



Consulting
Engineers and
Scientists

WETLANDS NOTICE OF INTENT

November 15, 2019

Project

Commercial Wharf East Boardwalk
Commercial Wharf East
Boston, Massachusetts

Applicant

Commercial Wharf East Condominium Association
49 Commercial Wharf
Boston, Massachusetts 02110

Prepared By

GEI Consultants, Inc.
124 Grove Street, Suite 300
Franklin, Massachusetts 02038



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 - Notice of Intent

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

MassDEP File Number

Document Transaction Number

Boston

City/Town

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



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

A. General Information

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

Commercial Wharf Boston 02110
 a. Street Address b. City/Town c. Zip Code
 Latitude and Longitude: 42.361821 -71.049901
 d. Latitude e. Longitude
 0303028300
 f. Assessor's Map/Plat Number g. Parcel ID Number

- 2 Applicant:

Cheryl Delgreco, President
 a. First Name b. Last Name
 Commercial Wharf East Condominium Association
 c. Organization
 49 Commercial Wharf
 d. Street Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 617-723-4004 cdelgreco@comcast.net
 h. Phone Number i. Fax Number j. Email Address

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

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

- 4 Representative (if any):

Blake Peters
 a. First Name b. Last Name
 GEI Consultants, Inc.
 c. Company
 124 Grove Street, Suite 300
 d. Street Address
 Franklin MA 02038
 e. City/Town f. State g. Zip Code
 774-277-8005 bpeters@geiconsultants.com
 h. Phone Number i. Fax Number j. Email address

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

\$387.50 \$237.50 \$150.00
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See attached Project Description.

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

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

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

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

2. Limited Project Type

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

23682

c. Book

b. Certificate # (if registered land)

121

d. Page Number

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

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

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



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

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

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

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

2. Width of Riverfront Area (check one).

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area.

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	2,730 sq.ft	1. square feet _____

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

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

5. Project Involves Stream Crossings

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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

8/1/17

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wellands

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WPA Form 3 – Notice of Intent

Massachusetts Wellands 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/dfwelw/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 affecting 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/dfwelw/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



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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

See attached List of Attachments

a. Plan Title _____

b. Prepared By _____

c. Signed and Stamped by _____

d. Final Revision Date _____

e. Scale _____

f. Additional Plan or Document Title _____

g. Date _____

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

E. Fees

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

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

749521 _____

2. Municipal Check Number

10/31/19 _____

3. Check date

749522 _____

4. State Check Number

10/31/19 _____

5. Check date

GEI Consultants, Inc. _____

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.

Cheyl Skrew
1. Signature of Applicant

NOV 6, 2019
2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

11/8/19
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.

Commercial Wharf East Southside Boardwalk - Boston Wetlands Notice of Intent List of Attachments

Document Title: Project Description (3 pages)

Document Title: Figure 1. - Locus Plan

- Prepared by: GEI Consultants, Inc.
- Date: 10/15/19
- Scale: 1" = 2,000'

Document Title: Drawing C-01 - Existing Conditions Plan and Sections

- Prepared by: GEI Consultants, Inc.
- Signed and Stamped by: Ronald Bourne
- Date: 11/15/19
- Scale: 1" = 40'

Document Title: Drawing C-02 – Proposed Conditions Plan and Sections

- Prepared by: GEI Consultants, Inc.
- Signed and Stamped by: Ronald Bourne
- Date: 11/15/19
- Scale: varies

Document Title: Photographs 1 through 3

Document Title: National Flood Hazard Layer FIRMette

- Flood Insurance Rate Map Panel #25025C0081J
- Date: 3/16/2016
- Scale: 1" = 500'

Miscellaneous Documents

- NOI Wetland Fee Transmittal Form
- Copy of Checks to Commonwealth and City of Boston
- Affidavit of Service – Abutter Notification
- Notification to Abutters
- List of Abutters

Commercial Wharf East Southside Boardwalk - Boston

Wetlands Notice of Intent – Project Description

Existing Conditions

The site of the Commercial Wharf East Southside Boardwalk consists of a raised eight-foot wide brick- and concrete-surfaced edge strip running the 260-foot length of Commercial Wharf from Joe's American Bar & Grill to the building at 95 Commercial Wharf (see Figure 1 - Locus Map). The south edge of the site consists of the stone bulkhead of Commercial Wharf and the north edge consists of bituminous-surfaced parking spaces (see Photographs 1 through 3 and Drawing C-01). Atop the edge strip are evenly-spaced, 30-inch diameter, concrete bollards linked with decorative chain.

The entire project site is located within Land Subject to Coastal Storm Flowage, as defined at 310 CMR 10.04. The 100-year storm elevation at the site is 10 feet, NAVD (see attached FEMA FIRMette of FIRM Panel #25025C0081J dated 3/16/16).

Proposed Action

The objective of the proposed project is the extension of the Boston Harborwalk pedestrian promenade along the southside of Commercial Wharf. The proposed action includes the following specific tasks, as depicted on Drawing C-02.

