

Boston Conservation Commission  
Boston Town Hall  
1 City Hall Square  
Boston, MA 02201

Subject Property:

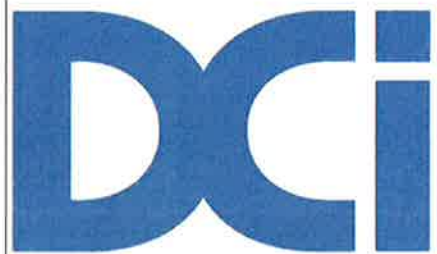
Walk Hill Residences LLC  
283 & 289 Walk Hill Street  
576 & 578 Canterbury Street  
Boston, MA

February 2019

Applicant/Owner:

Nabil Boghos  
Walk Hill Residences LLC  
1630 Osgood Street #1210  
North Andover, MA 01845

Prepared By:



Design Consultants, Inc.  
1495 Hancock Street, Suite 206  
Quincy, MA 02169  
(617) 776-3350

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**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  
Roslindale

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):

283 & 289 Walk Hill Street  
576 & 578 Canterbury Street

Roslindale

02131

b. City/Town

c. Zip Code

Latitude and Longitude:

-71.1079

42.2883

d. Latitude

e. Longitude

1806562000/1806563000

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Nabil

Boghos

a. First Name

b. Last Name

Residence of Walk Hill LLC

c. Organization

1630 Osgood Street #1210

d. Street Address

North Andover

MA

01845

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

See Attachment A

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):

Michael

Clark

a. First Name

b. Last Name

Design Consultants, Inc.

c. Company

1495 Hancock Street, Suite 206

d. Street Address

Quincy

MA

02169

e. City/Town

f. State

g. Zip Code

617-776-3350

617-689-3010

mclark@dcj-ma.com

h. Phone Number

i. Fax Number

j. Email address

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

\$1,054

\$514.50

\$539.50

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:

Demolition of five structures and pavement removal.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

24400

c. Book

b. Certificate # (if registered land)

225

d. Page Number

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

- 1.  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.
- 2.  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.

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	2. square feet
	3. cubic yards dredged	

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

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:

8,070  
square feet

4. Proposed alteration of the Riverfront Area:

771

a. total square feet

771

b. square feet within 100 ft.

0

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 type="checkbox"/> Land Subject to Coastal Storm Flowage	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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Roslindale \_\_\_\_\_

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

## 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

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

- 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**

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).*

- Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_

percentage/acreage

(b) outside Resource Area \_\_\_\_\_

percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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



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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

Residences at Walk Hill Demolition Plan C1.0 and C2.0

a. Plan Title

Design Consultants Inc.

Michael F. Clark, P.E.

b. Prepared By

c. Signed and Stamped by

2/5/2019

1"=20'

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:

103

2/11/2019

2. Municipal Check Number

3. Check date

102

2/11/2019

4. State Check Number

5. Check date

Walk Hill Canterbury Dev LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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## F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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**A. Applicant Information**

**1. Location of Project:**

283 & 289 Walk Hill Street 576 Roslindale  
 a. Street Address b. City/Town  
 \_\_\_\_\_  
 c. Check number d. Fee amount

**2. Applicant Mailing Address:**

Nabil Boghos  
 a. First Name b. Last Name  
Residence of Walk Hill LLC  
 c. Organization  
1630 Osgood Street #1210  
 d. Mailing Address  
North Andover MA 01845  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 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).



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 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
3 - Site preparaton for development	1	\$1,050.00	\$1,050.00

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$1,050.00
State share of filing Fee:	a. Total Fee from Step 5 \$ 537.50
City/Town share of filing Fee:	b. 1/2 Total Fee <b>less</b> \$12.50 \$ 562.50
	c. 1/2 Total Fee <b>plus</b> \$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.)

## **PROJECT NARRATIVE**

### **Site Description**

The subject site, located on Walk Hill Street between Canterbury Street and American Legion Highway, is composed of four parcels, identified by the City of Boston Assessor's Department as Parcels 180656200, 180656300, 180657600, and 180657500. The total site area is 87,631 square feet (2.01 acres). Approximately 60% of the site is covered with buildings and pavements. The proposed work includes demolishing the seven existing buildings and removing all pavements. After demolition, the site will be stabilized with grass seed.

