJECT
5 RICE STREET
BOSTON, MA 02122

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SECTION I

- City of Boston Application Checklist
- DEP WPA Form 3 – Notice of Intent
- City of Boston – Notice of Intent Form
- Certified List of Abutters
- Affidavit of Services
- Abutter Notification
- DEP Wetland Fee Transmittal Form
- Copies of Checks

Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

Please Submit the Following to the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the USGS quadrangle map of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the Natural Heritage & Endangered Species Program have the maps necessary to make this determination.
- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events. Not Applicable
- (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission. Not Applicable
- (If applicable) Two hard copies of the Checklist for Stormwater Report Not Applicable
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project representing the wetland resource areas. Land subject to flooding only
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- Two copies of an Abutters List, Affidavit of Service and Abutter Notification, filed concurrently with the Notice of Intent. Abutter notices shall be sent in both English and the second most commonly spoken language(s) in the neighborhood(s) where the project is proposed. Notices shall also include Babel notice cards for additional translation and language access services. All abutters within 300' of the project

Checklist for Filing a Notice of Intent with Boston Conservation Commission

property line must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.

EXCEPTION: When work is in land under water bodies and waterways or on a tract of land greater than 50 acres, written notification must only be given to abutters within 300 feet of the "project site."

- ✓ Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- ✓ **Electronic copies.** Documents may be submitted via email, or via an email link to downloadable documents.



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
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>5 Rice St</u>	<u>Boston</u>	<u>02122</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.28657</u>	<u>-71.04044</u>
	d. Latitude	e. Longitude
<u>16</u>	<u>2756</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Dave</u>	<u>France</u>	
a. First Name	b. Last Name	
<u>Five Rice Street LLC</u>		
c. Organization		
<u>385 Neponset Ave</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02122</u>
e. City/Town	f. State	g. Zip Code
<u>617-293-7692</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></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Paul</u>	<u>Tyrell</u>	
a. First Name	b. Last Name	
<u>Greater Boston Survey & Engineering</u>		
c. Company		
<u>19 Fredith Rd</u>		
d. Street Address		
<u>Weymouth</u>	<u>MA</u>	<u>02189</u>
e. City/Town	f. State	g. Zip Code
<u>617-947-1319</u>	<u>p.j.tyrell@att.net</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$2,662.50</u>	<u>\$512.50</u>	<u>\$2,050</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Boston
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A. General Information (continued)

6. General Project Description:

The applicant proposes the renovation on an existing single-family dwelling to convert to a multi-family dwelling, including new parking area and new drainage improvements on-site.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(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

67930

c. Book

b. Certificate # (if registered land)

33

d. Page Number

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

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

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



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

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f. Riverfront Area
- Name of Waterway (if available) - specify coastal or inland _____
 - 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: _____

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	150	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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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

MassMapper
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

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

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

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

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



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

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

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

- (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/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. _____
a. NHESP Tracking # _____ b. Date submitted to NHESP
3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

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

North Shore - Hull to New Hampshire border:

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Plan of Proposed Construction

a. Plan Title

Greater Boston Survey & Engineering

Paul J. Tyrell, PE

b. Prepared By

c. Signed and Stamped by

January 29, 2022

1"=10'-0"

d. Final Revision Date

e. Scale

Plan of Land

1/29/22

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:

122

2. Municipal Check Number

9/1/22

3. Check date

123

4. State Check Number

9/1/22

5. Check date

CLC Design

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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



1. Signature of Applicant



2. Date

3. Signature of Property Owner (if different)

4. Date



5. Signature of Representative (if any)



6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



City of Boston
Environment

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

Boston File Number

MassDEP File Number

A. GENERAL INFORMATION

1. Project Location

5 Rice Street Dorchester 02122
a. Street Address b. City/Town c. Zip Code
16 2756
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant

David France Five Rice Street LLC
a. First Name b. Last Name c. Company
385 Neponset Ave
d. Mailing Address
Boston MA 02122
e. City/Town f. State g. Zip Code
617-293-7692
h. Phone Number i. Fax Number j. Email address

3. Property Owner

a. First Name b. Last Name c. Company

d. Mailing Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

Check if more than one owner

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

4. Representative (if any)

Paul Tyrell Greater Boston Survey & Engineering
a. First Name b. Last Name c. Company
19 Fredith Rd
d. Mailing Address
Weymouth MA 02189
e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number p.t.tyrell@att.net
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

Project includes renovation to the existing building, including new parking areas and drainage improvements in accordance with Boston Water & Sewer Commission regulations.

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

Suffolk

a. County

33

b. Page Number

67930

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$2,562.50

a. Total Fee Paid

\$512.50

b. WPA Fee Paid

\$1,500 + \$550

c. Ordinance 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?

Boston Water & Sewer Commission - Approved

Inspectional Services Department (Change of use) - Approved

Building Permit - Not approved



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

Yes

No

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

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area

_____ percentage/acreage

(2) outside Resource Area

_____ percentage/acreage

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

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

Yes

No

If yes, provide the name of the ACEC: _____

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

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

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

Yes

No



City of Boston
Environment

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

Boston File Number

MassDEP File Number

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.

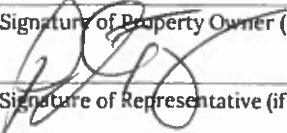


Signature of Applicant

10/4/22

Date

Signature of Property Owner (if different)



Signature of Representative (if any)

Date
10/4/22

Date



APPENDIX A. - STATUTORY REVIEW & APPROVAL CHECKLIST

Applicants submitting a Notice of Intent to the Boston Conservation Commission are also required to include a list of all permits and approvals either obtained, or necessary to be obtained, for the proposed activity. This checklist is not fully comprehensive but Applicants may utilize this checklist to fulfill this requirement. Any additional permits and approvals needed should be discussed in the narrative accompanying the Notice of Intent.

