



Pier 3 Improvements / Luna Tug

Charlestown, MA

Notice of Intent

January 3, 2018

submitted to City of Boston Conservation

Commission submitted by Luna Preservation Society

prepared by Fort Point Associates, Inc.

in association with
Childs Engineering Corporation

TABLE OF CONTENTS

NOTICE OF INTENT TRANSMITTAL

NOTICE OF INTENT WPA FORM 3

ATTACHMENT A. SUPPLEMENTAL INFORMATION

A.1	PROJECT CONTEXT	1
A.2	EXISTING CONDITIONS	1
A.3	PROJECT DESCRIPTION	1
A.4	WETLAND RESOURCES	2
A.5	COMPLIANCE WITH WPA PERFORMANCE STANDARDS	3
A.6	CONSTRUCTION PERIOD MITIGATION	5

LIST OF FIGURES

- Figure 1: Aerial / Project Site
- Figure 2: Existing Conditions Photographs
- Figure 3: FEMA Flood Insurance Rate Map

ATTACHMENT B. PROJECT NOTIFICATION

ATTACHMENT C. PROJECT PLANS

NOTICE OF INTENT TRANSMITTAL



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
Category 5: New gangway (50 LF)	1	\$200	\$200
Category 5: New Docks (40 LF)	2	\$160	\$320
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$520.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$520.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$247.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$75.00 (Boston)</u>
	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.)

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

7058

FORT POINT ASSOCIATES, INC.
31 STATE STREET, 3rd FLOOR
BOSTON, MASSACHUSETTS 02109

EZShield™ Check Fraud
Protection for Business
5-7515/110

DATE 1/3/18

PAY TO THE ORDER OF Commonwealth of MA \$ 247.50

two hundred forty seven and 50/100 DOLLARS

VOID AFTER 60 DAYS

FOR  **Santander**
Santander Bank, N.A.

Luna NoI

James M Fay MP



⑈007058⑈ ⑆011075150⑆ 65900016570⑈

Details on back Security Features

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

7059

FORT POINT ASSOCIATES, INC.
31 STATE STREET, 3rd FLOOR
BOSTON, MASSACHUSETTS 02109

EZShield™ Check Fraud
Protection for Business
5-7515/110

DATE 1/3/18

PAY TO THE ORDER OF City of Boston \$ 75.00

seventy five and 00/100 DOLLARS

VOID AFTER 60 DAYS

FOR  **Santander**
Santander Bank, N.A.

Luna NoI

James M Fay MP



⑈007059⑈ ⑆011075150⑆ 65900016570⑈

Details on back Security Features

NOTICE OF INTENT WPA FORM 3

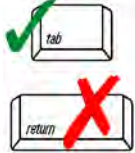


WPA Form 3 – Notice of Intent

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

MassDEP File Number
Document Transaction Number
Charlestown
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>Charlestown Navy Yard Pier 3 (Baxter Road)</u> a. Street Address	<u>Charlestown</u> b. City/Town	<u>02129</u> c. Zip Code
<u>Latitude and Longitude:</u>	<u>42 22 21.68</u> d. Latitude	<u>-71 03 17.77</u> e. Longitude
<u>2047</u> f. Assessors Map/Plat Number	<u>0203505000</u> g. Parcel /Lot Number	

2. Applicant:

<u>Brent</u> a. First Name	<u>Dibner</u> b. Last Name	
<u>Luna Preservation Society</u> c. Organization		
<u>P.O. Box 1866</u> d. Street Address		
<u>Brookline</u> e. City/Town	<u>MA</u> f. State	<u>02446</u> g. Zip Code
<u>617-277-1101</u> h. Phone Number	<u>617-277-4448</u> i. Fax Number	<u>bdibner@dibmar.com</u> j. Email Address

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

<u>Richard</u> a. First Name	<u>McGuinness</u> b. Last Name	
<u>Boston Planning and Development Agency</u> c. Organization		
<u>One City Hall Square</u> d. Street Address		
<u>Boston</u> e. City/Town	<u>MA</u> f. State	<u>02201</u> g. Zip Code
<u>617-918-4237</u> h. Phone Number	<u>i. Fax Number</u>	<u>j. Email address</u>

4. Representative (if any):

<u>Julie</u> a. First Name	<u>Conroy</u> b. Last Name	
<u>Fort Point Associates, Inc.</u> c. Company		
<u>31 State Street, 3rd Floor</u> d. Street Address		
<u>Boston</u> e. City/Town	<u>MA</u> f. State	<u>02109</u> g. Zip Code
<u>617-353-7044x205</u> h. Phone Number	<u>i. Fax Number</u>	<u>jconroy@fpa-inc.com</u> j. Email address

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

<u>\$322.50</u> a. Total Fee Paid	<u>\$247.50</u> b. State Fee Paid	<u>\$75</u> c. City/Town Fee Paid
--------------------------------------	--------------------------------------	--------------------------------------



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
Charlestown
City/Town

A. General Information (continued)

6. General Project Description:

Construction of a floating dock for the historic tugboat Luna, consisting of two 10' x 40' steel floats and four steel mooring piles. The floats are to be accessed by a gated, 60' long aluminum gangway with one end attached to the Pier 3 edge and the other end bearing on the floats.

7a. Project Type Checklist:

- | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input checked="" type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a 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:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County
09182
c. Book

b. Certificate # (if registered land)
134
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.

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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



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

Charlestown

City/Town

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

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
d. Bordering Land Subject to Flooding
e. Isolated Land Subject to Flooding
f. Riverfront Area
2. Width of Riverfront Area (check one):
3. Total area of Riverfront Area on the site of the proposed project:
4. Proposed alteration of the Riverfront Area:
5. Has an alternatives analysis been done and is it attached to this NOI?
6. Was the lot where the activity is proposed created prior to August 1, 1996?

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

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.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. Designated Port Areas
b. Land Under the Ocean
c. Barrier Beach
d. Coastal Beaches
e. Coastal Dunes



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

Charlestown

City/Town

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

	<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 checked="" type="checkbox"/> Land Containing Shellfish	_____	
	8	
	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 type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	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

C. Other Applicable Standards and Requirements

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://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/online_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
100 Hartwell Street, Suite 230
West Boylston, MA 01583**

2008
b. Date of map



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
Charlestown
City/Town

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

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.1.d, 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).*

1. 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
3. 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
 - (c) MESA filing fee (fee information available at: http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address
Projects altering 10 or more acres of land, also submit:
 - (d) Vegetation cover type map of site
 - (e) Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm>, regulatory review tab). 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.



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
Charlestown
City/Town

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

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

2. 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 or hand delivery of NOI to either:

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

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.

3. 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

4. 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

5. 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

6. 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

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



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
Charlestown
City/Town

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

- 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

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.
- 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 Attachment A. Supplemental Information, Attachment C. Notification, & Attachment B. Plans

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.



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Charlestown

City/Town

E. Fees

- 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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name

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

Jan. 3, 2018

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.

Attachment A

SUPPLEMENTAL INFORMATION

ATTACHMENT A. SUPPLEMENTAL INFORMATION

A.1 PROJECT CONTEXT

The historic Luna Tugboat, a National Historic Landmark, is currently docked at the Fitzgerald Shipyard in Chelsea. The Tug is the last full-sized wood-hulled docking harbor tug afloat on the U.S. Gulf and Atlantic coasts and has become a landmark destination. The Boston Planning and Development Agency (the “Applicant”), in partnership with the Luna Preservation Society, is proposing to relocate the Tug to Pier 3 in Charlestown after making improvements to the existing dock. The proposed work involves the installation of a new dock, gangway, and ramps associated with berthing the Luna (the “Project”). The Applicant is submitting this Notice of Intent to receive an Order of Conditions for the project from the Boston Conservation Commission.

A.2 EXISTING CONDITIONS

Pier 3 is located within the Charlestown Navy Yard, a National Park Service Site, that is accessed from Chelsea Street in Charlestown, MA. The existing Pier is surrounded by Boston Harbor on its north and east sides, and a series of historic warehouses and Baxter Road on its south side (the “Site”, see Figure 1. Aerial / Project Site). The existing dock is a 15 x 78-foot pile-supported fixed pier that extends southeastward into Boston Harbor (see Figure 2. Existing Conditions Photographs). The Massachusetts Bay Transportation Authority Inner Harbor ferry was located on Pier 3 until it was relocated across the waterway to Pier 4.

A.3 PROJECT DESCRIPTION

The Proposed Project includes minor improvements to the existing dock, the installation of a new floating dock system within the Project area. Specifically, the Project will result in the attachment of the existing dock structure via a new aluminum gangway, to two (2) 10 x 40’ steel floats. The floats will include concrete ballast blocks to achieve the required 3’ freeboard height, which will eliminate list and trim, and protect the dock from Sea Level Rise impacts. The floats will be held in place via four new 18” pipe mooring pilings, to be driven to El. - 50’ (BCB), and joined together by a rubber connector. The Project also includes the removal of a dilapidated steel guardrail and installation of a new railing and light post within the existing dock area. (See Attachment C. Project Plans.)

A.4 WETLAND RESOURCES

The Project area includes a series of coastal wetland resources including Land Subject to Coastal Storm Flowage (“LSCSF”), Land Under the Ocean (“LUO”), and LUO Underlying an Anadromous / Catadromous fish run. Table 1 lists each resource area and its existing features.

Table 1: Coastal Wetland Resources

RESOURCE	EXISTING LOCATION/CONDITION
LSCSF	Existing Dock
LUO	MLW seaward; coastal sediment covered by water at all tides, no submerged bars present
LUO Underlying A Fish Run	MLW seaward; anadromous fish migration (rainbow trout, blueback herring, and alewife)

These coastal wetlands are subject to the Massachusetts Wetlands Protection Act (WPA) under state jurisdiction, as well as Federal regulation pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Coastal wetlands areas were identified in accordance with criteria and guidance developed by state and federal wetland regulatory agencies. Specifically, resource areas were determined by tidal elevation and landform, in conjunction with a reference check against data provided by Massachusetts Geographic Information Systems (Mass GIS), and a visual site inspection.

The following sub-sections include a description of existing conditions and the significance of each resource area in terms of WPA interests.

A.4.1 LAND SUBJECT TO COASTAL STORM FLOWAGE

LSCSF is defined in the Wetlands Protection Act at 310 CMR 10.04 as: “land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, whichever is greater.” Flood Insurance Rate Maps (“FIRM”) produced by the Federal Emergency Management Agency (“FEMA”) are used to determine coastal flood elevation. The majority of Pier 3 is located within the 100-year flood plain, according to the revised FIRM map for this section of Boston (Map # 25025C0081J), and thus the existing dock is entirely within this zone. The base flood elevation for Pier 3 is El. 11’ (NAVD 88), or El. 4.53’ Boston City Base (“BCB”), which is designated as a velocity zone; subject to wave action. (See Figure 3. FEMA Flood Insurance Rate Map.)

A.4.2 LAND UNDER THE OCEAN

LUO resources extend from the MLW line, seaward to the boundary of the municipality's water resource jurisdiction (310 CMR 10.25). LUO resources provide feeding areas, spawning grounds, and nursery habitat for many coastal organisms related to marine fisheries, as well as important food for waterfowl. Nearshore areas of LUO also may help reduce storm and flood damage by buffering the high-energy effects of storms and dissipating wave energy with submerged bars.

LUO occurs at the Site below MLW, approximately at El. 1.29' (BCB). The Project Team conducted a spatial analysis using MassGIS data in addition to on-site observations to assess the LUO resource area, particularly to identify submerged aquatic vegetation. This analysis revealed no such vegetation within the Project area. Furthermore, the LUO resource area is not known to contain any significant number of shellfish or submerged bars to supply sediment to adjacent beaches. Due to the absence of marine grasses, the LUO resource area is not significant to providing food for birds or other wildlife. However, Boston Harbor has been designated as essential fish habitat for winter flounder, Atlantic Cod, and various skate species, and therefore; Time of Year ("TOY") construction limitations set-forth by the Division of Marine Fisheries apply.

A.4.3 LAND UNDER THE OCEAN THAT UNDERLIE AN ANADROMOUS/ CATADROMOUS FISH RUN

The Wetlands Protection Regulations define this resource area as: "area[s] within estuaries, ponds, streams, creeks, rivers, lakes or coastal waters, which is a spawning or feeding ground or passageway for anadromous or catadromous fish and which is identified by the Division of Marine Fisheries or has been mapped on the Coastal Atlas of the Coastal Zone Management Program" ("CZM") (310 CMR 10.35). Although Boston Inner Harbor is not mapped as an Anadromous/Catadromous Fish Run by CZM, anadromous fish use the Harbor for passageway, including rainbow trout, blueback herring, and alewife, and therefore; TOY restrictions apply.

A.5 COMPLIANCE WITH WPA PERFORMANCE STANDARDS

Project-related impacts to coastal wetland resources include the permanent alteration of 8 sq. ft. of bottom sediment due to the installation of four (4) piles to secure the new floats. It is possible that construction could result in temporary impacts from dispersal of sediments within the water column. Work within, and near, the tidal zone is well understood and frequently permitted and conditioned in Boston Harbor. However, the Project has been designed to avoid impacts to resource areas and minimize impacts in areas where they are unavoidable.

Table 2: Resource Area Impacts

RESOURCE AREA	PROJECT ACTIVITIES	IMPACT	TYPE
LUO	Installation of 4 piles (8 sq. ft.)	Alteration of bottom sediment	Permanent
LUO	Deck improvements, installation of gangway and floats	Potential construction-related turbidity and sedimentation	Temporary

A description of proposed Project activities and resulting impacts to each resource, relevant performance standards, and compliance with these standards are explained in the following sections. Mitigation for resource impacts are explained in Section 6.

A.5.1 LAND SUBJECT TO COASTAL STORM FLOWAGE (310 CMR 10.04)

Improvements to the existing Pier 3 dock will occur within the LSCSF resource area. However, the fill and bulkhead supporting the dock were previously authorized under historic permits. Improvements, inclusive of the railing replacement and light post installation, will not result in permanent impacts to LSCSF. Although there are no performance standards for this resource area, the Applicant understands the importance of LSCSF for coastal flooding and storm surge protection, and therefore; suggests only minimal changes to the functioning dock.