### **Resource Area**

An Order of Resource Area Delineation was issued by the City Boston Conservation Commission on June 29, 2017. The delineation area was approved by the Commission as a river, using the bank delineations shown on the plan, as its boundary.

The Canterbury Brook runs through the south side of the site, parallel to the American Legion Highway. The onsite resource area is Riverfront Area that is bound by wetland lines, property lines, and 25ft buffer lines. The total onsite Riverfront Area is 8,070 square feet. The proposed resource area to be altered is 771 square feet. Alterations are limited to the removal of asphalt pavement and the installation of erosion controls.

### **100ft Buffer**

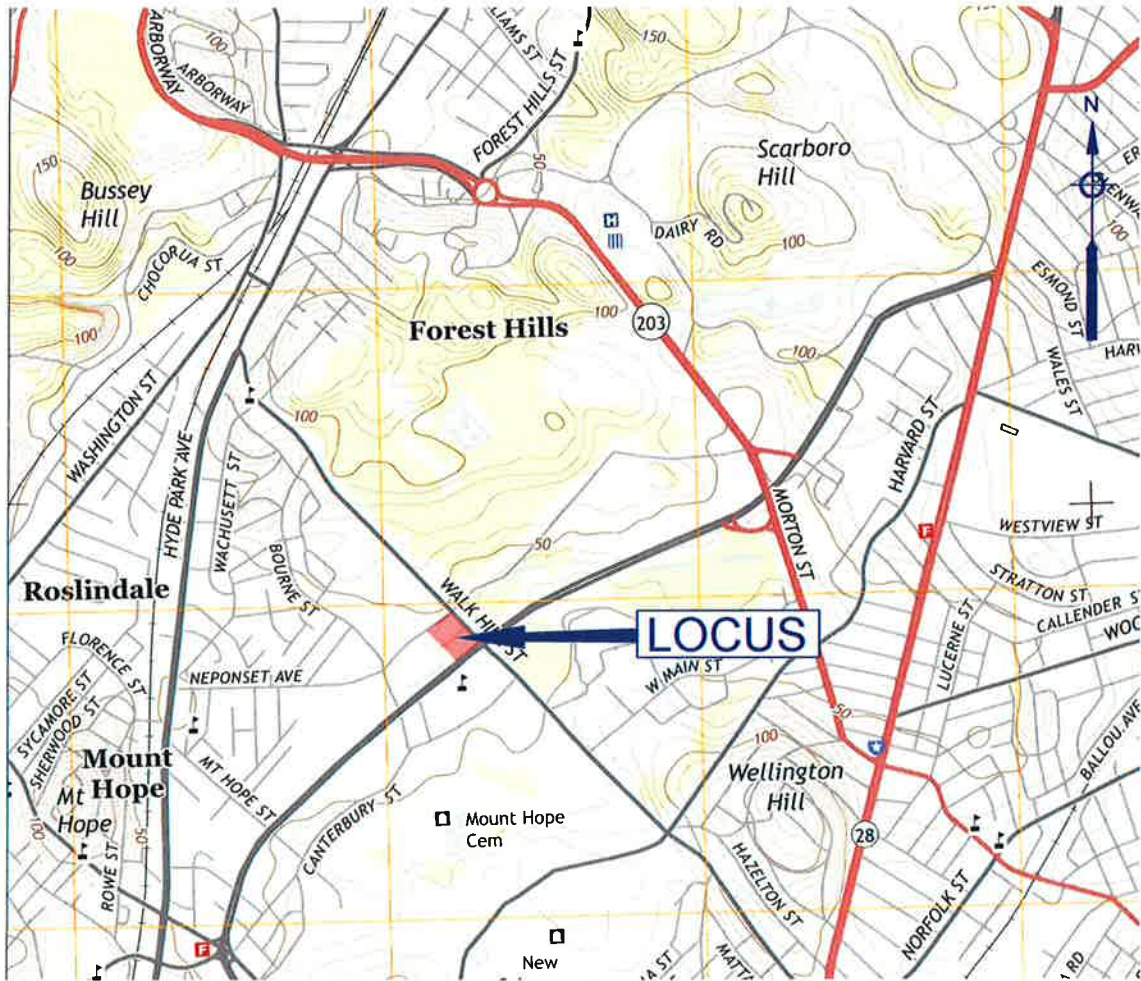
Work to be performed within the 100ft buffer includes the demolition of 6,320 square feet of building, removal of 3,245 square feet of pavement, and the installation of erosion controls.