FEDERAL REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	National Environmental Policy Act (NEPA)	Varies
<input type="checkbox"/>	<input type="checkbox"/>	Section 404 Permit	U.S. Army Corps of Engineers
<input type="checkbox"/>	<input type="checkbox"/>	National Pollution Discharge Elimination System Permit (NPDES)	U.S. Environmental Protection Agency
<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Construction General Permit	U.S. Environmental Protection Agency
<input type="checkbox"/>	<input type="checkbox"/>	Federal Endangered Species Act (ESA)	U.S. Fish and Wildlife Service or National Marine Fisheries Service
<input type="checkbox"/>	<input type="checkbox"/>	Federal Fisheries Regulations	National Marine Fisheries Service

COMMONWEALTH OF MASSACHUSETTS REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Environmental Policy Act (MEPA)	Massachusetts Environmental Policy Act Office
<input type="checkbox"/>	<input type="checkbox"/>	Federal Consistency Review	Office of Coastal Zone Management
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Public Waterfront Act (Chapter 91)	Massachusetts Department of Environmental Protection (Waterways Program)
<input type="checkbox"/>	<input type="checkbox"/>	Section 401 Water Quality Certification	Massachusetts Department of Environmental Protection (Wetlands Program)
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Endangered Species Act (MESA)	National Heritage and Endangered Species Program
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Marine Fisheries Regulations	Massachusetts Division of Marine Fisheries



**City of Boston
Environment**



<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Massachusetts Board of Underwater Archaeological Resources
<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Massachusetts Historical Commission
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Contingency Plan	Massachusetts Department of Environmental Protection
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Building Code Variance	Board of Building Regulations and Standards

CITY OF BOSTON LOCAL REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code Article 80	Boston Planning and Development Agency
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code	Inspectional Services Department
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Boston Zoning Code Variance	Zoning Board of Appeals
<input type="checkbox"/>	<input type="checkbox"/>	Project Design Review	Civic Design Commission
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Plan Review	Boston Water and Sewer Commission
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code Article 32 (GCOD)	Boston Groundwater Trust
<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Boston Landmarks Commission
<input type="checkbox"/>	<input type="checkbox"/>	Boston City Code (100 Foot Rule)	Boston Parks and Recreation Commission
<input type="checkbox"/>	<input type="checkbox"/>	Public Realm Improvements	Boston Public Improvement Commission
<input type="checkbox"/>	<input type="checkbox"/>	Parking Freeze/Abrasive Blasting	Boston Air Pollution Control Commission
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Massachusetts Building Code	Inspectional Services Department

54392 160269401C 1602694018 1603E*09 86 WALWUT ST 4
157002 160269300C 1602693000 1603E*09 20 FANQUIN ST
90980 160278401C 1602784010 1603E*09 MEFONSETI ROVER

DORCHESTER
DORCHESTER
DORCHESTER

2122 BODINE OGABA BETTE
2122 RITTER JONNE
2122 MASS BAY TRAMP ALTH

CAD BETTE BODINE OGABA

21 HURCROFT AV
20 FANQUIN ST
MEFONSET AV

DORCHESTER MA
DORCHESTER MA
DORCHESTER MA

2124 531 62359 369 683726
2122 4275 05564 268 1044341
2122 2650 604248 316 1126242



City of Boston
Environment



CITY of BOSTON
Conservation Commission

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, Paul J. Tyrell, PE, 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 Notice of Intent was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Greater Boston Survey & Engineering for Work within a Bordering Land Subject to Flooding located at 5 Rice St, Dorchester, MA 02122

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

[Signature]
Name

10/4/22
Date



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。如果您有需要请联联系我们的邮箱 cc@boston.gov 电话# 617-635-3850。

CITY of BOSTON

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadis 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 فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على

cc@boston.gov 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.





City of Boston
Environment



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. Greater Boston Survey & Engineering 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/or the Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is 5 Rice St, Dorchester, MA 02122.

C. The project involves renovation to an existing building, new parking areas and drainage improvements.

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

E. Copies of the application may be obtained from Greater Boston Survey & Engineering by contacting them at p.j.syrall@atl.net between the hours of 10:00 am - 4:00 p.m., Monday-Friday.

F. In accordance with the Chapter 107 of the Acts of 2022, 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-notice 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.

CITY of BOSTON

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | CC@BOSTON.GOV



City of Boston
Environment



**NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES
COMISIÓN DE CONSERVACIÓN DE BOSTON**

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. Greater Boston Survey & Engineering ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es 5 Rica St, Dorchester, MA 02122.

C. El proyecto consiste en Renovaciones de un edificio existente, nuevo estacionamiento y mejoras al drenaje.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en Greater Boston Survey & Engineering a p.j.tyrell@att.net entre las 10:00 am - 4:00 pm, Lunes-Viernes.

F. De acuerdo con el Capítulo 107 de las Actas de 2022, la audiencia pública se llevará a cabo virtualmente en https://zoom.us/j/6864582044. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

CITY of BOSTON

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | ENVIRONMENT@BOSTON.GOV



City of Boston
Environment



CITY of **BOSTON**
Conservation Commission

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

CITY of BOSTON

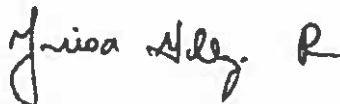
1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | ENVIRONMENT@BOSTON.GOV

CERTIFICATE OF ACCURACY
CERTIFICADO DE FIDELIDAD

This is to **CERTIFY** that the translation from English into Spanish is a true, accurate and faithful representation of a copy of the original that was submitted, to the best of our translator's training and ability, who is fluent in the language and qualified to translate.