A.5.2 LAND UNDER THE OCEAN (310 CMR 10.25)

The Wetlands Regulations at 310 CMR 10.25(5) state that projects: *“shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.”* The Project will include pile-driving to secure the two new floats. Bottom topography within the footprint of the new piles (18” diameter) will occur. However, bottom topography in all other areas of the Project will be untouched. There are no submerged aquatic vegetation or tidal flats within the Project area to be adversely affected. Boston Harbor is a designated shellfish growing area, although shellfishing is prohibited within the area due to current water quality degradation. However, the applicant understands that TOY construction limitations associated with shellfish spawning (July/August) may apply.

The Regulations state that: *“no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.”* According to the Natural Heritage and Endangered Species Program’s MassGIS data: *“Estimated Habitat of State-listed Rare Wetlands Wildlife,”* there are no specified habitat sites of rare vertebrate or invertebrate species located within the Project area.

A.5.3 LUO UNDERLYING AN ANADROMOUS / CATADROMOUS FISH RUN (310 CMR 10.35)

The Wetlands Regulations state that: *“Any project on such land...shall not have an adverse effect on the anadromous or catadromous fish run by:*

- a) *impeding or obstructing the migration of the fish, unless DMF has determined that such impeding or obstructing is acceptable...;*
- b) *changing the volume or rate of flow of water within the fish run; or*
- c) *impairing the capacity of spawning or nursery habitats necessary to sustain the various life stages of the fish (310 CMR 10.35(3)).”*

The Project includes pile-driving to secure the two new floats, therefore; alteration to bottom topography within the footprint of the four new will occur. This installation is unlikely to permanently obstruct anadromous / catadromous fish migration within the Harbor due to the limited size of this benthic alteration (18” pile diameter x 4 = 72 inches). The Project will not result in a change in the volume or rate of flow.

The Regulations at 310 CMR 10.35(4) state: *“Unless otherwise allowed by DMF...disposal of Dredged Material or filling in a fish run shall be prohibited between March 15th and June 15th in any year. Since anadromous fish use the Harbor for passageway, and the Harbor is designated as essential fish habitat, Project work will not occur between March 15th and June 15th.*

A.6 CONSTRUCTION PERIOD MITIGATION

Construction is expected to begin as soon as possible. Installation of engineered structures will occur within the waterbody, however; most of the construction will be conducted from land. The Applicant will commit to following mitigation measures for the proposed work, including, but not limited to, those listed below.

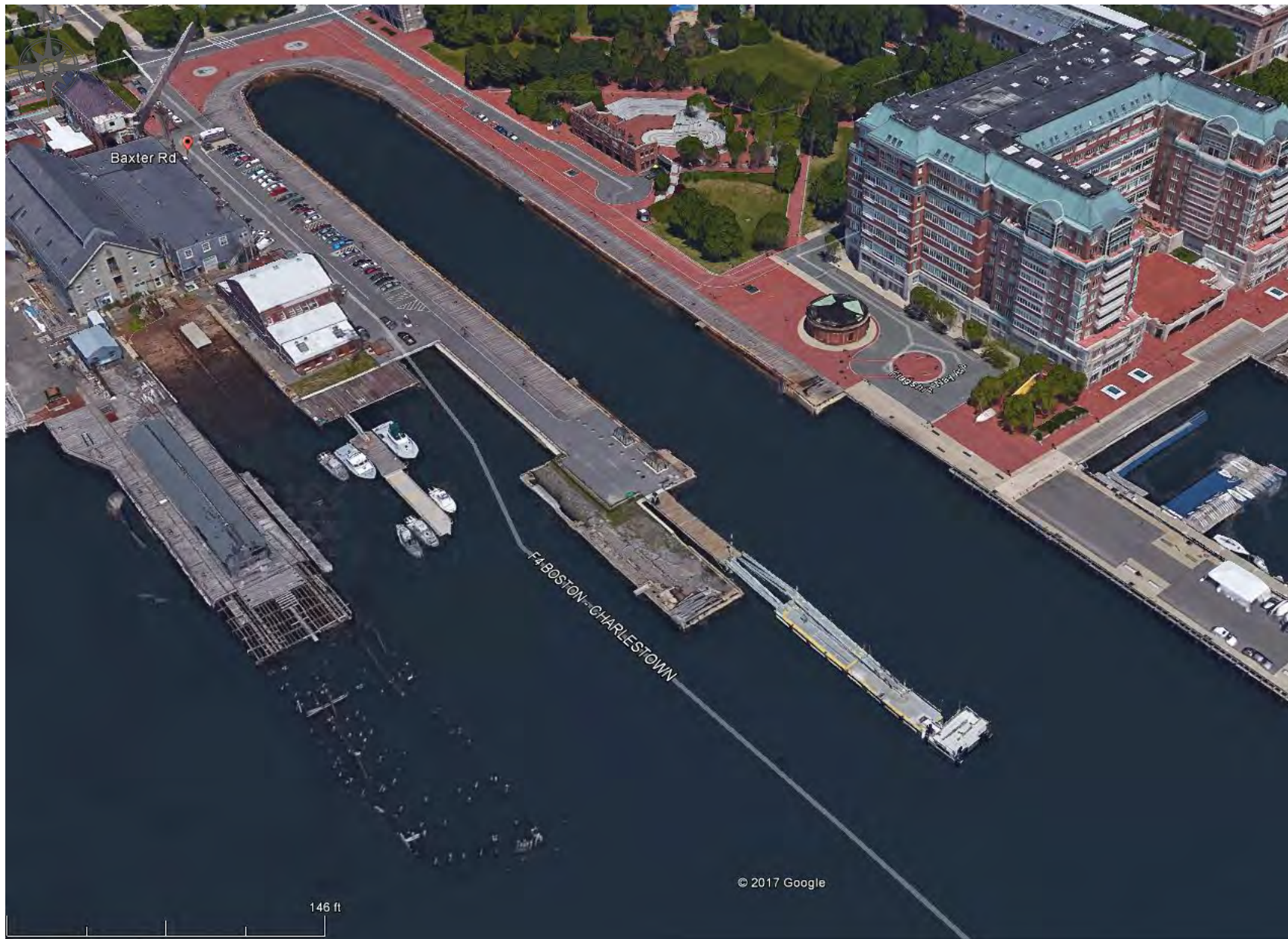
1. Project work will not occur between March 15th and June 15th.
2. Floating booms and silt curtains will be used to control turbidity and sedimentation throughout the construction period, which will be inspected daily. Any debris will be removed so that the boom remains functional.
3. Sedimentation control measures will be installed at the Site including erosion control filter for drain covers or grates, as necessary.
4. A spill response plan will be included with Project Plans that includes:
 - a. Minor Spill Responses:
 - Cease work;
 - Isolate and containment;

- Spill kit (absorption bags and pads, oil absorption boom, waste material handling gloves, waste container bags);
- b. Major Spill Responses:
- Cease work;
 - Isolate and containment;
 - Spill kit deployment;
 - Notify authorities.



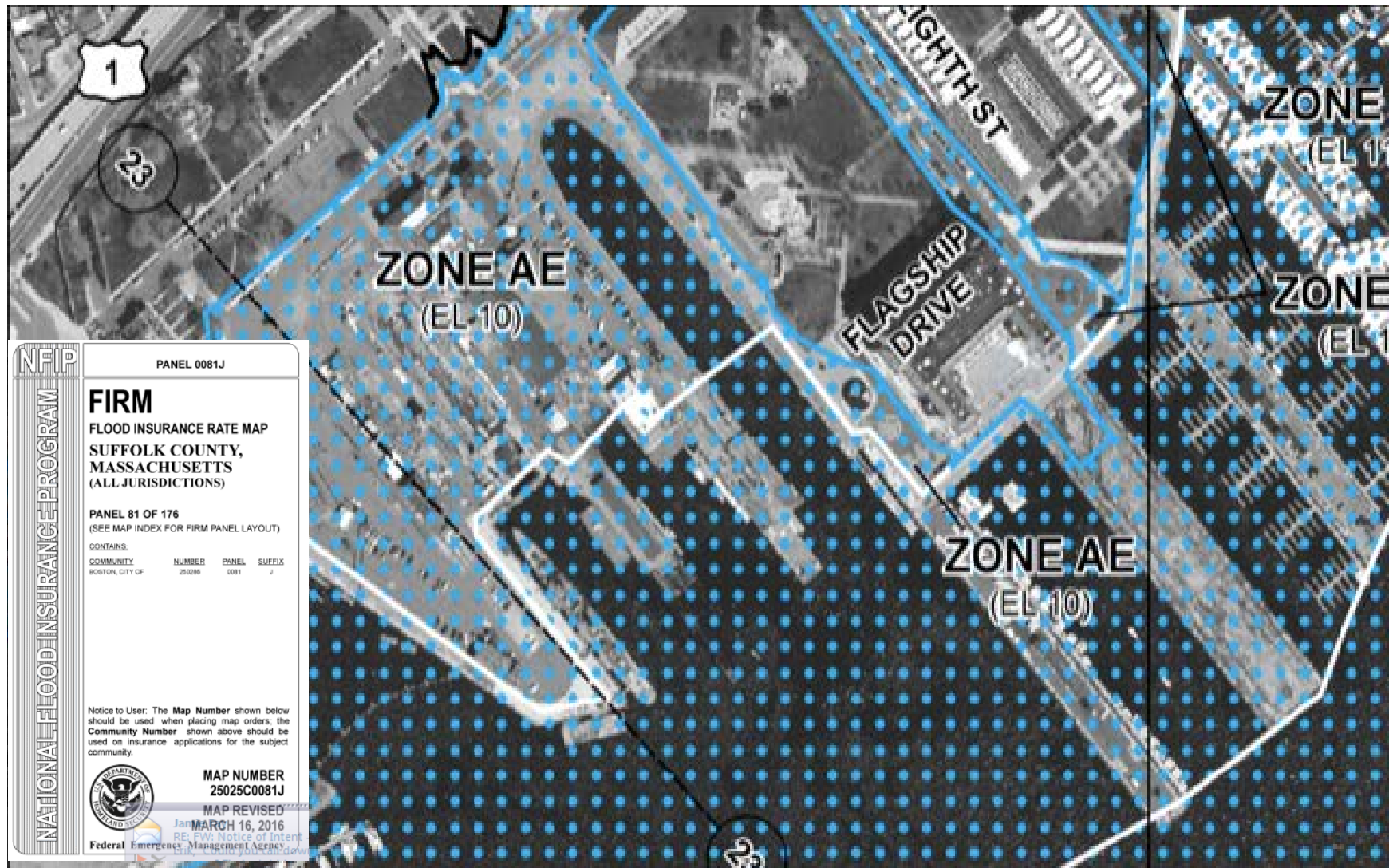
Charlestown, Massachusetts

Figure 2. Quadrangle Map
Source: USGS, 2017



Charlestown, Massachusetts

Figure 3. Aerial View
Source: Google, 2017



Charlestown, Massachusetts

Figure 4: Flood Map
Source: FEMA, March 2016 / ESRI



Existing Dock



View from Pier 4

Attachment B

PROJECT NOTIFICATION

ATTACHMENT B: PROJECT NOTIFICATION

The following table lists abutters of the Project Site that are within 100 feet of the property line, as obtained from the City of Boston Assessing Department.

Parcel	Property	Owner Name	Owner Address
0203503000	93 CHELSEA ST, BOSTON MA 02129	U.S. Dept. of Interior	93 CHELSEA ST, BOSTON MA 02129
0203505100	197 EIGHTH ST, BOSTON MA 02129	FLAGSHIP WHARF CONDO ASSN.	197 EIGHTH ST, CHARLESTOWN MA 02129

The attached notification will be mailed to abutters, as well as posted within the local newspaper (Boston Herald), explaining where copies of the Notice of Intent may be examined or obtained and where information on the date, time, and location of the public hearing may be obtained.

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

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

- A. The name of the applicant is **Luna Preservation Society**. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission to remove, till, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40).
- B. The address of the lot where the activity is proposed is **Pier 3, Charlestown Navy Yard (Baxter Road), Boston, Massachusetts 02129.**
- C. Copies of the notice of Intent may be examined at **Boston City Hall** between the hours of **8 AM and 4 PM** on the following days of the weeks: **Monday through Thursday.** For more information, call **the Constituent Service Center** at **BOS: 311.**
- D. Copies of the Notice of Intent may be obtained from the applicant's representative by calling this telephone number **(617) 357-7044 x 208** between the hours of **9 AM and 5 PM** on the following days of the week: **Monday through Friday.**
- E. Information regarding the date, time, and place of the public hearing may be obtained from **Boston Conservation Commission** by calling this telephone number: **(617) 635-3850** between the hours of and on the following days of the week: **8 AM to 4 PM, Monday through Thursday.**

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 in the City or Town Hall not less than forty-eight (48) hours in advance.

*NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the **Northeast Region: (978) 661-3200.***



January 3, 2018

Division of Marine Fisheries
Gloucester Field Office
30 Emerson Ave
Gloucester, MA 01930

Attn: Environmental Reviewer

RE: Notice of Intent – Pier 3 Improvements / Luna Tug

Dear Sir/Madam:

On behalf of Luna Preservation Society (the “Applicant”), Fort Point Associates, Inc. has submitted the enclosed Notice of Intent (NOI) for the installation of a new dock, gangway, and ramps associated with berthing the historic Luna Tugboat at Pier 3 at the Charlestown Navy Yard (the “Project”). The Applicant is submitting this Notice of Intent to receive an Order of Conditions for the project from the Boston Conservation Commission. We are seeking the Commission’s review and approval of the Project.

The NOI provides the details about the Project, the regulatory context for the application, protected resource areas, and how the project complies with applicable regulatory standards of the Wetlands Protection Act.

Please feel free to contact me at 617-357-7044, ext. 208, with any questions or concerns.