- Demolition and removal of the existing concrete bollards.
- Excavation of a 2.5-foot wide, 4.0-foot deep trench immediately to the north of the existing brick- and concrete-surfaced edge strip. Excavated bituminous will be removed from the site and transported to an approved facility for recycling. Excavated soil/fill material will be "sidecast" to the north of the trench.
- Installation of a cast-in-place concrete wall, together with crushed-stone base, within the excavated trench.
- Refilling of the excavated trench with the soil/fill material sidecast during excavation.
- Installation of an eight-foot wide, timber boardwalk upon the surface of the existing brick- and concrete-surfaced edge strip. The boardwalk frame will be anchored to the existing edge strip.
- Installation of a 42-inch high timber handrail along the waterside edge of the boardwalk.

All construction will occur from the top of the wharf, with no in-water work proposed.

The proposed action will result in a 2.5-foot wide reduction in the extent of bituminous pavement along the southside of the proponent's building at 32A through 68 Commercial Wharf. This reduction in pavement width will result in a reduction in the width of the designated travel way from the existing 18 feet to 15.5 feet. There will be no loss of existing parking spaces as a result of the proposed action.

Impacts to Wetland Resource Areas

Land Subject to Coastal Storm Flowage (LSTCSF)

Definition and Existing Conditions

Land Subject to Coastal Storm Flowage 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. At the project site, this resource area extends to elevation 10 feet (NAVD); accordingly, the entire site is located within this resource area.

Compliance with Performance Standards

There are no “performance standards” specified in the Massachusetts Wetlands Regulations for work proposed in the LSTCSF resource area. Nevertheless, the proposed boardwalk has been designed to withstand inundation during a 100-year, coastal storm event and will neither displace stormwaters nor increase the level of flood inundation at adjoining properties.

Mitigation of Potential Impacts

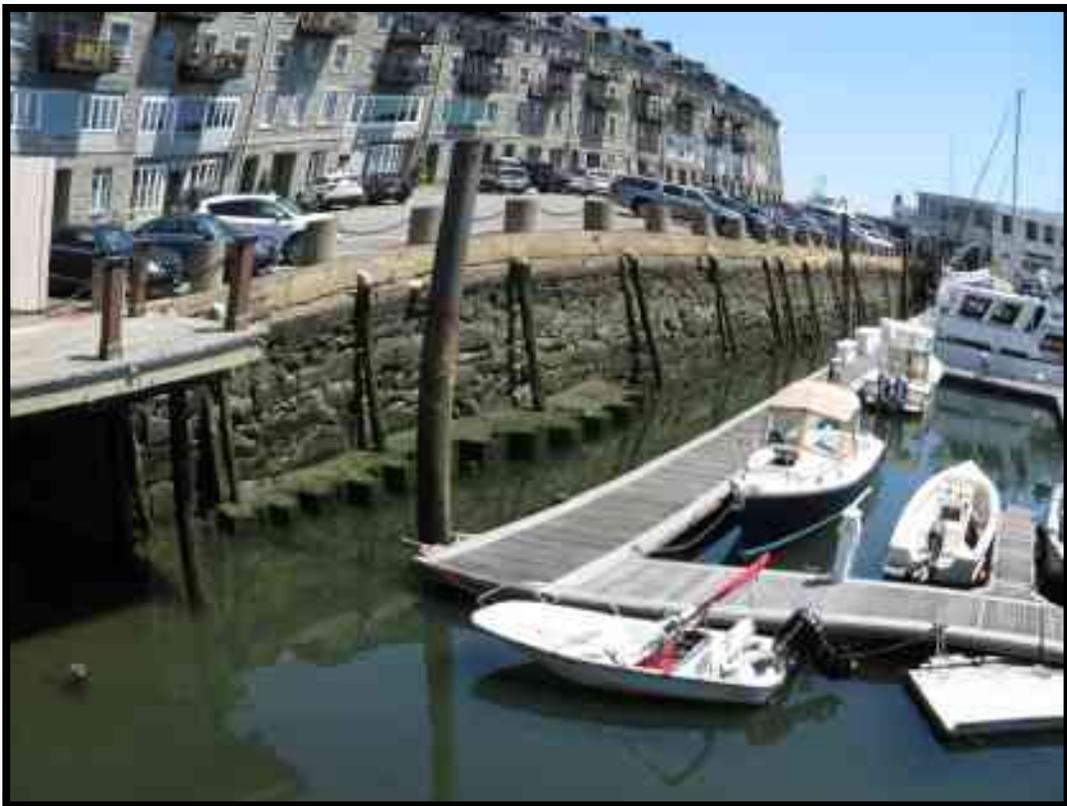
Other than LSTCSF, the only area subject to protection under the Massachusetts Wetlands Protection Act (M.G.L.c. 131, s. 40) that is proximate to the project site is Land Under the Ocean. This resource area consists of the bottom of Boston Harbor to the south of the Commercial Wharf bulkhead. Although no work is proposed to occur within this resource area, work to occur adjacent to the bulkhead, if uncontrolled or poorly managed, could result in discharges to the waters of the harbor and, ultimately, the land beneath. To minimize the potential for undesirable discharges, the following specific controls on construction are proposed.