Por la presente **CERTIFICO** que esta es una traducción del inglés al español completa y fiel de una copia del original del documento recibido, efectuada de acuerdo al conocimiento y preparación de nuestro traductor quien tiene dominio del idioma y está capacitado para traducir.

To which we set our hand and seal
En constancia de lo cual firmo y sello este Certificado.



Yuisa Gonzalez-Rivera
Date: 09-21-2022
Fecha: 21-09-2022





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:

5 Rice St Boston
 a. Street Address b. City/Town
122 \$512.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Paul Tyrell
 a. First Name b. Last Name
Greater Boston Survey & Engineering
 c. Organization
17 Fredith Rd
 d. Mailing Address
Weymouth MA 02189
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number p.j.tyrell@att.net
 j. Email Address

3. Property Owner (if different):

Dave France
 a. First Name b. Last Name
Five Rice Street LLC
 c. Organization
385 Neponset Ave
 d. Mailing Address
Boston MA 02122
 e. City/Town f. State g. Zip Code
671-293-7692
 h. Phone Number i. Fax Number _____
 j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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
Cat. 3b	1	\$1,050	\$1,050

Step 5/Total Project Fee: \$1,050

Step 6/Fee Payments:

Total Project Fee:	<u>\$1,050</u>
State share of filing Fee:	<u>\$512.50</u>
City/Town share of filling Fee:	<u>\$537.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.)

CLC DESIGN

122

53-7334/2113

9/1/22

Date

CHECK ARMOR

Pay to the Order of DEPARTMENT OF ENVIRONMENTAL PROT. \$ 512.50

FIVE HUNDRED TWELVE 50/100 Dollars

Photo Safe Deposit Details on back



For 5 RICE ST, BOSTON NOI

Mark C

⑆211373348⑆ 733197332458⑆ 0122

CLC DESIGN

123

53-7334/2113

9/1/22

Date

CHECK ARMOR

Pay to the Order of CITY OF BOSTON \$ 1,050

ONE THOUSAND FIFTY 00/100 Dollars

Photo Safe Deposit Details on back



For 5 RICE ST - NOI

Mark C

⑆211373348⑆ 733197332458⑆ 0123

SECTION II

- **Project Summary**
- **Figure 1 – USGS Locus Map**
- **Figure 2 – FEMA Flood Map**
- **Figure 3 – Estimated Habitats of Rare Wildlife and Certified Vernal Pools Map**

PROJECT SUMMARY

PS 1 Proposed Activities

Existing Site Summary: The current property at 5 Rice St falls within the Dorchester Neighborhood district, and totals 6,945 sf. The site is comprised of a two-story, single-family residential building totaling 4,325 sf of living area. In addition, the site has a bituminous concrete driveway totaling four (4) parking spots, as well as landscaped/lawn areas. All existing and proposed structures are within the Dorchester Neighborhood District. The existing house is catalogued by the Massachusetts Historical Commission and is inventoried in the MACRIS Land, with a base elevation of 10.0 (NAVD 88). Finally, the site falls within the City of Boston Neighborhood Design Overlay District and the Coastal Flood Resilience Overlay District (Base flood elevation of 19.5 (BCB)).

There are no Bordering Vegetated Wetlands onsite. There are not Natural Heritage Endangered Species Areas onsite, or in close proximity to the project area.

Project Summary: The proposed project includes the renovation of the existing single-family dwelling, and conversion to a four-unit building, including the construction of a third-story addition, installation of new onsite parking areas, drainage and utility upgrades. Portions of the rear of the existing building will be demolished replaced with landscaped area.

The change in use was approved and signed by the Boston Zoning Board of Appeals on January 11, 2021. During the ZBA process, it was noted by the community that given the historical nature of the existing building, they preferred to see the building renovated in lieu of being demolished. The change in use requires the existing structure to be raised above the projected flood-zone elevation (Boston City Base) of 19.5'. The main house will remain, and the additions constructed over the years will be removed. The exterior of the building will be restored and complemented by new appropriately scaled additions. The parking will be formalized by a small drive court with the remaining open space planted with seasonal native shrubs, trees and perennials.

The proposed project has also been approved by Boston Water & Sewer Commission (BWSC) and the stormwater system onsite has been designed to store the first 1" of runoff from the impervious areas in accordance with BWSC standards.

PS 2 Impacts to Resource Areas from the Proposed Project

As noted above, a portion of the existing site fall with Land Subject to Coastal Storm Flowage. The elevation of this zone is 10.0' (NAVD 88) or 16.46' (Boston City Base). However, there are no existing structures, proposed structures, grading or staging proposed within this zone. The site plan has been modified to call for no work or staging within the LSCSF to avoid any confusion.

With no grade changes, and no structures added within the limits of the LSCSF there will be no impacts to the resource area or loss of flood storage.