Sincerely,

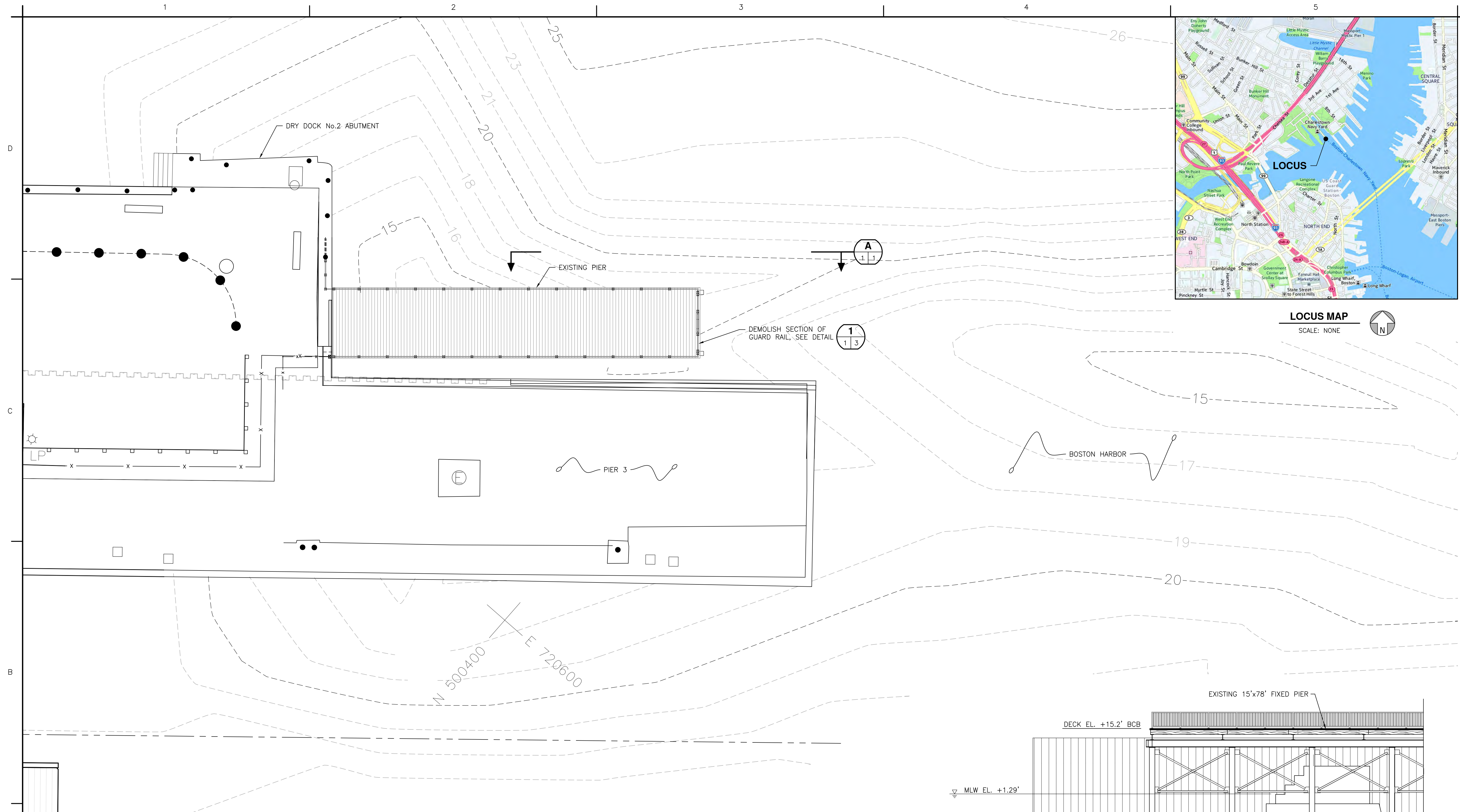
Julie Conroy, AICP
Fort Point Associates, Inc.

Encl: Notice of Intent with forms and attachments.

Attachment C

PROJECT PLANS

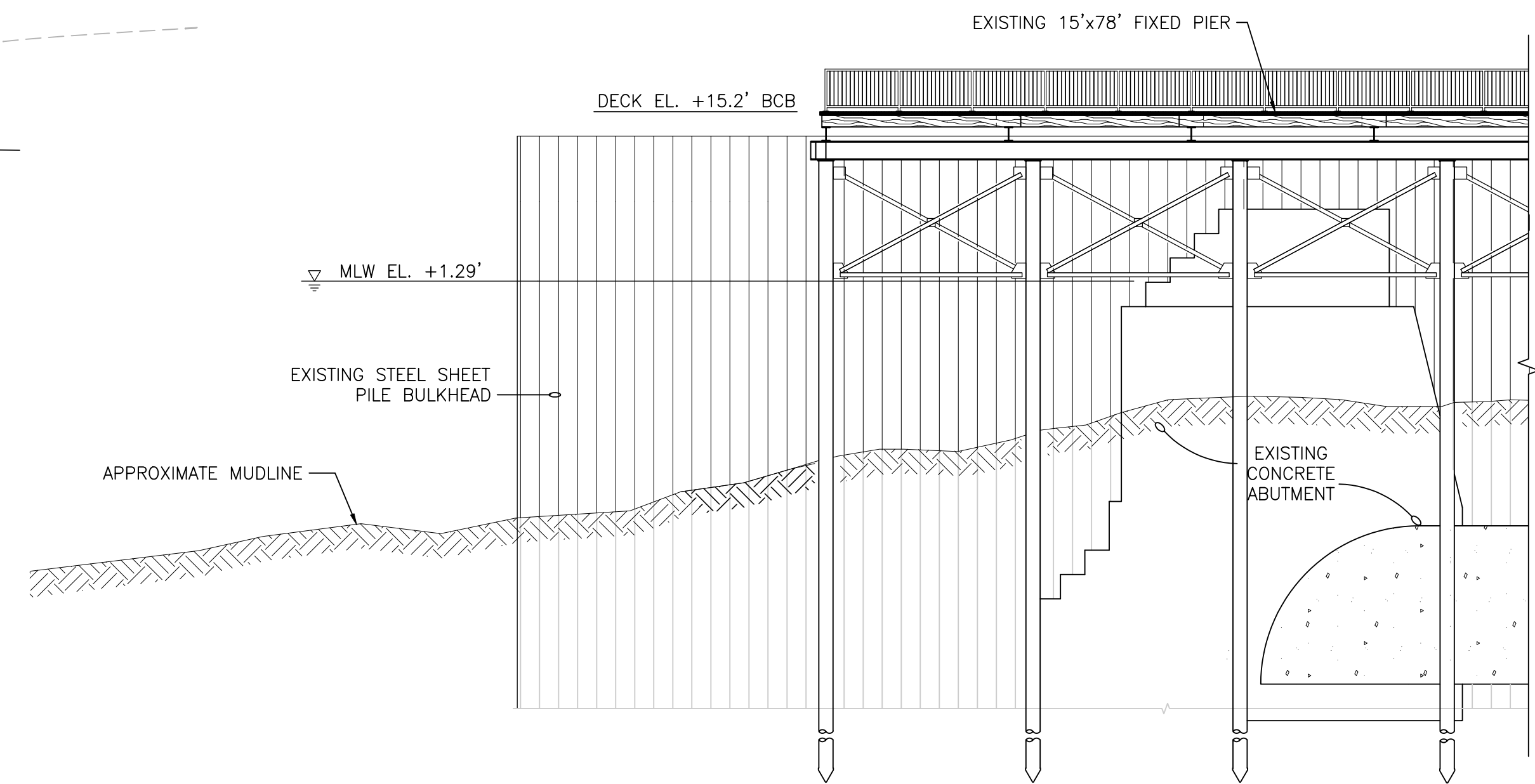
TOM QUINN K:\2265-11.00 LUNA BERTH - PIER 4 -LUNA PRESERVATION SOCIETY\CADD\PERMIT DWGS\NON\PIER 3\226511-X-201 EXISTING PLAN.DWG Jan 03, 2018 - 2:32pm



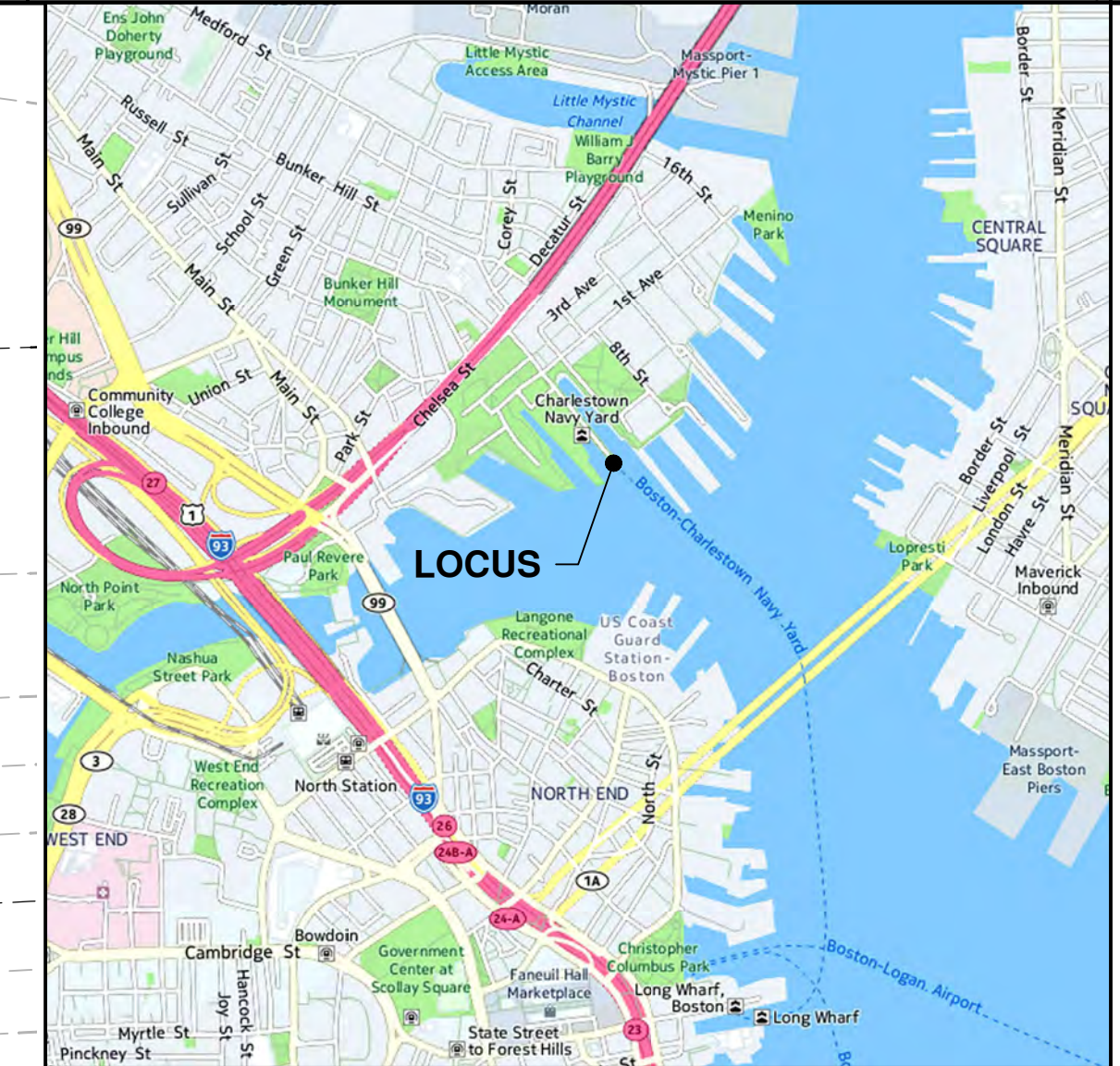
EXISTING PLAN
SCALE: 1"=10'-0"

GENERAL NOTES:

1. INSTALL A TEMPORARY SECURITY/CONSTRUCTION FENCE AS DIRECTED BY THE OWNER.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIAL, COMMENCING ANY FABRICATION, OR PERFORMING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS OR DIMENSIONS WHICH VARY FROM THOSE SHOWN ON THE DRAWINGS AND INCORPORATE SUCH VARIATIONS IN THE CONSTRUCTION AS APPROVED BY THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE ALL NECESSARY CARE TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION BY OR AS A RESULT OF HIS OPERATIONS. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE AND PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS. NO MATERIAL SHALL BE DEPOSITED INTO BOSTON HARBOR.
5. CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS IN THE ENVIRONMENTAL PERMITS. OWNER SHALL PROVIDE ENVIRONMENTAL PERMITS TO THE CONTRACTOR.