### **Erosion Controls**

As part of the demolition work, erosion control measures will be installed, including silt sacks in downstream catch basins, silt fencing at the down-gradient limits of the site, construction fencing around the site perimeter, and a stabilized construction entrance. The construction entrance is to be located on the opposite side of the site from the resource area to minimize the potential for soils and materials from construction vehicles to reach the resource area.

### **Future Work**

Subsequent to demolition work, the property owner intends to redevelop the site by constructing a new building. At that time, the resource area will be cleaned of trash, debris, and invasive species.



SCALE: 1" = 2,000'

LATITUDE: 42.288° N  
 LONGITUDE: 71.107° W

REF: USGS TOPO QUAD  
 BOSTON SOUTH, MA  
 2015

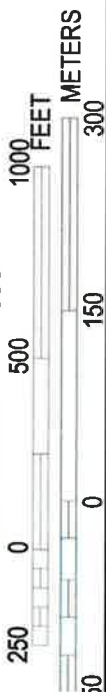
## FIGURE 1

SITE LOCATION MAP  
 283, 289 WALKHILL STREET  
 ROSLINDALE, MA  
**Design Consultants, Inc.**  
 CIVIL ENGINEERS and LAND SURVEYORS

SOMERVILLE - NEWBURYPORT - QUINCY



MAP SCALE 1" = 500'