There will however be new water and sewer utilities required by the project. These utilities (within the public roadway) are located in the LSCSF. This utility work has been

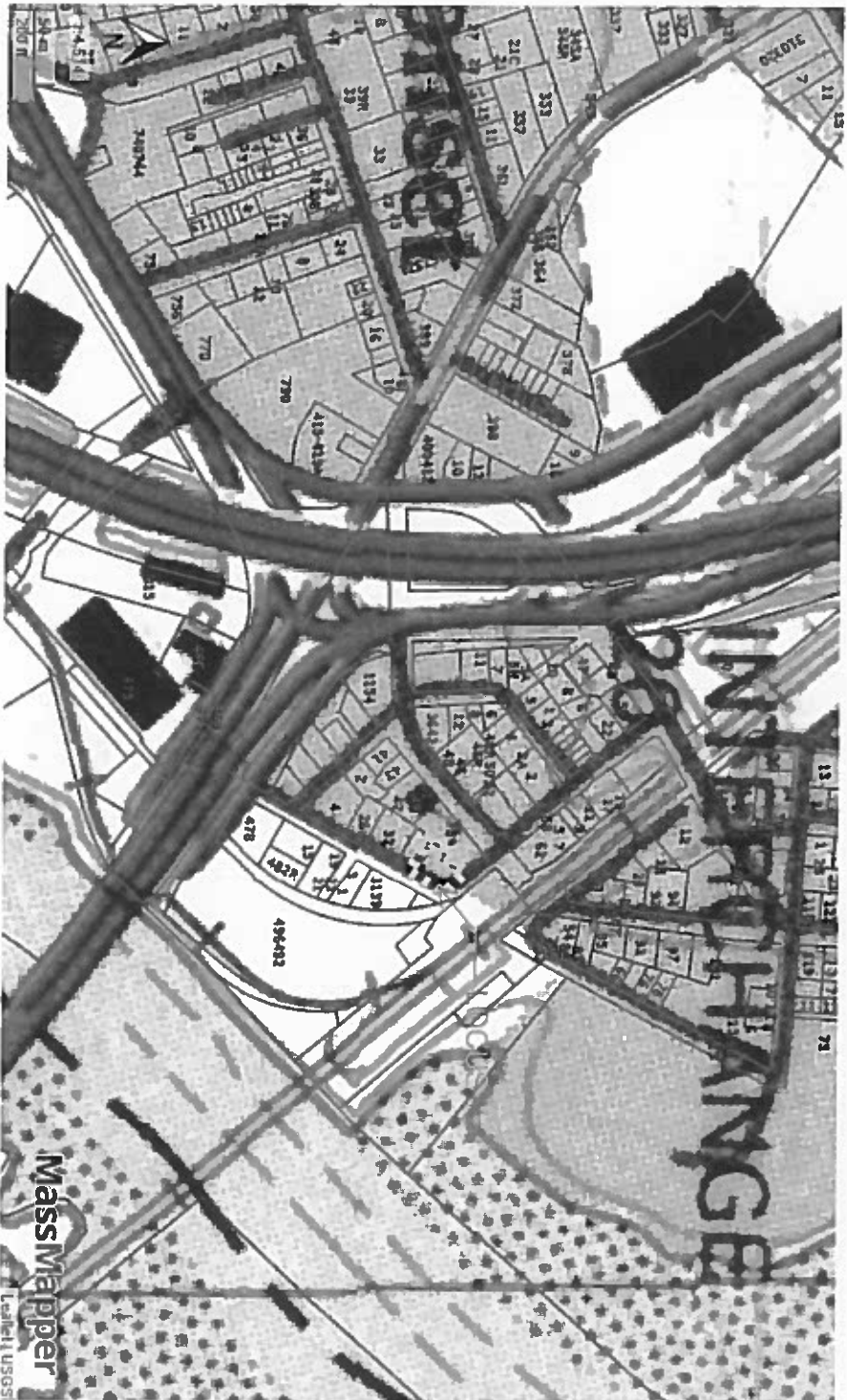
calculated at 150 s.f. This utility work and its impacts will be temporary in nature. The trenches for each will be excavated, installed, excavations backfilled, and the pavement patched within 3 days. Excavation and backfill materials will be kept in vehicles to avoid any erosion.

The project, as designed, will improve upon the existing conditions by increasing ground water recharge and by raising the existing structures outside of the projected flood-zone elevation of 19.5'.

Based on the location of the Land Subject to Coastal Storm Flowage, the fact that the site was developed prior to December 19, 2019, and the limited work in proximity to the resource area, it is the opinion of GBSE that this project falls under City of Boston Ordinance, Section XVII, F. (Redevelopment Within Previously Developed LSCFS). We are meeting the performance standards of that section as follows:

- i. At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity.
 - a. ***There is no grade change to the areas within the LSCSF, therefore no loss of storage. In addition, the existing structure is being raised to have an FFE above the City of Boston Projected Flood-zone elevation of 19.5', mitigates impact against impacts of SLR.***
- ii. Stormwater management is provided according to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work or activity, including such performance standards as are applicable to proposed Redevelopment.
 - a. ***New stormwater systems have been provided to increase groundwater infiltration, in accordance with City of Boston Water & Sewer Commission.***
- iii. The proposed work or activity shall not inhibit any planned flood resilience, adaptation, or mitigation solutions and shall not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.
 - a. ***The proposed work is on previously developed, privately owned land and does not inhibit any planned flood resilience, adaptation, or mitigation solutions and does not inhibit the ability to enact such solutions in a timely and practical manner as referenced by the Climate Ready Boston or any successor initiative of the city.***