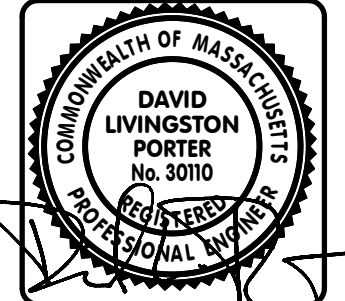
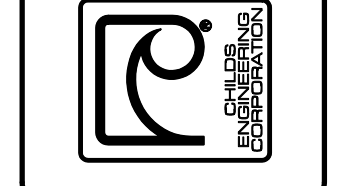


A
EXISTING ELEVATION
SCALE: 1"=10'-0"



LOCUS MAP
SCALE: NONE

CHILDS ENGINEERING CORPORATION
BOX 333 MEDFIELD, MASSACHUSETTS 02052 U.S.A.
Phone: (608) 359-8945 Fax: (608) 359-2751
E-mail: mol@childsendg.com



Mark	Date	Appr.	Description

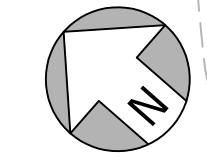
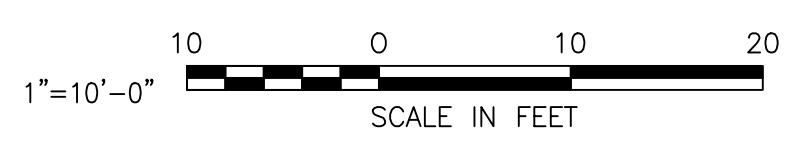
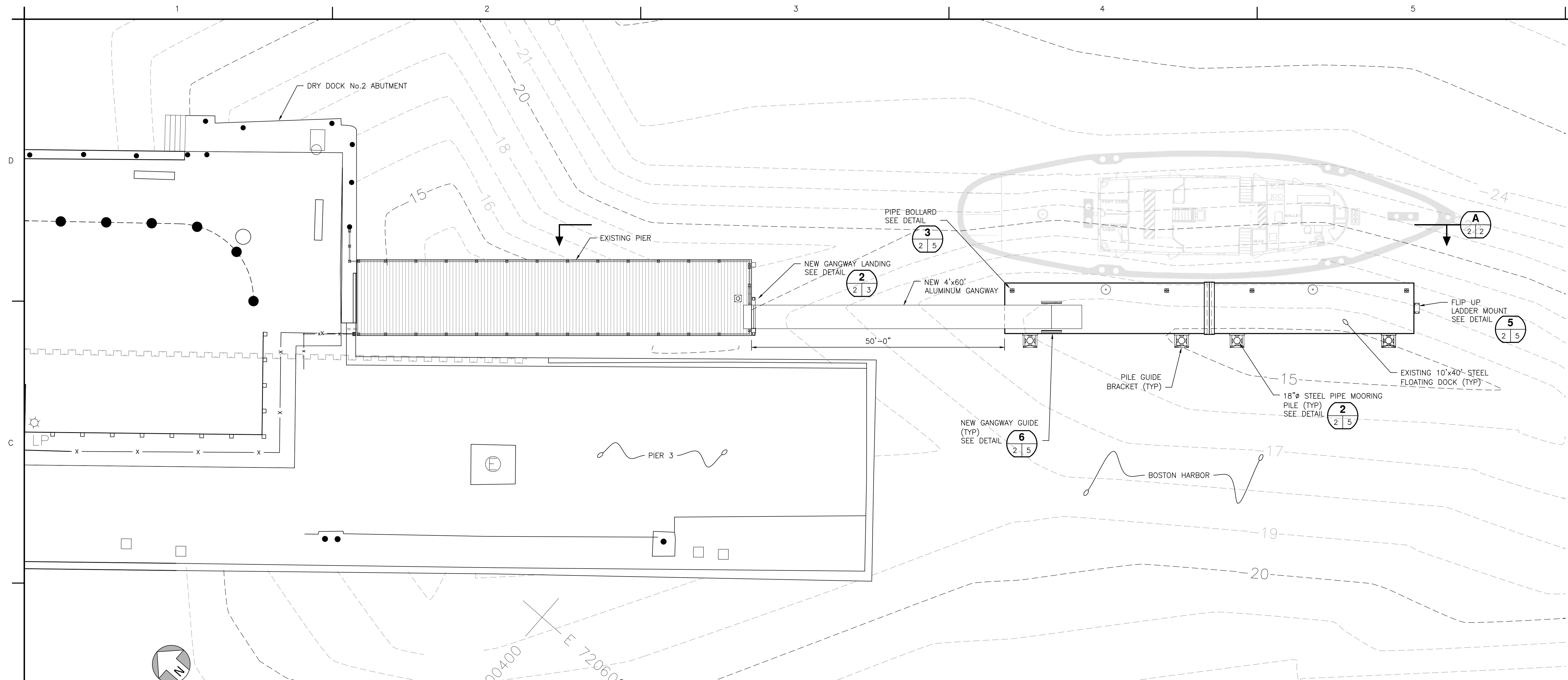
Designed by:	DLP	Date:	1/11/17
Drawn by:	TEC	Design file no.:	226511-X-201
Reviewed by:	DLP	Scale:	1"=10'-0"

Project:	LUNA BERTH AT PIER 3
Client:	LUNA PRESERVATION SOCIETY
Location:	CHARLESTOWN, MA

EXISTING PLAN AND ELEVATION

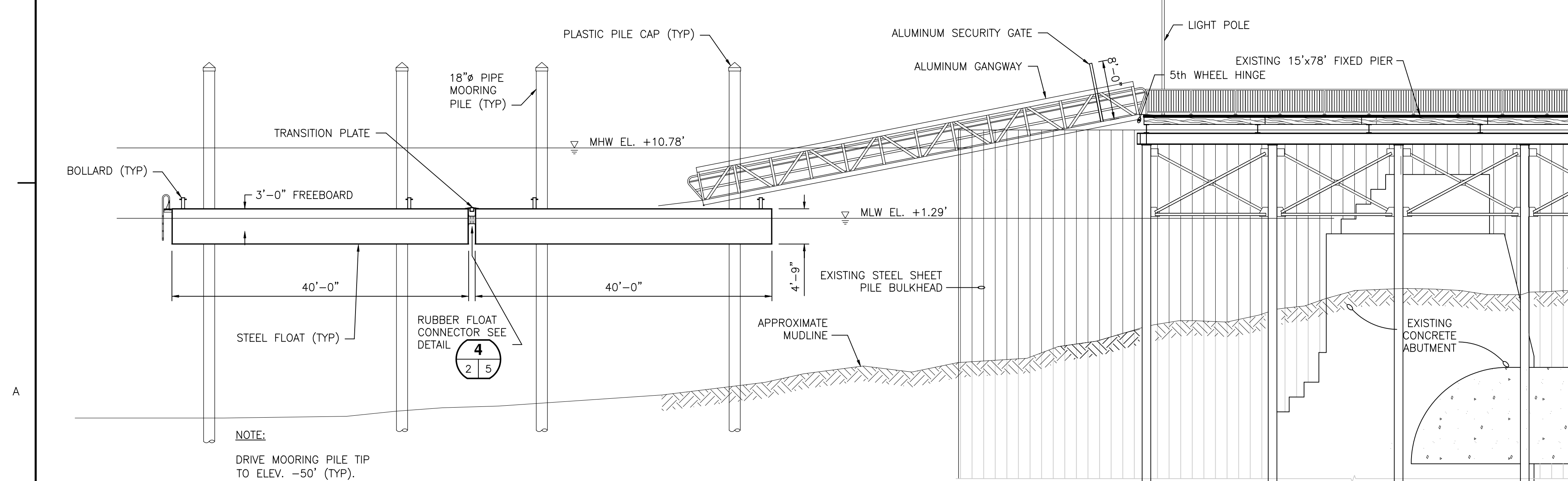
Sheet reference number:
X-201
Sheet 1 of 5

TOM QUINN K:\2285-11.00 LUNA BERTH - PIER 4 - LUNA PRESERVATION SOCIETY\CADD\PERMIT DWG\NOI\PIER 3\228511-X-202 PROPOSED PLAN.DWG Jan 03, 2018 - 2:34pm



500400
E 720600

PROPOSED PLAN
SCALE: 1"=10'-0"



NOTE:
DRIVE MOORING PILE TIP
TO ELEV. -50' (TYP).

A
2 | 2
PROPOSED ELEVATION
SCALE: 1"=10'-0"

GENERAL NOTES:

1. INSTALL A TEMPORARY SECURITY/CONSTRUCTION FENCE AS DIRECTED BY THE OWNER.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIAL, COMMENCING ANY FABRICATION, OR PERFORMING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS OR DIMENSIONS WHICH VARY FROM THOSE SHOWN ON THE DRAWINGS AND INCORPORATE SUCH VARIATIONS IN THE CONSTRUCTION AS APPROVED BY THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE ALL NECESSARY CARE TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION BY OR AS A RESULT OF HIS OPERATIONS. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE AND PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS. NO MATERIAL SHALL BE DEPOSITED INTO BOSTON HARBOR.

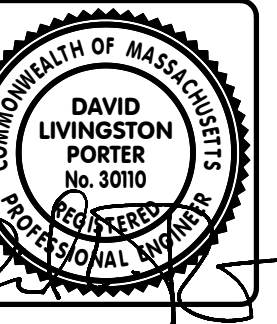
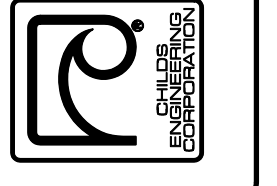
FLOATING DOCK SYSTEM NOTES:

1. THE OWNER HAS FABRICATED AND/OR PURCHASED THE FOLLOWING STORED ITEMS: STEEL FLOATS, MOORING PILES, MOORING PILE BRACKETS, RUBBER FLOAT CONNECTORS, BOLLARDS, ALUMINUM TRANSITION PLATE, DOCK LADDER, 4'x60' RAMP, AND RAMP LIFT.
2. THE OWNER SHALL PROVIDE TO THE CONTRACTOR THE LOCATION OF THE STORED ITEMS. THE CONTRACTOR SHALL TRANSPORT THE ITEMS TO THE PROJECT SITE AT PIER 3 AND ASSEMBLY THE COMPONENTS TO CONSTRUCT AN OPERATIONAL FLOATING DOCK SYSTEM AND BERTH FOR THE TUGBOAT LUNA.
3. THE OWNER SHALL PROVIDE TO THE CONTRACTOR THE FENDER SYSTEM TO BE INSTALLED ON THE STEEL FLOATS. THE CONTRACTOR SHALL CONNECT THE FENDER SYSTEM TO THE FLOATS AS DIRECTED BY THE OWNER.
4. THE CONTRACTOR SHALL OBSERVE THE FLOATING DOCK SYSTEM THROUGH A TIDE CYCLE TO ENSURE ITS PROPER OPERATION. AT THE END OF THE TIDE CYCLE, THE CONTRACTOR SHALL INSPECT THE INTERIOR OF THE FLOATS FOR LEAKS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DEFICIENCIES NOTED.

STEEL FLOAT NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER'S FLOAT FABRICATOR TO PLACE CONCRETE BALLAST WITHIN EACH FLOAT TO ACHIEVE THE REQUIRED 3' FREEBOARD, OR A FREEBOARD HEIGHT AS DIRECTED BY THE OWNER, AND IN SUCH POSITION TO ELIMINATE ALL LIST AND TRIM FROM THE FLOAT. THE CONCRETE BALLAST BLOCKS SHALL BE PLACED ON TIMBER PLANKS LOCATED ON THE ANGLES OF THE FLOAT BOTTOM AND FIRMLY SECURED SO THEY WILL STAY IN PLACE WHEN THE FLOAT IS SUBJECT TO SIGNIFICANT WAVE ACTION. THE METHOD OF SECURING THE BALLAST WILL BE APPROVED BY THE OWNER.

CHILDS ENGINEERING CORPORATION
BOX 333 MEDFIELD, MASSACHUSETTS 02052 U.S.A.
Phone: (608) 359-8945 Fax: (608) 359-2751
E-mail: mol@childseng.com



Mark	Date	Appr.	Description

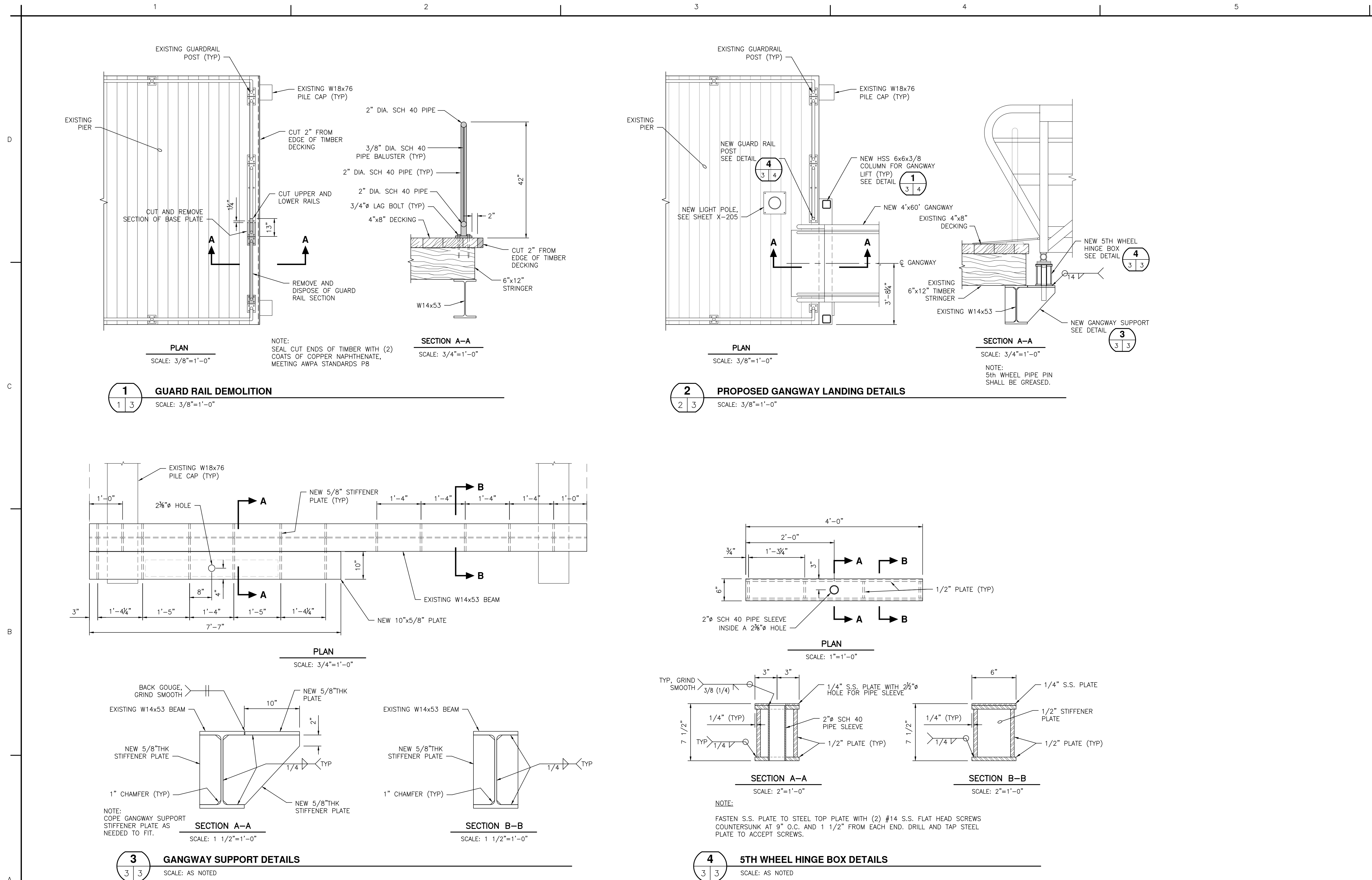
Designed by:	DLP	Date:	1/11/17
Drawn by:	TEC	Design file no.:	228511-X-202
Checked by:	DLP	Scale:	1"=10'-0"
Reviewed by:	DLP		