1. Prior to initiating excavation activities at the site, all existing storm drain inlets south of the condominium building will be fitted with filter fabric to prevent infiltration of sediments into the drainage system. The installed filter fabric will remain in place until all work at the project site has been completed, at which time they will be removed for disposal at an appropriate waste disposal facility.
2. All work is to be conducted in a manner that will minimize the discharge of construction debris, including excavated material, into Boston Harbor. To this end, the work area will be cleaned at the conclusion of each work day, with collected debris and litter placed in a secure dumpster or roll-off container. Exposed side-cast excavate will be covered prior to weekends to minimize wind-blown dust.
3. Sawdust is to be collected each day and disposed of in the secure dumpster.
4. The contractor will be required to keep a boat available at the site to be used, if necessary, to collect debris accidentally entering the harbor waters.
5. Refueling of equipment will not be conducted within 25 feet of the edge of the wharf. A quick-absorbent material, such as Speedy Dry or equivalent, will be stored in a dry and readily accessible area of the work site for immediate use in the event of a spill or leak of petroleum-based fluids.

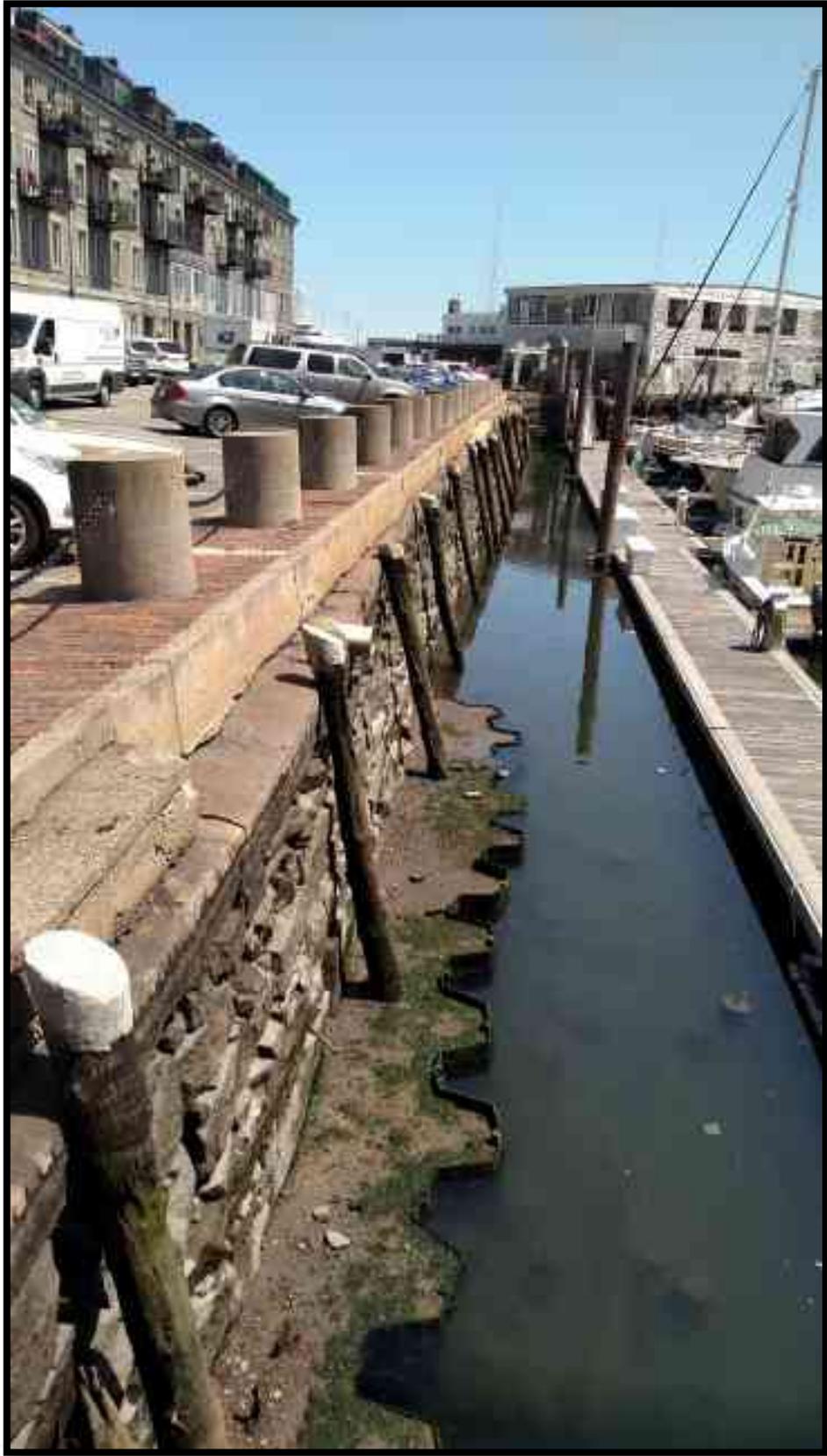
6. The contractor will be required to either install a designated washout area for the cleaning of concrete equipment and tools at the project site or remove all such equipment each day for cleaning at an appropriate off-site location. If a washout area is to be constructed at the project site, it is to be constructed of impermeable material, sized to contain both concrete waste and wash-water, and located at least 25 feet away from storm-drain inlets.
7. All equipment and unconsolidated materials are to be removed from the project site and any Land Subject to Coastal Storm Flowage in advance of any forecasted coastal flooding event.