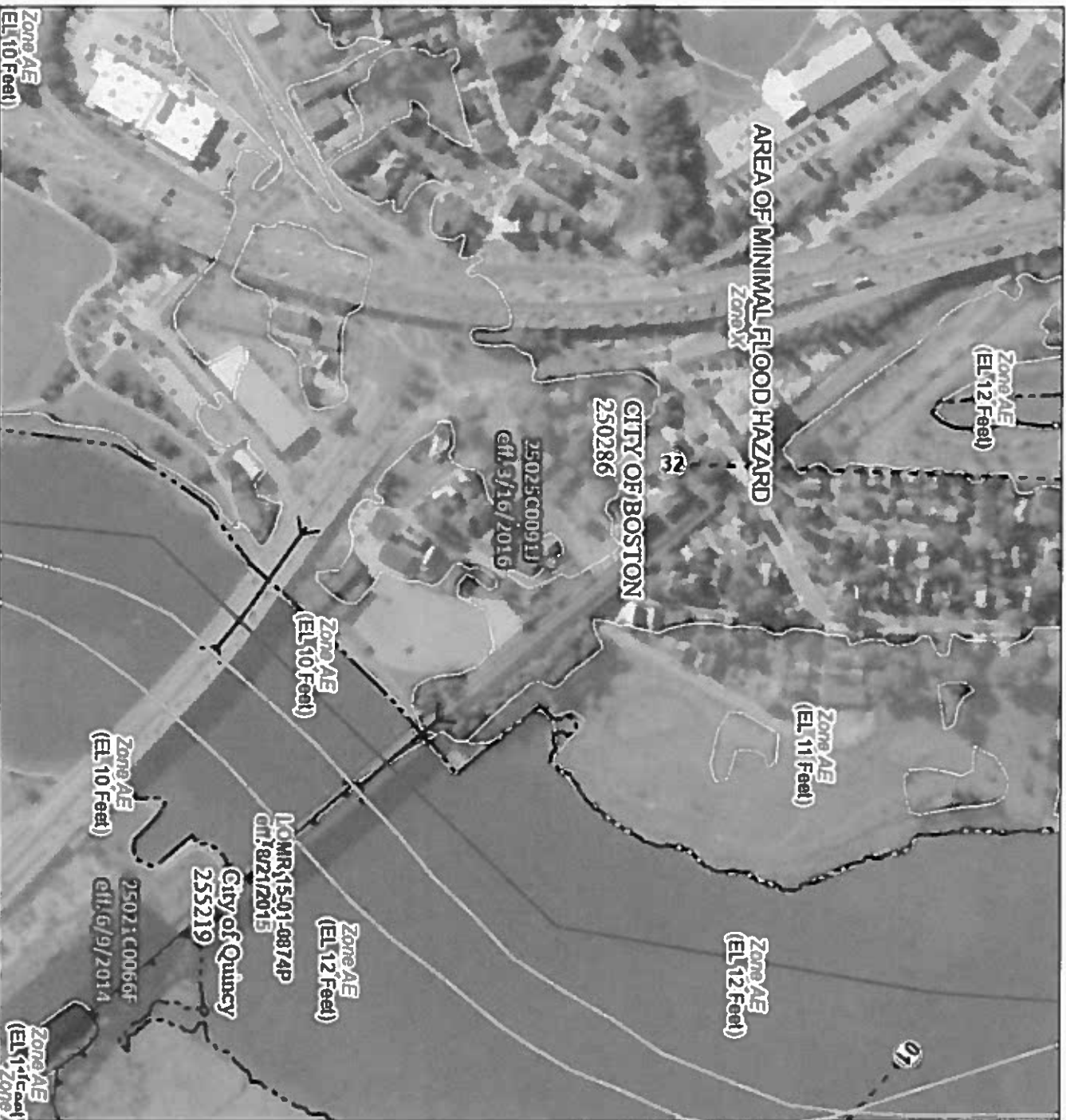
5 Rice Street - USGS



Property Tax Parcels

National Flood Hazard Layer FIRMette

31°24'44"N 42°17'25"W



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020
 71°27'W 42°16'58"N

Legend

SEE THE REPORT FOR DETAILED LEGEND AND KEY MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) with BFE or Depth Zone AE, AE, VE, AP Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with overtopping depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Link of Study
- Jurisdiction Boundary
- Coastal Tract 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 6/11/2023 at 9:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

5 Rice St - NHESP



- NHESP Priority Habitats of Rare Spec.
- NHESP Estimated Habitats of Rare Wildlife
- Property Tax Parcels

SECTION III

- **City of Boston Climate Resiliency Report Checklist**

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 09/06/2022 11:46:55

A.1 - Project Information

Project Name:	5 Rice Street Multi-Family Renovation		
Project Address:	5 Rice Street, Boston, MA 02122		
Filing Type:	Design / Building Permit (prior to final design approval)		
Filing Contact:	Paul J. Tyrell, PE	Greater Boston Survey & Engineering, 17 Fredith Rd, Weymouth, MA 02189	p.j.tyrell@att.net 781-413-1029
Is MEPA approval required?	No	MEPA date:	

A.2 - Project Team

Owner / Developer:	Dave French - Five Rice Street LLC
Architect:	Choo & Co., Inc.
Engineer:	Greater Boston Survey & Engineering
Sustainability / LEED:	
Permitting:	Greater Boston Survey & Engineering
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Multi-Family Residential
List the First Floor Uses:	Multi-Family Residential
List any Critical Site Infrastructure and or Building Uses:	Residential building

Site and Building:

Site Area (SF):	6945	Building Area (SF):	4221
Building Height (Ft):	31.3	Building Height (Stories):	2.5
Existing Site Elevation – Low (Ft BCB):	16.10	Existing Site Elevation – High (Ft BCB):	17.48
Proposed Site Elevation – Low (Ft BCB):	16.10	Proposed Site Elevation – High (Ft BCB):	18.0
Proposed First Floor Elevation (Ft BCB):	20.5	Below grade spaces/levels (#):	1