LUNA BERTH AT PIER 3
LUNA PRESERVATION SOCIETY
CHARLESTOWN, MA

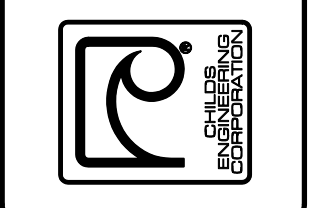
**PROPOSED PLAN
AND ELEVATION**

Sheet
reference
number:
X-202
Sheet 2 of 5

TOM QUINN K:\2265-11.00 LUNA BERTH - PIER 4 - LUNA PRESERVATION SOCIETY\CADD\PERMIT DWGS\NONPIER 3\226511-X-203 DETAILS.DWG Jun 03, 2018 - 2:35pm



CHILDS ENGINEERING CORPORATION
 BOX 333 MEDFIELD, MASSACHUSETTS 02052 U.S.A.
 Phone: (608) 359-8945 Fax: (608) 359-2751
 E-mail: mail@chiltseng.com



COMMONWEALTH OF MASSACHUSETTS
 DAVID LIVINGSTON PORTER
 No. 3010
 REGISTERED PROFESSIONAL ENGINEER

Date	Appr.	Mark	Description

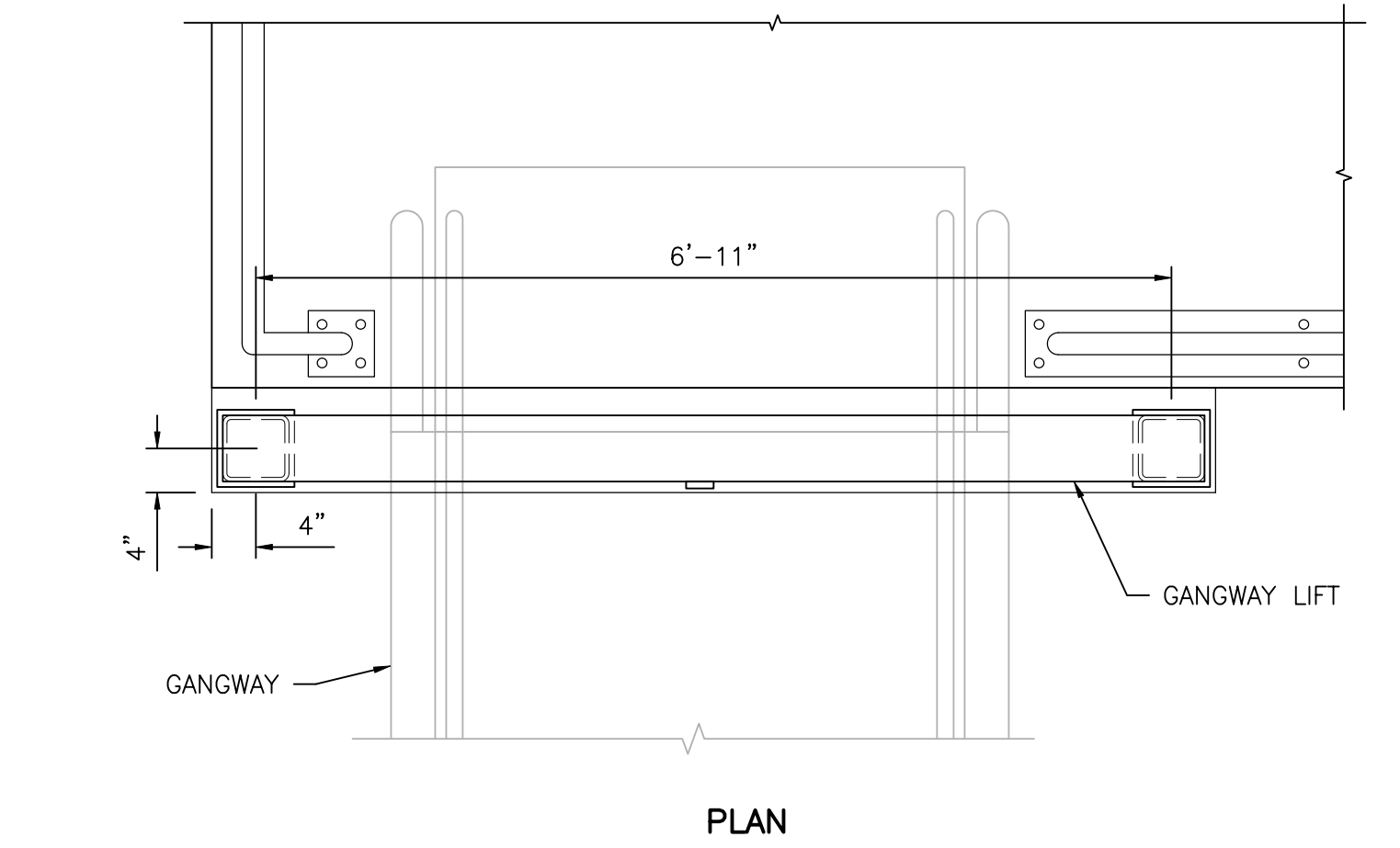
Designed by:	DLP	Date:	1/11/17	AS NOTED
Drawn by:	TEC	Design file no.:	226511-X-203	AS NOTED
Checked by:	DLP	Scale:		
Reviewed by:	DLP			

LUNA BERTH AT PIER 3
 LUNA PRESERVATION SOCIETY
 CHARLESTOWN, MA
DETAILS

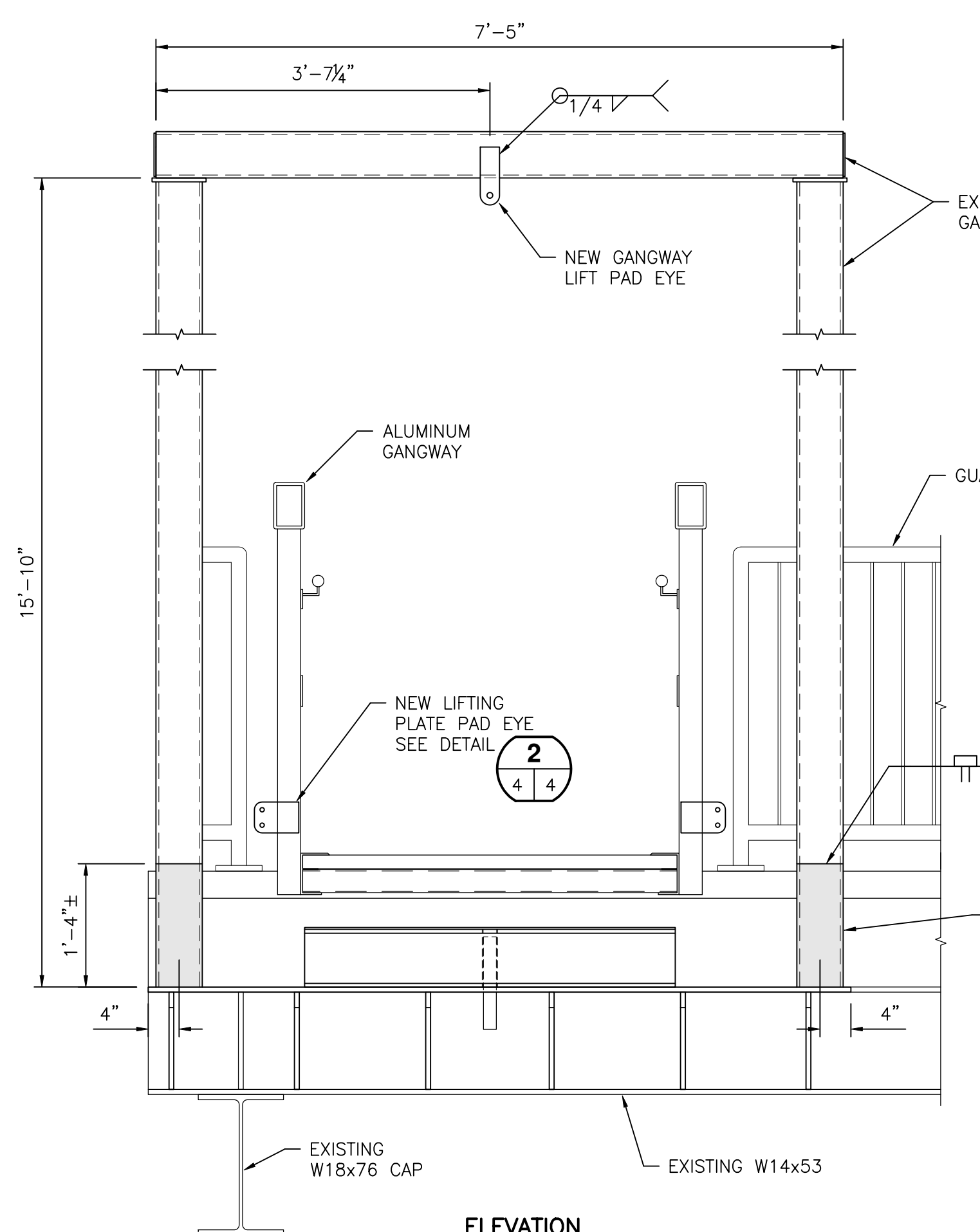
Sheet reference number:
X-203
 Sheet 3 of 5

TOM QUINN K:\2265-11.00 LUNA BERTH - PIER 4 -LUNA PRESERVATION SOCIETY\CADD\PERMIT DWGS\NON\PIER 3\226511-X-204 DETAILS.DWG Jun 03, 2018 - 2:35pm