Photograph 1. Existing South Boardwalk Site Looking West



Photograph 2. South Boardwalk Site Stone Bulkhead



Photograph 3. Existing South Boardwalk Site Looking East

National Flood Hazard Layer FIRMette



42°21'38.37"N



71°23'05.53"W

Legend

SEE FIS PC PORT FOR DETAILED LEGEND AND HOW TO VIEW THIS LAYER

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) From a V Zone	Area of Minimal Flood Hazard
	WITH BFE or Depth Zone of 40, 44, 48, or Regulatory Floodway	Effective LOMRAs
	0.2% Annual Chance Flood Hazard Area or 1% Annual Chance Flood with average depth less than one foot or with depths less than one square mile	Area of Undetermined Flood Hazard
	Future Candidate 1% Annual Chance Flood Hazard	Channel, Culvert, or Storm Drain
OTHER AREAS OF FLOOD HAZARD	Area with Reduced Flood Risk due to Levees See Notes	Levee, Dike, or Floodwall
	Area with Flood Risk due to Levees	
OTHER AREAS	Area of Minimal Flood Hazard	
	Effective LOMRAs	
GENERAL STRUCTURES	Area of Undetermined Flood Hazard	
	Channel, Culvert, or Storm Drain	
	Levee, Dike, or Floodwall	
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	
	Coastal Traversal	
	Base Flood Elevation Line (BFE)	
	Limit of Study	
	Jurisdiction Boundary	
	Coastal Traversal Baseline	
	Point 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 valid as described below. The base map shown complies with FEMA's mapping accuracy standards.

The flood hazard information is derived directly from the authoritative digital data provided by FEMA. This map was updated on 10/10/2019 at 5:46:24 PM and does not reflect changes or amendments subsequent to that date and time. The title and address information may change or become superseded by new data over time.

This map image is valid if the date of issue of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map revision date, community identifiers, FEMA panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.





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:

Commercial Wharf East

Boston

a. Street Address

b. City/Town

749522

\$237.50

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Cheryl

Delgreco, President

a. First Name

b. Last Name

Commercial Wharf East Condominium Association

c. Organization

49 Commercial Wharf East

d. Mailing Address

Boston

MA

02110

e. City/Town

f. State

g. Zip Code

617-723-4004

cdelgreco@comcast.net

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different)

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

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
Unlisted Activity	1	\$500	\$500

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$150.00 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.)

GEI



Consultants
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801

Eastern Bank
LYNN, MA 01901
60-179-113

749521

10/31/2019

NO. 749521

PAY One Hundred Fifty DOLLARS AND Zero CENTS \$ 150.00

TO THE
ORDER
OF

CITY OF BOSTON
ONE CITY HALL PLAZA
BOSTON, MA 02201
United States

VOID AFTER 180 DAYS

Kelly Stanton
AUTHORIZED SIGNATURE

SECOND SIGNATURE REQUIRED IF OVER \$25,000.00

⑈749521⑈ ⑆011301798⑆ 60 0248942⑈

GEI



Consultants
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801

Eastern Bank
LYNN, MA 01901
60-179-113

749522

10/31/2019

NO. 749522

PAY Two Hundred Thirty Seven DOLLARS AND Fifty CENTS \$ 237.50

TO THE
ORDER
OF

COMMONWEALTH OF MASS - DEP
DEPT. OF ENVIRONMENTAL PROTECTION
P.O. BOX 4062
BOSTON, MA 02211
United States

VOID AFTER 180 DAYS

Kelly Stanton
AUTHORIZED SIGNATURE

SECOND SIGNATURE REQUIRED IF OVER \$25,000.00

⑈749522⑈ ⑆011301798⑆ 60 0248942⑈

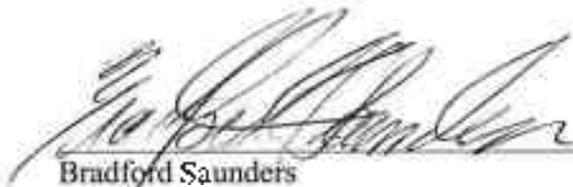
AFFIDAVIT OF SERVICE – ABUTTER NOTIFICATION

Massachusetts Wetlands Protection Act

I, Bradford Saunders, hereby certify under the pains and penalties of perjury, that on November 18, 2019, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and 310 CMR 10.05(4)(a) in connection with the following matter:

A Notice of Intent filed pursuant to the provisions of the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s. 40) with the conservation commission for the municipality of Boston, Massachusetts. The Notice of Intent addresses the construction of a boardwalk along the south side of Commercial Wharf East in Boston, Massachusetts.

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


Bradford Saunders


Date

Notification to Abutters

Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and its associated Rules and Regulations, you are hereby notified of the following:

- A. The name of the Applicant is Commercial Wharf East Condominium Association, 49 Commercial Wharf, Boston, MA 02110.
- B. The Applicant has filed a Notice of Intent with the Boston Conservation Commission. The Notice of Intent addresses a proposal to install a boardwalk along the south side of Commercial Wharf.
- C. The address of where the activities are located is the south side of Commercial Wharf East, 84 Atlantic Avenue and 32A to 68 Commercial Wharf.
- D. Copies of the Notice of Intent may be examined by contacting the Boston Conservation Commission at 617-635-3850.
- E. Copies of the Notice of Intent also may be obtained from GEI Consultants, Inc. (the Applicant's representative) by calling 774-277-6020 between the hours of 8:00 am and 5:00 pm, Monday through Friday.
- F. Information regarding the public hearing may be obtained from the Boston Conservation Commission by calling 617-635-3850.

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 also will be posted at the Boston City Hall not less than 48 hours in advance.