Boston Planning & Development Agency Climate Resiliency Report Summary



Article 37 Green Building:

LEED Version - Rating System:	N/A - Interior Renovation	LEED Certification:	No
Proposed LEED rating:		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:	49	Exposed Floor:	30
Foundation Wall:	n/a	Slab Edge (at or below grade):	n/a
Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	n/a	Wall & Spandrel Assembly Value:	n/a
Area of Framed & Insulated / Standard Wall:	4685	Wall Value:	21
Area of Vision Window:	540	Window Glazing Assembly Value:	3
		Window Glazing SHGC:	0.42
Area of Doors:		Door Assembly Value:	3

Energy Loads and Performance

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

Annual Electric (kWh):		Peak Electric (kW):	
Annual Heating (MMbtu/hr):		Peak Heating (MMbtu):	
Annual Cooling (Tons/hr):		Peak Cooling (Tons):	
Energy Use - Below ASHRAE 90.1 - 2013 (%):		Have the local utilities reviewed the building energy performance?:	
Energy Use - Below Mass. Code (%):		Energy Use Intensity (kBtu/SF):	

Back-up / Emergency Power System

Electrical Generation Output (kW):		Number of Power Units:	
System Type (kW):		Fuel Source:	

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

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons): 

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



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



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



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



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



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



B.2 - GHG Reduction - Adaptation Strategies

Boston Planning & Development Agency Climate Resiliency Report Summary



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):

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 (Deg.):

Temperature Range - High (Deg.):

Annual Heating Degree Days:

Annual Cooling Degree Days:

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

Days - Above 90° (#):

Days - Above 100° (#):

Number of Heatwaves / Year (#):

Average Duration of Heatwave (Days):

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

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:

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:

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

Boston Planning & Development Agency Climate Resiliency Report Summary



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

What is the project design precipitation level? (In. / 24 Hours)

Storing 1" of Runoff per BWSC Standards

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

Storage/Infiltration of 1" of runoff onsite

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):

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, the sea level 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 Special Flood Hazard Area? Yes

What Zone:

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)?

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))? Yes

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 by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2' of sea level rise above 2013 tide levels, an additional 2.5" to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a

Boston Planning & Development Agency Climate Resiliency Report Summary



project's Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12" of freeboard for buildings, and 24" of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.50		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	20.50	First Floor Elevation (Ft BCB):	20.5
What are the Site Elevations at Building (Ft BCB)?	17-18	What is the Accessible Route Elevation (Ft BCB)?	17.4

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 project is mainly an interior renovation and no site modifications are proposed that include elevated site areas.

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.:

Proposed FFE is above flood elevation

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:

[Redacted]

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

[Redacted]

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.:

[Redacted]

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

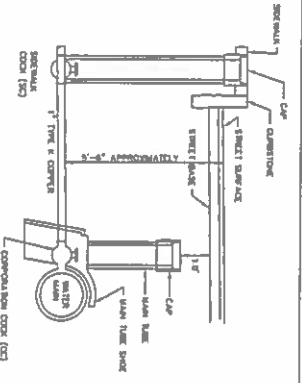
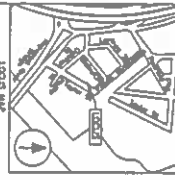
[Redacted]

Thank you for completing the Boston Climate Change Checklist!

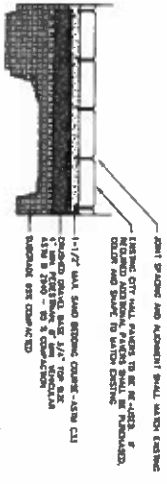
Boston Planning & Development Agency
Climate Resiliency Report Summary



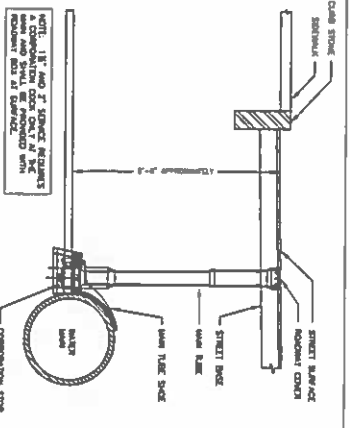
For questions or comments about this checklist or Climate Change best practices, please contact:
John.Dalzell@boston.gov



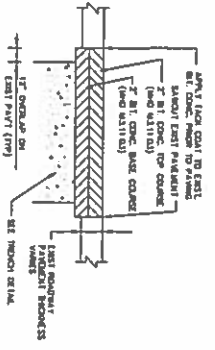
1" WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



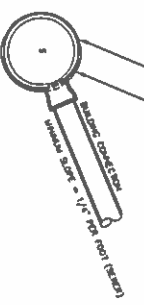
PERVIOUS PAVEMENT DETAIL
NOT TO SCALE



2" WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



PAVEMENT PATCH DETAIL
NOT TO SCALE



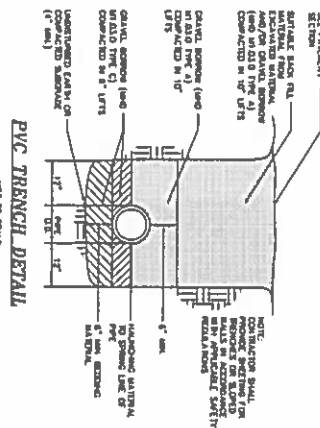
- NOTES:**
1. ALL PIPES ON THIS SHEET SHALL BE USED TO CONNECT TO EXISTING PIPES.
 2. ALL PIPES SHALL BE 15' MINIMUM LENGTH.
 3. ALL PIPES SHALL BE 15' MINIMUM LENGTH.
 4. ALL PIPES SHALL BE 15' MINIMUM LENGTH.
 5. ALL PIPES SHALL BE 15' MINIMUM LENGTH.