D
C
B
A



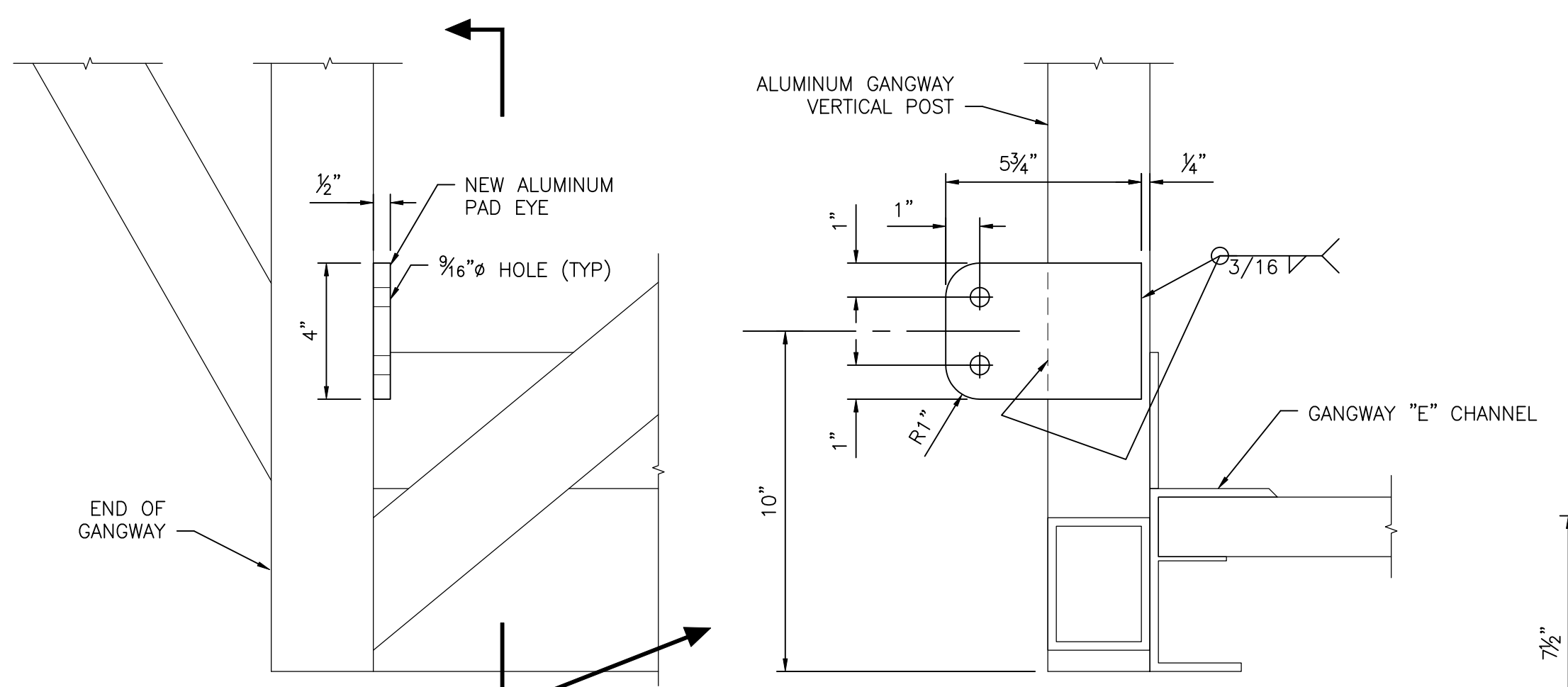
PLAN



ELEVATION

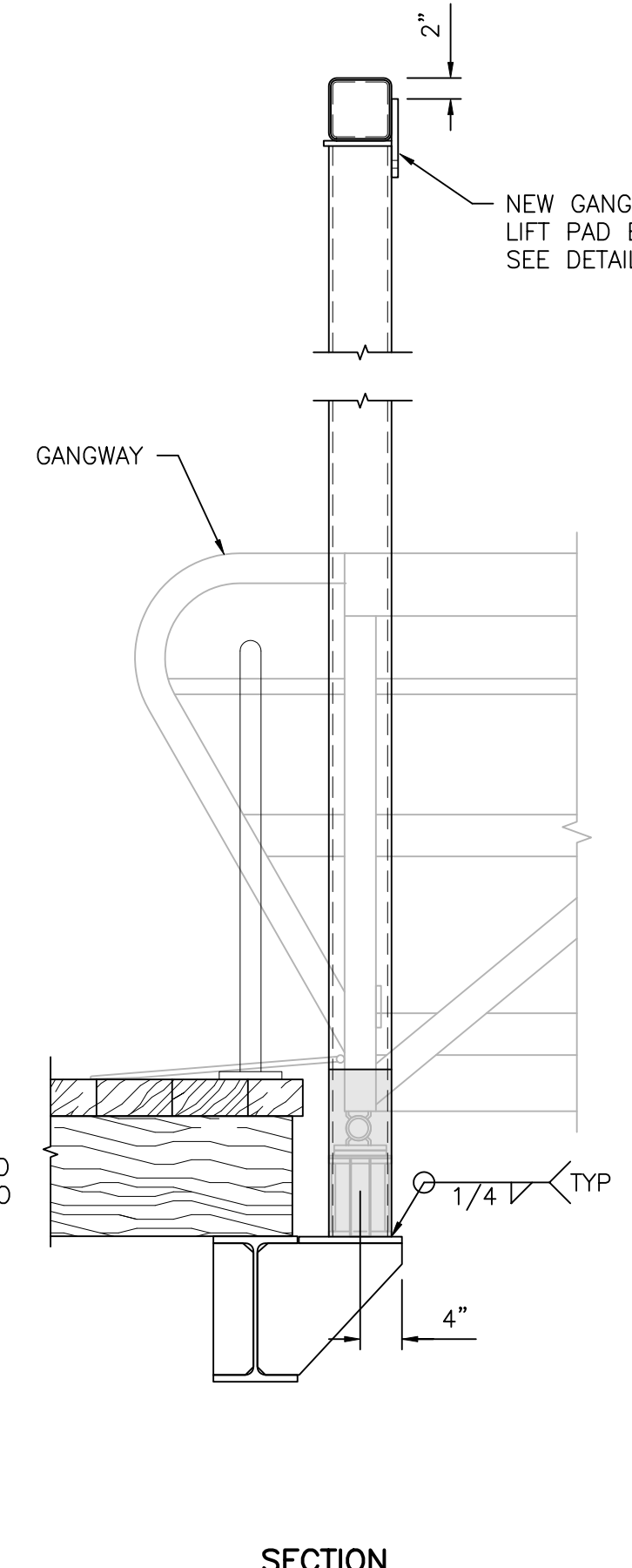
- NOTES:
1. REMOVE EXISTING 3/4" THK BASE PLATES AND GANGWAY LIFT PAD EYE FROM EXISTING GANGWAY LIFT.
 2. EXISTING TIMBER STRINGERS NOT SHOWN.

1 GANGWAY LIFT DETAILS
SCALE: 3/4"=1'-0"

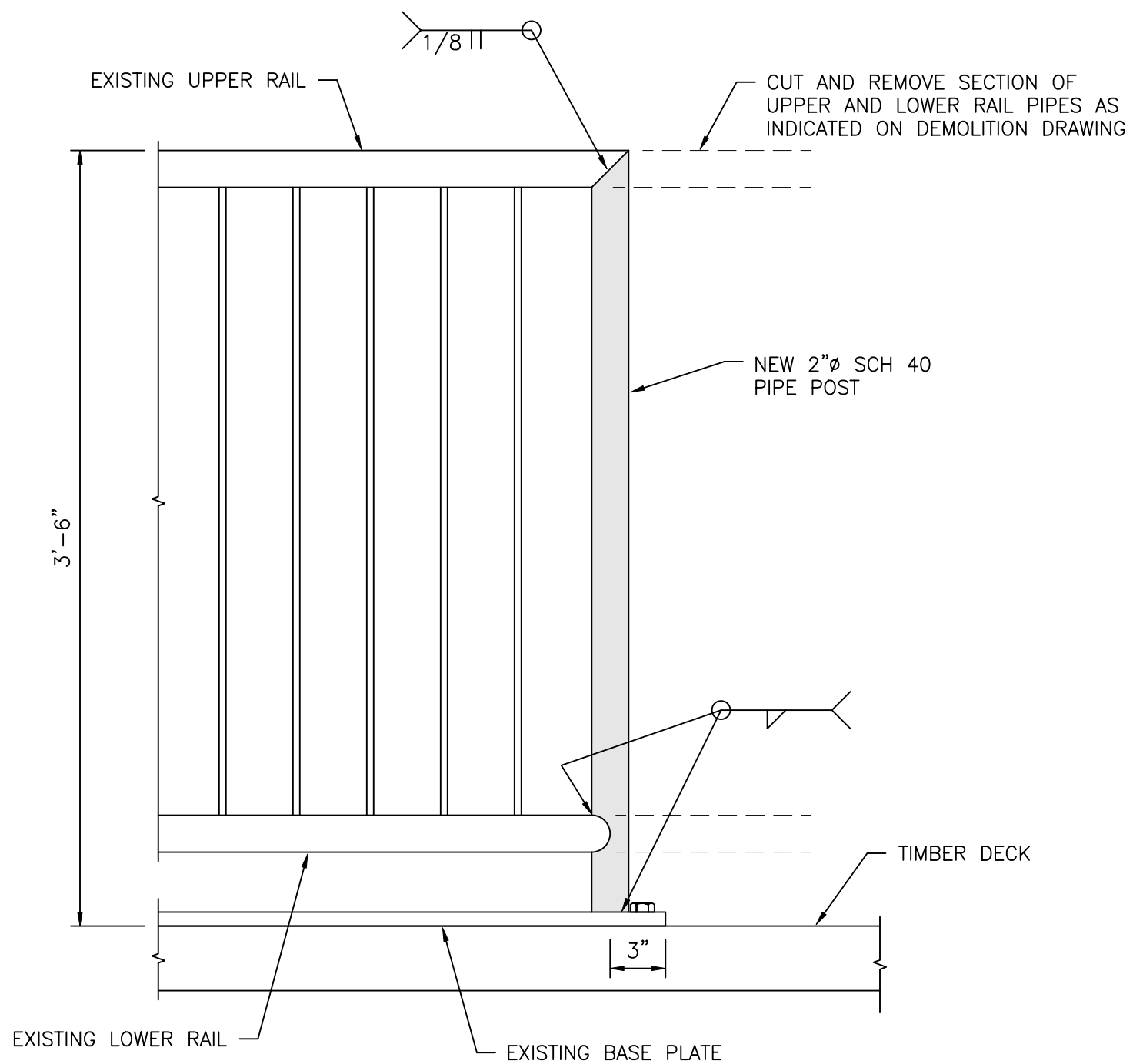


- NOTES:
1. 5TH WHEEL HINGE NOT SHOWN.
 2. ALUMINUM PLATE SHALL BE 6061-T6 OR 6061-T6511 GRADE.

2 GANGWAY LIFTING PLATE PAD EYE
SCALE: 3"=1'-0"

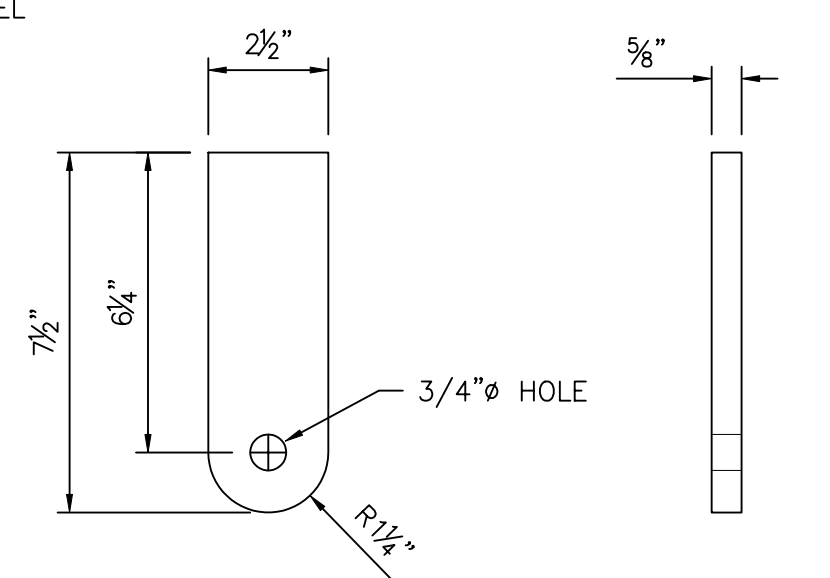


SECTION



- NOTES:
1. CUT EXISTING UPPER RAIL PIPE AND TOP OF NEW RAIL POST AT 45 DEGREES AND WELD TOGETHER AS SHOWN. COPE EXISTING LOWER RAIL PIPE TO FIT NEW RAIL POST.
 2. GRIND ALL WELDS SMOOTH.
 3. ALL WELDS SHALL BE WATERTIGHT.
 4. GUARD RAIL AND WELDS SHALL BE COATED AS PER SPECIFICATION SECTION 09800.

4 MODIFIED GUARD RAIL DETAIL
SCALE: 1 1/2"=1'-0"



3 GANGWAY LIFT PAD EYE
SCALE: 3"=1'-0"

CHILDS ENGINEERING CORPORATION
BOX 333 MEDFIELD, MASSACHUSETTS 02052 U.S.A.
Phone: (608) 359-8945 Fax: (608) 359-2751
E-mail: mol@childseng.com

COMMONWEALTH OF MASSACHUSETTS
DAVID LIVINGSTON PORTER
No. 9010
Professional Engineer

Date	Appr.

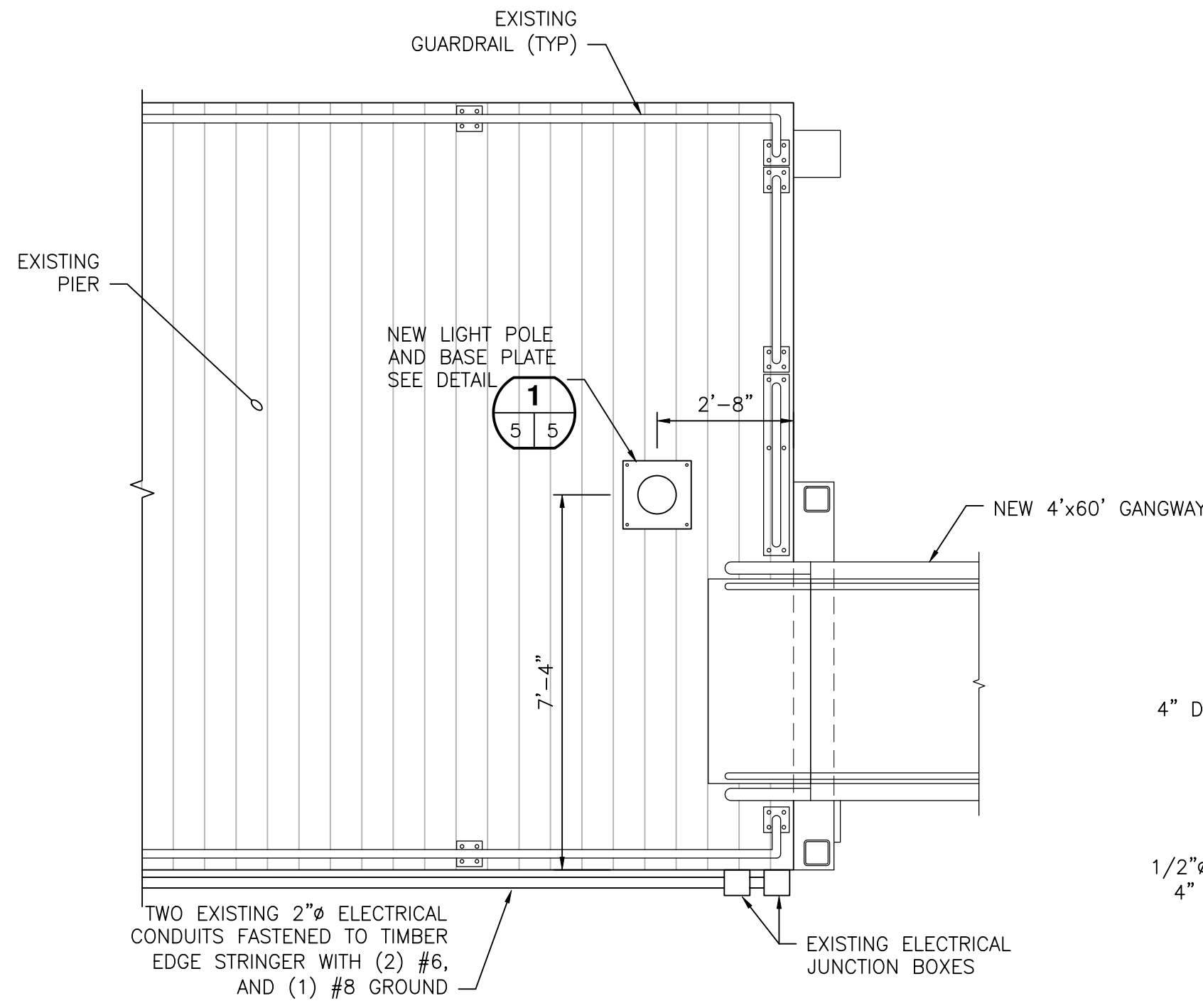
Designed by:	DLP	Date:	1/11/17
Drawn by:	TEC	Design file no.:	226511-X-204
Checked by:	DLP	Scale:	AS NOTED
Reviewed by:	DLP	State:	AS NOTED