NOTE: You also may contact the Department of Environmental Protection (DEP) Northeast Regional Office at 978-694-3200 for more information about this request or the Wetlands Protection Act.

List of Abutters

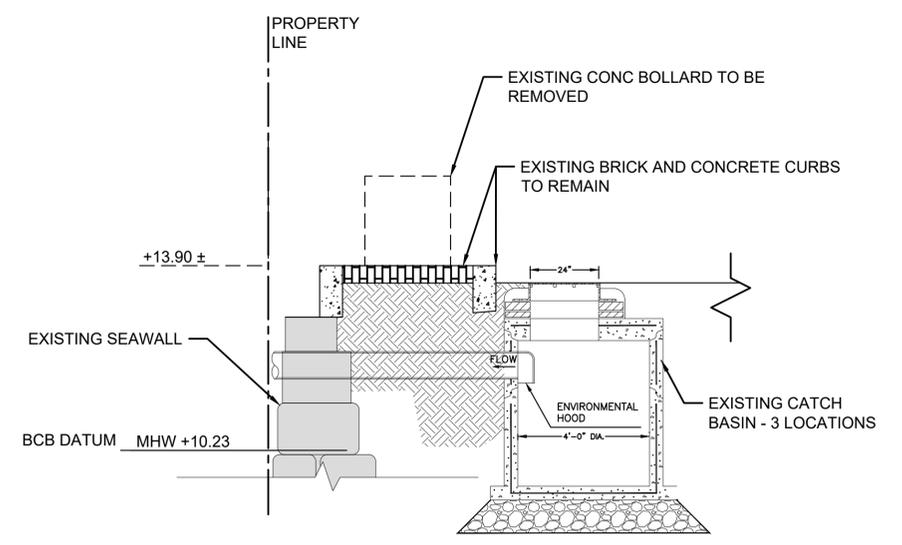
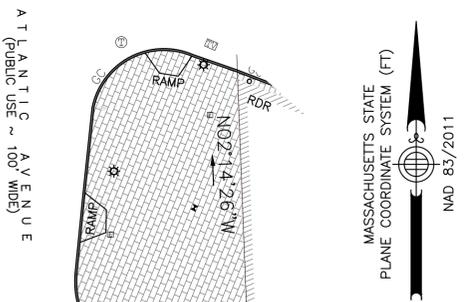
PID	OWNER	ADDRESS	CITY, STATE	ZIP
303024000	CITY OF BOSTON	BOSTON CITY HALL	BOSTON MA	2201
303028000	ATLANTIC WATERFRONT LLC	6475 CHRISTIE AV STE #300	EMERYVILLE CA	94608
303028040	COMMERCIAL WHARF EAST LLC	6900 TAVISTOCK LAKES BLVD #2	ORLANDO FL	32827
303028060	COMMERCIAL WHARF EAST LLC	6900 TAVISTOCK LAKES BLVD #2	ORLANDO FL	32827
303028080	BOSTON BOAT BASIN LLC	54 INN ST	NEWBURYPORT MA	1950
303028610	LHU LEQ BUK L TS	88 BLACK FALCON	S BOSTON MA	2210
303029050	DENORMANDIE PHILIP Y GP	12 MARSHALL ST	BOSTON MA	2108
303549000	GIGLIO MICHAEL F TRSTS	424 BROADWAY	SOMERVILLE MA	2145
303551000	AUSONIA HOMES ASSOCIATES	145 COMMERCIAL	BOSTON MA	2109