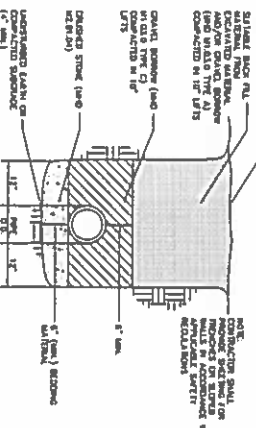
BOSTON WATER & SEWER COMMISSION

Project: **5 RICE STREET**

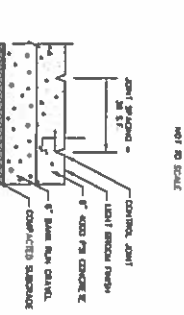
Sheet: **5/8\"/>**



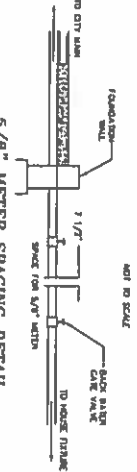
PVC TRENCH DETAIL
NOT TO SCALE



COPPER PIPE TRENCH DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE



5/8\"/>

CONSTRUCTION SCHEDULE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SCHEDULE	DATE
2	CONSTRUCTION SCHEDULE	DATE
3	CONSTRUCTION SCHEDULE	DATE
4	CONSTRUCTION SCHEDULE	DATE
5	CONSTRUCTION SCHEDULE	DATE
6	CONSTRUCTION SCHEDULE	DATE
7	CONSTRUCTION SCHEDULE	DATE
8	CONSTRUCTION SCHEDULE	DATE
9	CONSTRUCTION SCHEDULE	DATE
10	CONSTRUCTION SCHEDULE	DATE

PLAN OF PROPOSED CONSTRUCTION

5 RICE STREET

BOSTON, MASSACHUSETTS

(DORCHESTER DISTRICT)

DATE: JANUARY 20, 2023

SCALE: 1" = 10'

GREATER BOSTON SURVEYING AND ENGINEERING

100 STATE STREET, SUITE 2000, BOSTON, MA 02109

PHONE: 617-552-1234

WWW.GBSURVEYING.COM

PROJECT SUMMARY

PS 1 Proposed Activities

Existing Site Summary: The current property at 5 Rice St falls within the Dorchester Neighborhood district, and totals 6,945 sf. The site is comprised of one two-story, single-family residential building totaling 4,325 sf of living area. In addition, the site has a bituminous concrete driveway totaling four (4) parking spots, as well as landscaped/lawn areas. All existing and proposed structures are within the Dorchester Neighborhood District. The existing house is catalogued by the Massachusetts Historical Commission and is inventoried in the MACRIS database as significant. In addition, portions of the property fall with a Coastal Flood Zone AE flood zone, with a base elevation of 10.0 (NAVD 88). Finally, the site falls within the City of Boston Neighborhood Design Overlay District and the Coastal Flood Resilience Overlay District (Base flood elevation of 19.5 (BCB)).

There are no Bordering Vegetated Wetlands onsite. There are not Natural Heritage Endangered Species Areas onsite, or in close proximity to the project area.

Overall Project Summary: The proposed project includes the renovation of the existing single-family dwelling, and conversion to a four-unit multi-family building, including the construction of a third-story addition, installation of new onsite parking areas and drainage and utility improvements. Portions of the rear of the existing building will be demolished replaced with landscaped area.

The change in use was approved and signed by the Boston Zoning Board of Appeals on January 11, 2021. During the ZBA process, it was noted by the community that given the historical nature of the existing building, they preferred to see the building renovated in lieu of being demolished. The change in use requires the existing structure to be raised above the projected flood-zone elevation (Boston City Base) of 19.5'. The main house will remain and the additions constructed over the years will be removed. The exterior of the building will be restored and complemented by new appropriately scaled additions. The parking will be formalized by a small drive court with the remaining open space planted with seasonal native shrubs, trees and perennials.

The proposed project has also been approved by Boston Water & Sewer Commission (BWSC) and the stormwater system onsite has been designed to store the first 1" of runoff from the impervious areas in accordance with BWSC standards.

PS 2 Work within the Land Subject to Coastal Storm Flow

As noted above, portions of the existing site fall with Land Subject to Coastal Storm Flowage. The elevation of this zone is 10.0' (NAVD 88) or 16.46' (Boston City Base). There are no structures located within this zone existing, and there are no new structures proposed within this zone. In addition, there is no proposed grade changes within this portion of the project site, and there will be no long-term impact to this area during construction. The only work proposed within the LSCSF is associated with cutting and capping of existing utilities and installation of new utility connections (Water and Sewer) totaling 150 sf.

There will be no sediment, materials, staging, or equipment stored in the Public Way. Traffic travel lanes will be adjusted to allow for work within the roadway travel lanes. Any excavations that need to be maintained at the end of the day, will be covered and secured, in accordance with Boston Public Works Department standards.