LUNA BERTH AT PIER 3
LUNA PRESERVATION SOCIETY
CHARLESTOWN, MA

DETAILS

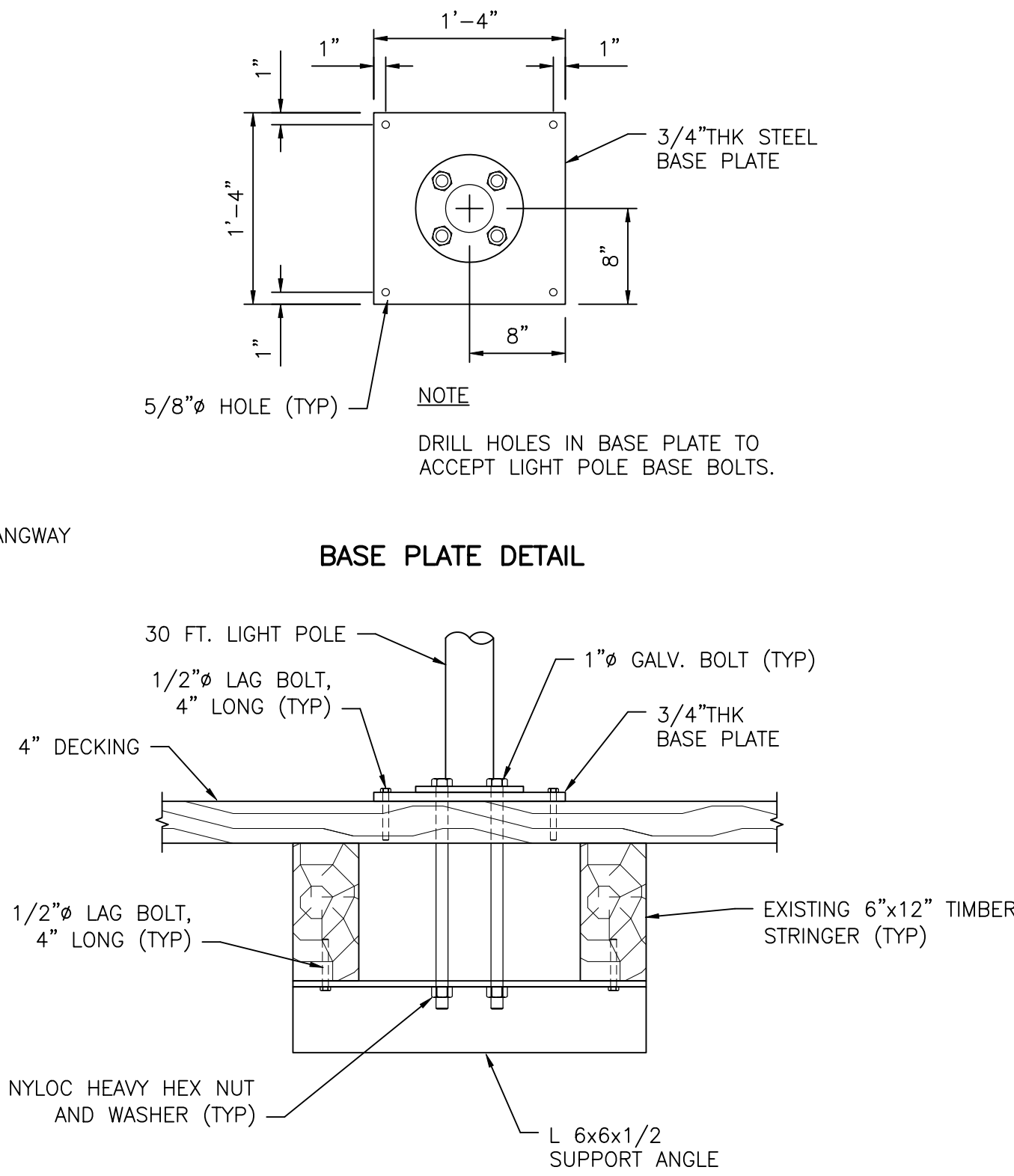
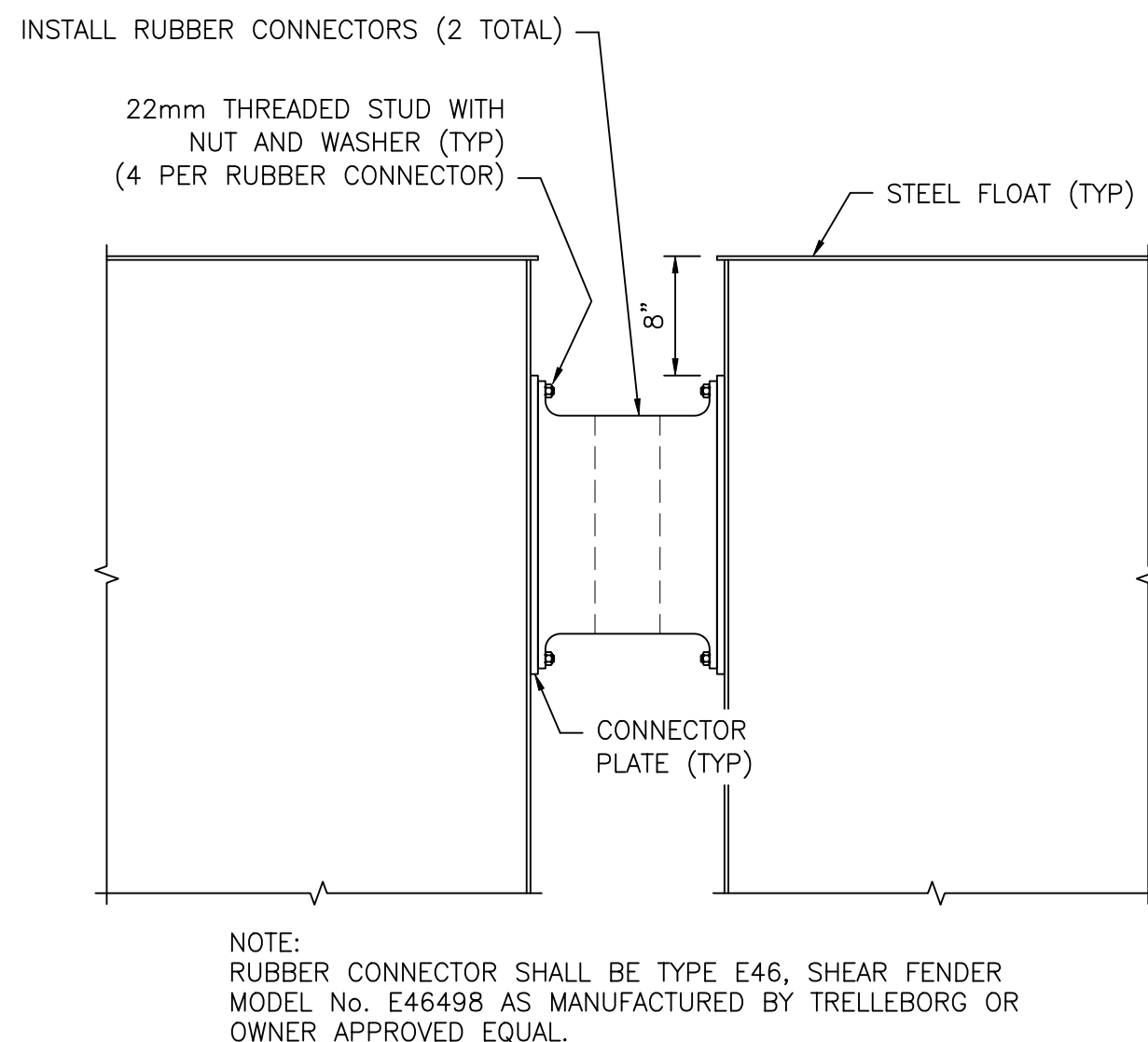
Sheet reference number:
X-204
Sheet 4 of 5

TOM QUINN K:\2285-11.00 LUNA BERTH - PIER 4 -LUNA PRESERVATION SOCIETY\CADD\PERMIT DWG\NONPIER 3\228511-X-205 DETAILS.DWG Jun 03, 2018 - 2:35pm



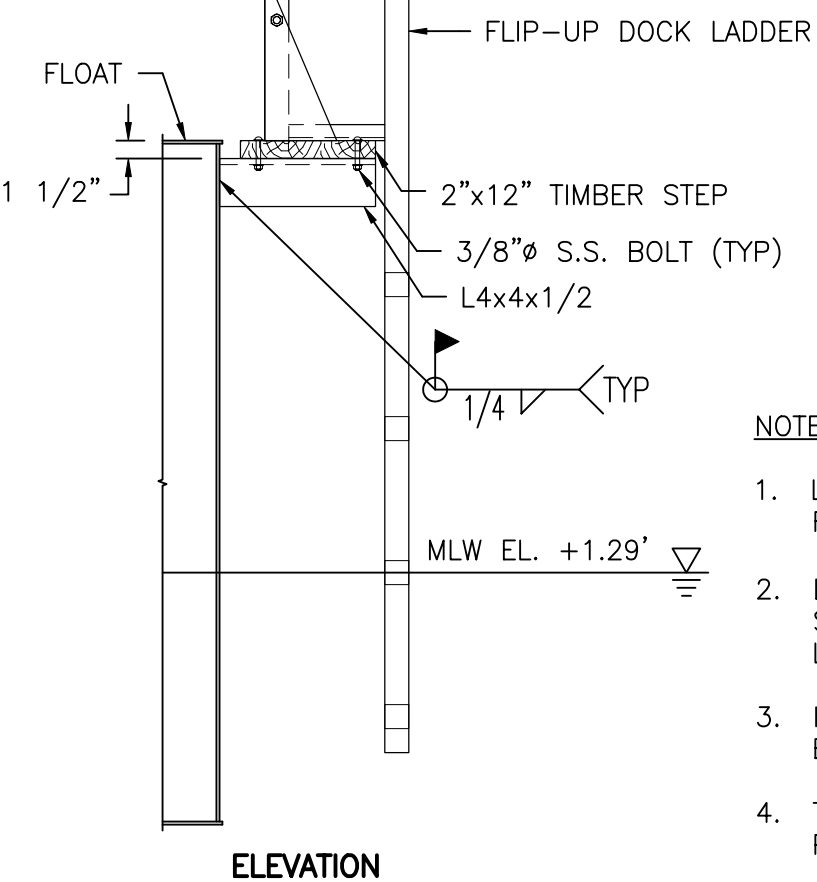
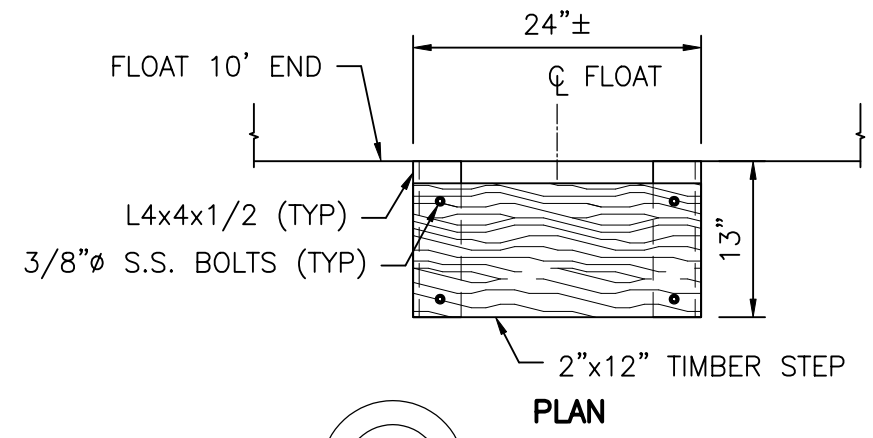
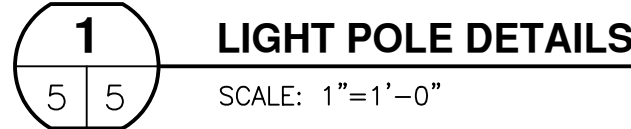
UTILITY NOTES:

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND LOCAL AND STATE CODES AND BE PERFORMED BY A MASSACHUSETTS LICENSED ELECTRICIAN.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL THE SPECIFIED LIGHT POST:
CATALOG NO.: LITHONIA CAT # 170S 1000M HPN UV
DESCRIPTION: HIGH PERFORMANCE FLOODLIGHT, HPN DISTRIBUTION, 1000 W MH, W/ UPPER VISOR, 208V OPERATION
LAMP: ONE 1000W CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION
- A LIGHT POST WAS REMOVED FROM THE PIER AND THE HOLES DRILLED THROUGH THE TIMBER DECK FOR THE LIGHT POST REMAIN. THE NEW LIGHT POST LOCATION SHALL REUSE THESE DECK HOLES FOR INSTALLATION TO THE DECK.
- THE CONTRACTOR'S ELECTRICIAN SHALL CONNECT POWER TO THE NEW LIGHT POST FROM THE EXISTING ELECTRIC JUNCTION BOXES LOCATED ON THE PIER. CONDUITS, WIRING, AND OTHER MATERIALS NECESSARY TO COMPLETE THE WORK SHALL BE RATED FOR OUTSIDE EXPOSURE AND FOR THE MARINE ENVIRONMENT.