PLANS AND DRAWINGS

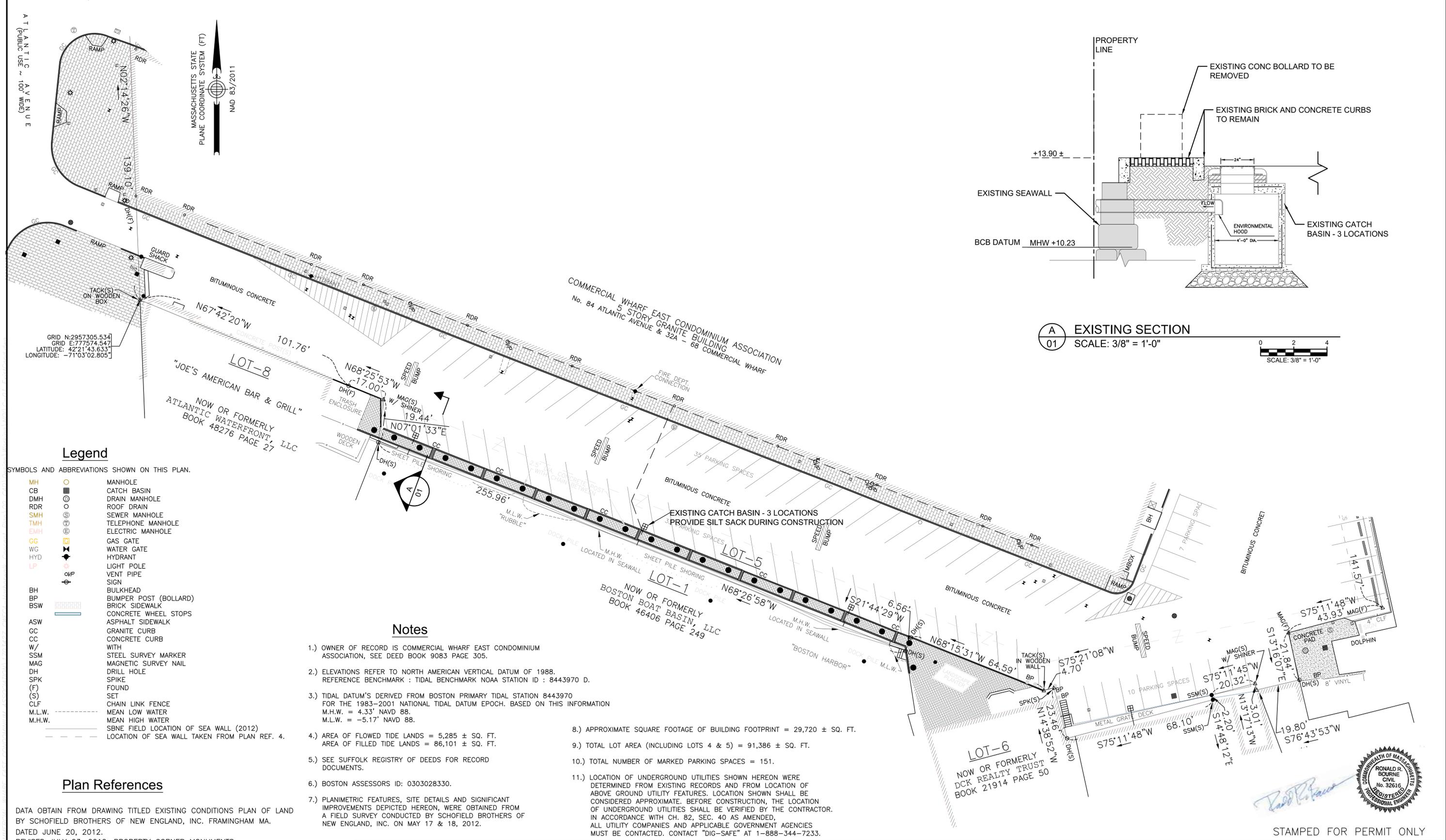


<p>IN: BOSTON AT: COMMERCIAL WHARF COUNTY: SUFFOLK STATE: MA</p>	<p>TITLE: LOCUS MAP COMMERCIAL WHARF</p>	<p>FIGURE 1 OF 1 DATE 10/15/19</p>
<p>PURPOSE: BOARDWALK</p>	<p>APPLICATION BY: COMMERCIAL WHARF EAST CONDOMINIUM</p>	





(A) EXISTING SECTION
01 SCALE: 3/8" = 1'-0"
 0 2 4
 SCALE: 3/8" = 1'-0"



Legend

SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN.

MH	○	MANHOLE
CB	■	CATCH BASIN
DMH	○	DRAIN MANHOLE
RDR	○	ROOF DRAIN
SMH	○	SEWER MANHOLE
TMH	○	TELEPHONE MANHOLE
EMH	○	ELECTRIC MANHOLE
GC	■	GAS GATE
WC	■	WATER GATE
HYD	■	HYDRANT
LP	○	LIGHT POLE
	○	VENT PIPE
	○	SIGN
BH	○	BULKHEAD
BP	○	BUMPER POST (BOLLARD)
BSW	■	BRICK SIDEWALK
ASW	■	CONCRETE WHEEL STOPS
GC	■	ASPHALT SIDEWALK
CC	■	GRANITE CURB
CC	■	CONCRETE CURB
W/	■	WITH
SSM	○	STEEL SURVEY MARKER
MAG	○	MAGNETIC SURVEY NAIL
DH	○	DRILL HOLE
SPK	○	SPIKE
(F)	○	FOUND
(S)	○	SET
CLF	○	CHAIN LINK FENCE
M.L.W.	---	MEAN LOW WATER
M.H.W.	---	MEAN HIGH WATER
---	---	SBNE FIELD LOCATION OF SEA WALL (2012)
---	---	LOCATION OF SEA WALL TAKEN FROM PLAN REF. 4.

Notes

- OWNER OF RECORD IS COMMERCIAL WHARF EAST CONDOMINIUM ASSOCIATION, SEE DEED BOOK 9083 PAGE 305.
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988. REFERENCE BENCHMARK : TIDAL BENCHMARK NOAA STATION ID : 8443970 D.
- TIDAL DATUM'S DERIVED FROM BOSTON PRIMARY TIDAL STATION 8443970 FOR THE 1983-2001 NATIONAL TIDAL DATUM EPOCH. BASED ON THIS INFORMATION M.H.W. = 4.33' NAVD 88. M.L.W. = -5.17' NAVD 88.
- AREA OF FLOWED TIDE LANDS = 5,285 ± SQ. FT. AREA OF FILLED TIDE LANDS = 86,101 ± SQ. FT.
- SEE SUFFOLK REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- BOSTON ASSESSORS ID: 0303028330.
- PLANIMETRIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC. ON MAY 17 & 18, 2012.
- APPROXIMATE SQUARE FOOTAGE OF BUILDING FOOTPRINT = 29,720 ± SQ. FT.
- TOTAL LOT AREA (INCLUDING LOTS 4 & 5) = 91,386 ± SQ. FT.
- TOTAL NUMBER OF MARKED PARKING SPACES = 151.
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED FROM EXISTING RECORDS AND FROM LOCATION OF ABOVE GROUND UTILITY FEATURES. LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233.