The full scope of work within the LSCSF and the Public Way to cap existing and install new utilities in the asphalt includes the following:

- a) Sawcut the existing asphalt surface. Asphalt will be placed in trucks and not stockpiled in the public way, prior to being legally disposed of when truck is full or at the end of the workday, whichever is occurs first;
- b) Excavation methods include: mechanical excavation with a backhoe, vacuum excavation, and/or hand digging to remove soil to access existing utilities;
- c) Excavated materials will placed into trucks and legally disposed of as soon as truck is full or at end of workday, whichever occurs first;
- d) There will be no overnight or long-term sediment stockpiling. After soil is excavated from the hole, it may be placed temporarily on the roadway surface during operations. Any potential dust will be contained through watering or within the trucks storing the materials;
- e) Temporary shoring of the excavated holes will be provided, as required, to meet OSHA standards;
- f) Cut, removal, and cap of existing service connection to main and repair of main utility pipe as needed;
- g) Proposed utility lines will be placed in the bottom of the trench and connected to the City mains in the locations noted on the plans, and in accordance with Boston Water and Sewer Commission standards;
- h) The excavated holes will be filled with approved fill materials and compacted, with temporary shoring removed (if needed);
- i) Asphalt paving patches will be placed over the filled holes in the roadway. There will be no stockpiling of paving materials in the Public Way.

PS 3 Redevelopment Within Previously Developed LSCSF

Based on the location of the Land Subject to Coastal Storm Flowage, the fact that the site was developed prior to December 19, 2019, and the limited work in proximity to the resource area, it is the opinion of GBSE that this project falls under City of Boston Ordinance, Section XVII, F. (Redevelopment Within Previously Developed LSCFS). We are meeting the performance standards of that section as follows:

1. For purposes of this section, Redevelopment shall mean work or activity within previously developed or degraded areas prior to December 19, 2019. A previously developed or degraded area contains impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Redevelopment of these areas of LSCSF should not adversely impact LSCSF. Areas that were once previously developed or degraded that have since been remediated and/or over time become natural or relatively undisturbed, including through the presence of topsoil and other vegetation, are no longer considered redevelopment.

Response: The proposed work within the LSCSF is all located within a paved public way roadway and considered a redevelopment because it is a

previously developed area containing impervious surfaces from pavement and an absence of topsoil.

2. Notwithstanding the provisions of Section XVII(E), the Commission may permit work or activity that constitutes a Redevelopment, provided that the work or activity shall conform to the following criteria:
 - i. At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity;

Response: The proposed work will not modify the existing LSCSF resource area and will not negatively impact the existing paved roadway in the resource area. The proposed activities or work within this zone will not cause lateral displacement of flood waters or result in increases to the horizontal extent and depth of flood waters.

- ii. Stormwater management is provided according to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work or activity, including such performance standards as are applicable to proposed Redevelopment.

Response: This project is not subject to the Massachusetts Stormwater regulations as it is a project that is “less than or equal to a 4-units in a multi-family project”, however the work is in compliance with the City of Boston Water and Sewer Commission and has already received approval.

- iii. The proposed work or activity shall not inhibit any planned flood resilience, adaptation, or mitigation solutions and shall not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.

Response: The proposed work will not inhibit any planned flood resilience, adaptation, or mitigation solutions and will not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.

3. Notwithstanding the provisions of Section XVII(E)(12), the provisions of Section XVII(E)(9),(10), (11), and (13) shall apply to proposed Redevelopment.

Response: The work will meet the provisions of Section XVII(E)(12), the provisions of Section XVII(E)(9), (10), (11), and (13) as follows:

Section XVII(E)(12): Section XVII(E)(11) shall supersede the provisions of Section XVII(E)(9)(i) through (viii), but it shall not apply if the presumption set forth in Section XVII(D) is overcome.

Response: GBSE noted.

Section XVII(E)(9): Notwithstanding Sections XVII(E)(1) through (8), the Commission may, in its sole discretion, permit the following activities provided that the applicant demonstrates to the satisfaction of the Commission that best available measures, as defined by the Ordinance, are utilized to minimize or eliminate adverse impacts on the critical characteristics of and Resource Area Values protected by LSCSF described in Section XVII(A) herein, and provided further that all other performance standards for overlapping or overlaying wetland resource areas are met:

Response: The project is not one of the activities under Section XVII. D.9. This Performance Standard is not applicable.

Section XVII(E)(10): In the interest of storm damage prevention, flood control, and prevention of pollution, should the Commission permit activity or work in LSCSF that is part of new construction or constitutes substantial improvement to an existing structure, the Commission may condition the permitted activity or work so that any critical building systems, infrastructure, or equipment is located two (2) feet above the anticipated BFE expected to occur within the next 50 years based on the best available data and projections of SLR.

Response: There is no proposed structure, or substantial improvement to an existing structure as part of the proposed work within the LSCSF. This Performance Standard is not applicable.

Section XVII(E)(11): When any proposed work or activity in LSCSF is located within an ACEC, the proposed work or activity shall have no adverse impact upon the Resource Area Values described in Section XVII(A) and shall fully mitigate any impacts resulting from the proposed work or activity.

Response: The work location is not located within an ACEC. The work will not adversely impact ACEC's onsite and will not adversely impact adjacent or downstream ACEC's.

Section XVII(E)(13): Notwithstanding the provisions of Section XVII(E)(2) through (X), no project may be permitted which will have any adverse impact on specified habitat sites of rare vertebrate or invertebrate species indicated on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife (if any) published by the Massachusetts NHESP.

Response: The work location is not located within a NHESP specified habitat site of rare vertebrate or invertebrate species. The work will not adversely impact on specified habitat sites of rare vertebrate or invertebrate species onsite and will not adversely impact adjacent specified habitat sites of rare vertebrate or invertebrate species.