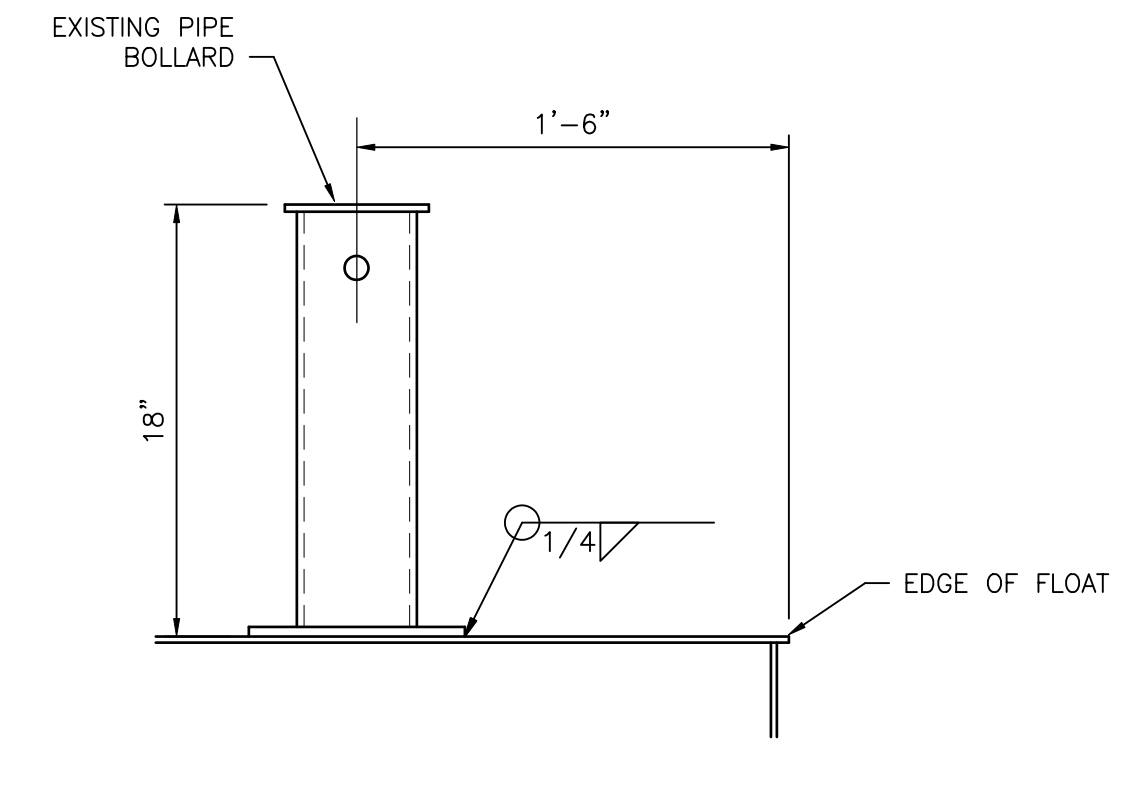
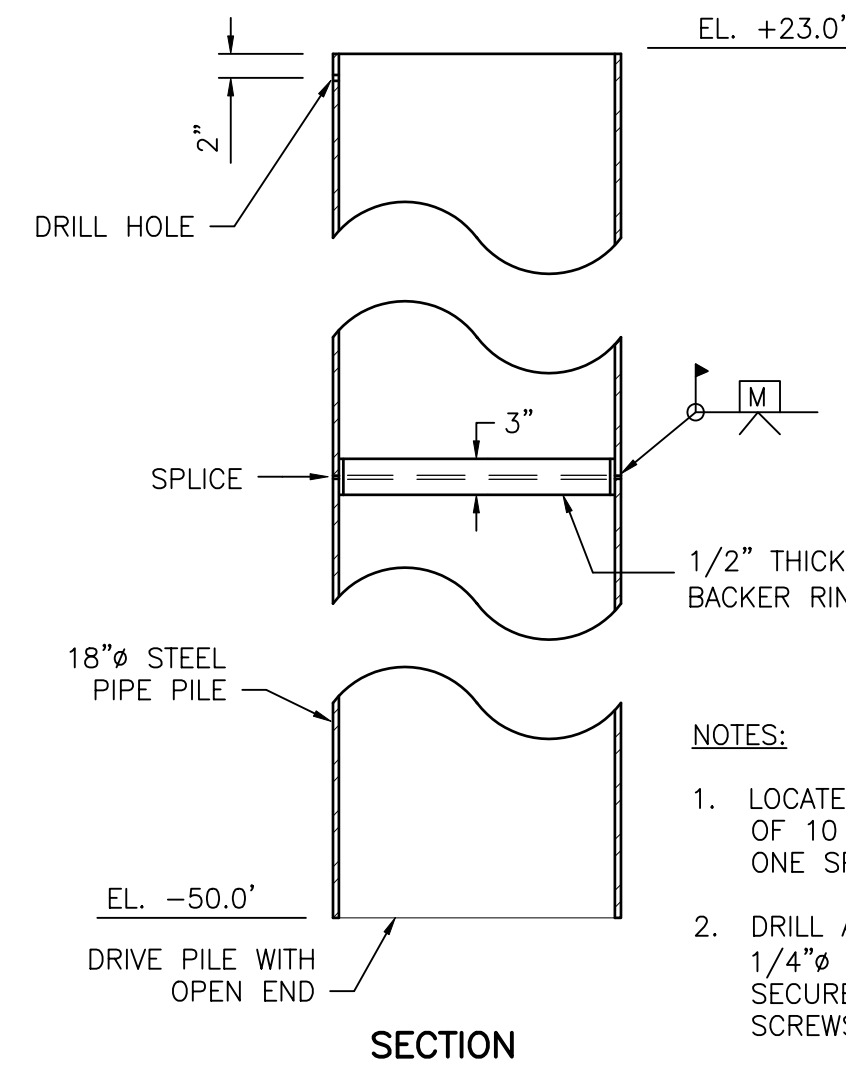
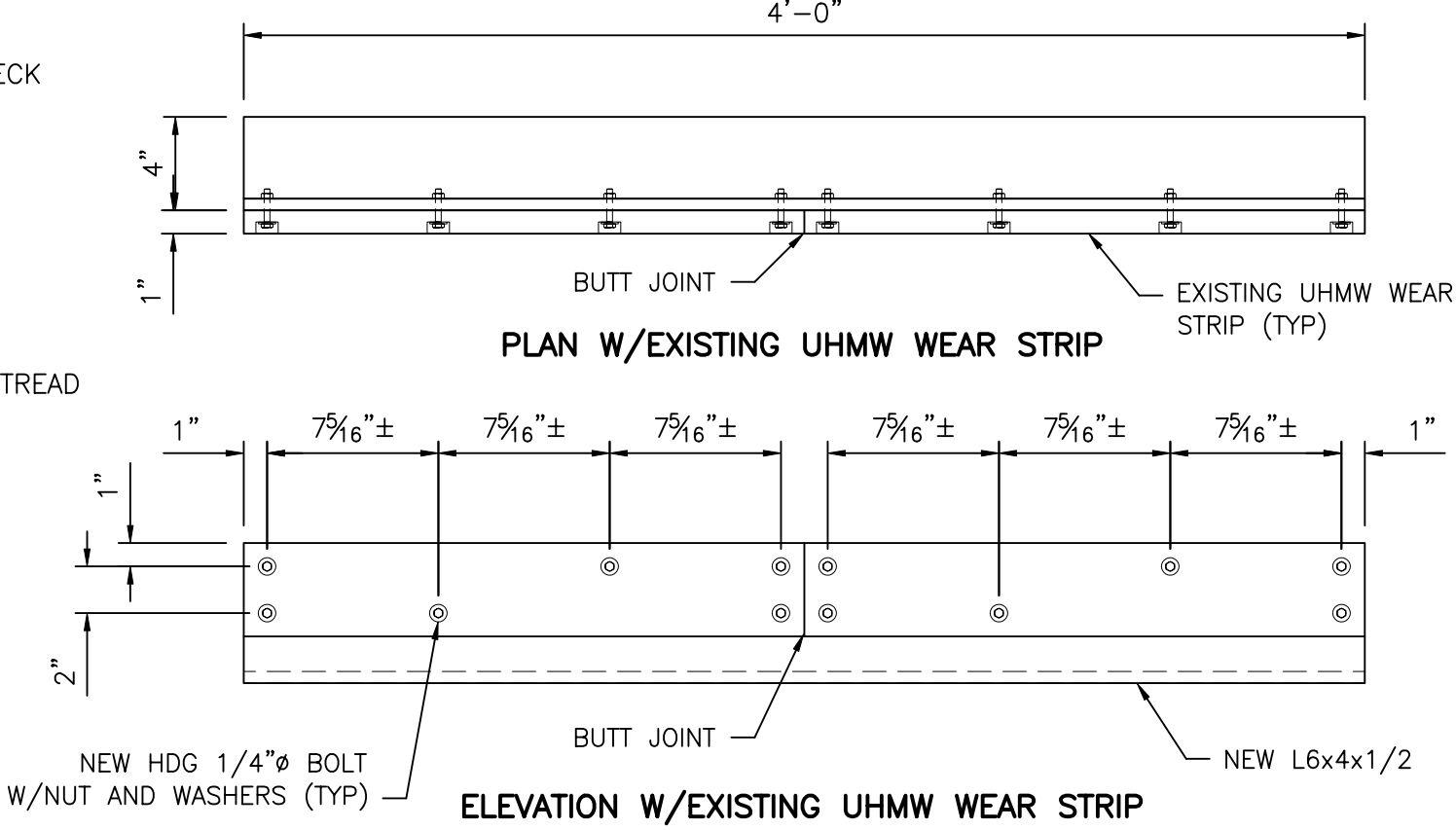
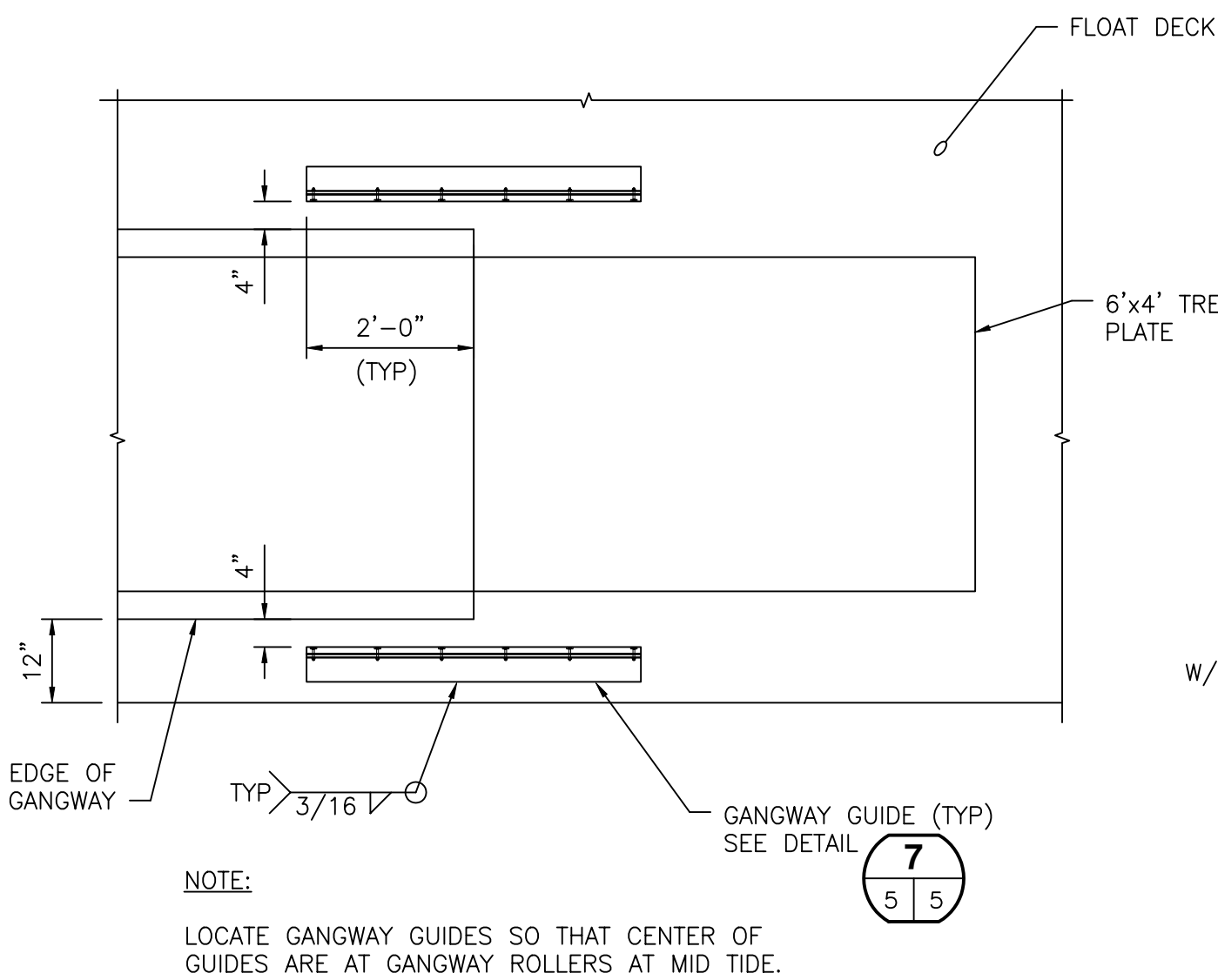
NOTES:

- DRILL HOLES IN SUPPORT ANGLES WITH 1 1/2" EDGE DISTANCE TO FIT BOLT PATTERN ON LIGHT POLE.
- DRILL 9/16" HOLES WITH A 1" EDGE DISTANCE AT EACH CORNER OF 16" SQUARE BASE PLATE FOR LAG BOLTS. DRILL HOLE AT CENTER OF BASE PLATE AS NEEDED TO WIRE LIGHT POLE. DRILL HOLES TO FIT BOLT PATTERN ON LIGHT POLE.



NOTES:

- LOCATE STEEL MOUNTING ANGLES TO FIT FLIP-UP DOCK LADDER MOUNT.
- DRILL 7/16" HOLES THRU TIMBER AND STEEL ANGLES TO MATCH FLIP-UP DOCK LADDER MOUNT BOLT PATTERN.
- INSTALL LADDER MOUNT ON OUTSHORE END OF OUTSHORE FLOAT.
- TIMBER SHALL BE SYP TREATED TO 0.6 PCF ACQ.



CHILDS ENGINEERING CORPORATION
BOX 333 MEDFIELD, MASSACHUSETTS 02052 U.S.A.
Phone: (608) 359-8945 Fax: (608) 359-2751
E-mail: mol@chidseng.com

COMMONWEALTH OF MASSACHUSETTS
DAVID LIVINGSTON PORTER
No. 3010
PROFESSIONAL REGISTERED ENGINEER

Designed by:	DLP	Check by:	TEC	Date:	1/11/17	Design file no.:	228511-X-205	Scale:	AS NOTED
Drawn by:	DLP	Reviewed by:	DLP	Sheet:	AS NOTED				

LUNA PRESERVATION SOCIETY
LUNA CHARLESTOWN, MA

Sheet reference number:
X-205
Sheet 5 of 5