Plan References

- DATA OBTAIN FROM DRAWING TITLED EXISTING CONDITIONS PLAN OF LAND BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC. FRAMINGHAM MA. DATED JUNE 20, 2012.
 REVISED JULY 23, 2012: PROPERTY CORNER MONUMENTS
- SEE PLAN IN BOOK 10989 PAGE 274 & 281
 - SEE PLAN IN BOOK 11518 PAGE 5
 - SEE PLAN IN BOOK 11880 PAGE 298
 - SEE PLAN ENTITLED "DRAFT, EXISTING CONDITIONS, COMMERCIAL WHARF EAST, DATED DECEMBER 2004, PREPARED BY BOURNE CONSULTING ENGINEERING".
 - SEE PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND, COMMERCIAL WHARF, DATED NOVEMBER 10 2004, PREPARED BY HARRY R. FELDMAN, INC".

Attention:				
0 1"				
If this scale bar does not measure 1" then drawing is not original scale.				
NO.	DATE	ISSUE/REVISION	APP	
0	11/15/2019	NOI Filing		



Designed:	-
Checked:	-
Drawn:	-
Approved By:	-

COMMERCIAL WHARF EAST CONDOMINIUM ASSOCIATION
 49 COMMERCIAL WHARF
 BOSTON, MA

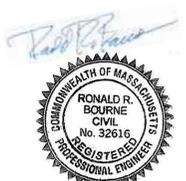
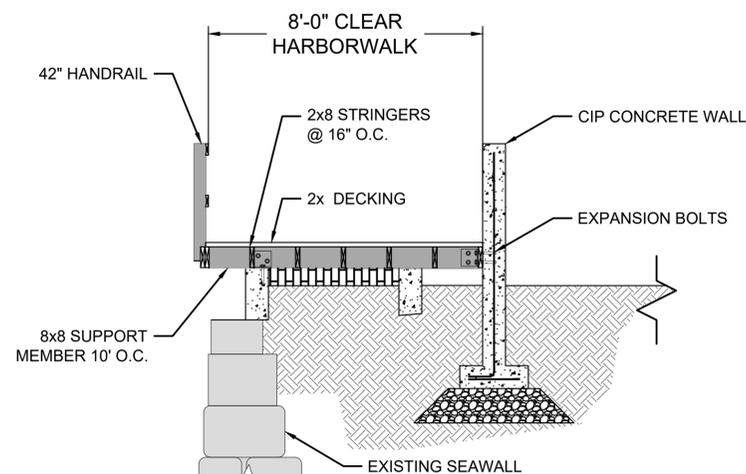
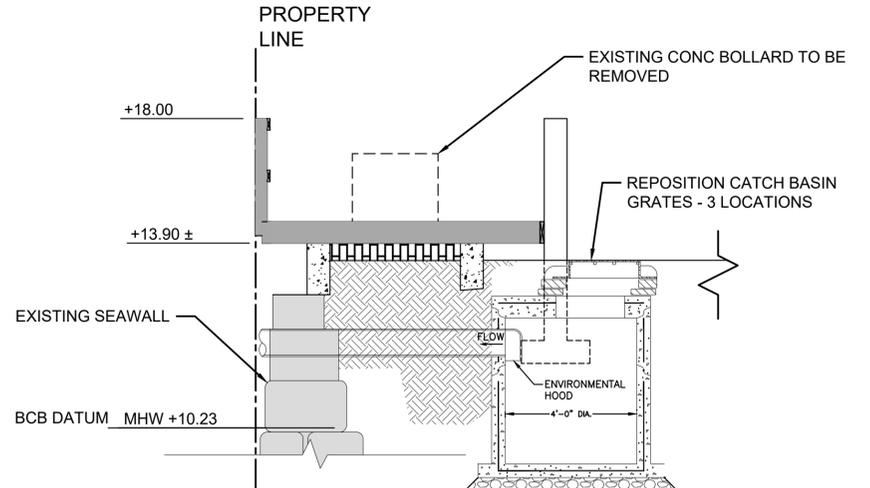
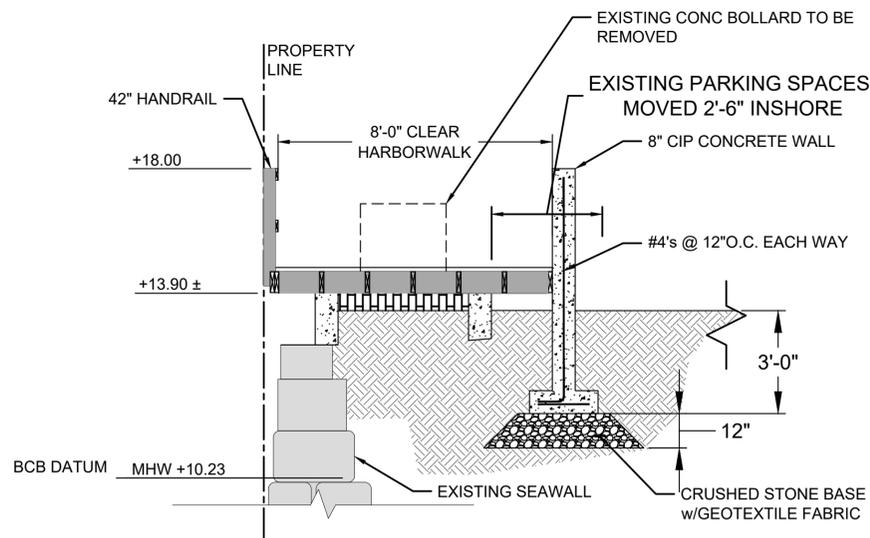
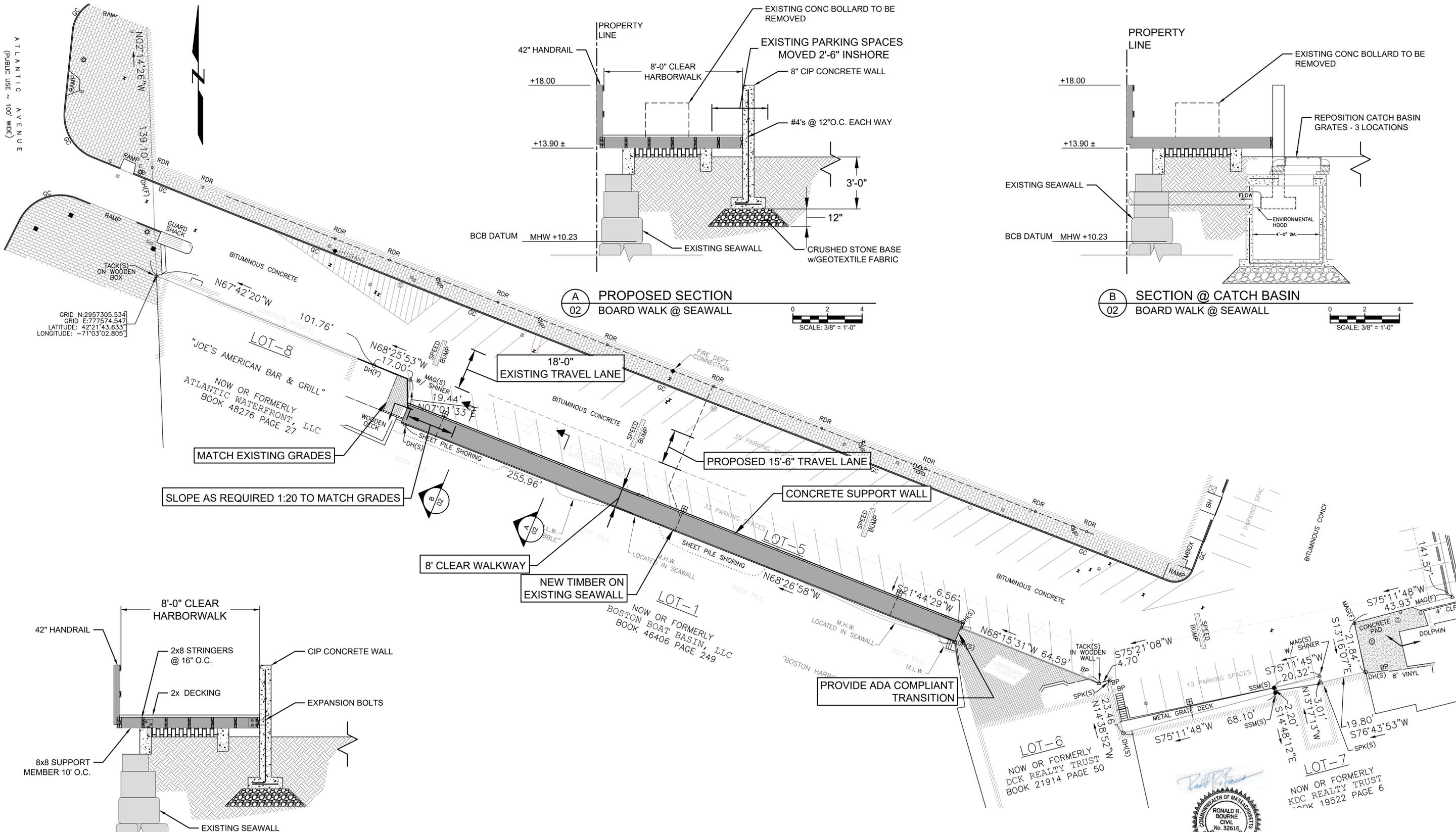
COMMERCIAL WHARF BOSTON, MA
 PROPOSED BOARDWALK - SOUTH SIDE

DWG. NO.	C-01
SHEET NO.	1

STAMPED FOR PERMIT ONLY



ATLANTIC AVENUE
(PUBLIC USE ~ 100' WIDE)



STAMPED FOR PERMIT ONLY

NO.	DATE	ISSUE/REVISION	APP
0	11/15/2019	NOI FILING	

Attention:			
If this scale bar does not measure 1" then drawing is not original scale.			



Designed:	-
Checked:	-
Drawn:	-
Approved By:	-

COMMERCIAL WHARF EAST
CONDOMINIUM ASSOCIATION
49 COMMERCIAL WHARF
BOSTON, MA
GEI Project 1703427

COMMERCIAL WHARF
BOSTON, MA
PROPOSED BOARDWALK - SOUTH SIDE
Proposed Conditions Plan & Sections

DWG. NO.	C-02
SHEET NO.	2