**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**SUFFOLK COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

**PANEL 86 OF 151**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

**COMMUNITY NUMBER** 250286  
**PANEL SUFFIX** G  
BOSTON, CITY OF

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

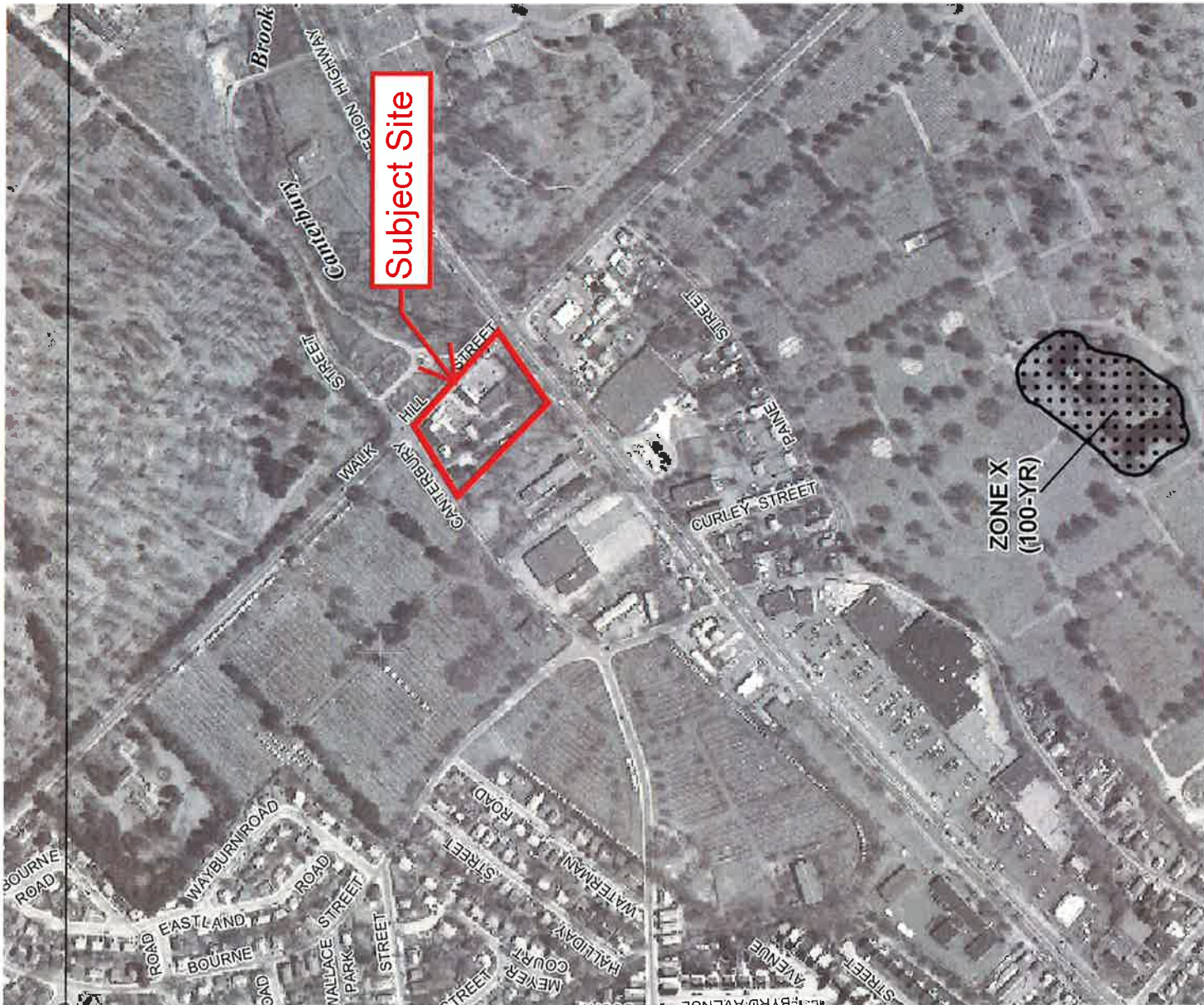


**MAP NUMBER**  
**25025C0086G**

**EFFECTIVE DATE**  
**SEPTEMBER 25, 2009**

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



Subject Site

ZONE X  
(100-YR)

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMatte - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to



**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 the Nabil Boghos
- B. The Applicant has filed an Abbreviated Notice of Resource Area Delineation with the **Boston Conservation Commission** for Delineation Areas Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The **address** of the lot where the activity is proposed: 283 and 289 Walk Hill Road and 278 and 576 Canterbury Street.
- D. The **proposed activity** is: **Demolition of Structures**
- E. A **Public Hearing** regarding this Notice of Intent will be held on:  
March 6, 2019 at 6 PM in the Room 709 at Boston City Hall.  
Information regarding the date, time, and place of the public hearing may be obtained from the applicant or the Boston Conservation Commission.
- F. Copies of the Notice of Intent may be examined at **THE BOSTON CONSERVATION COMMISSION OFFICE** at Boston City Hall between the hours of 9:00 A.M. & 4:00 P.M. Monday - Friday. For more information, call: (617) 635-3850.
- G. Copies of the Abbreviated Notice of Resource Area Delineation may be obtained from:  
Applicant's representative Design Consultants, Inc. by calling this telephone number:  
**(617) 776-3350** between the hours of **9am-4pm** on the following days of the week:  
**Monday - Friday.**

Note: You also may contact the Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP (205B Lowell Street, Wilmington, MA 01887), call (978) 694-3200

**ABUTTERS LIST**

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
1405199000	ITALIAN CATH CEM ASSN		AMER LEGION HGWY	ROSLINDALE MA	2131	AMERICAN LEGION HW	ROSLINDALE	2131
1806562000	WALK HILL/CANTERBURY	C/O WALK HILL/CANTERBURY DEVELOPMENT LLC	52 ENGLISH COMMONS	TOPSFIELD MA	1983	283 WALK HILL ST	ROSLINDALE	2131
1806563000	WALK HILL/CANTERBURY	C/O WALK HILL/CANTERBURY DEVELOPMENT LLC	52 ENGLISH COMMONS	TOPSFIELD MA	1983	289 WALK HILL ST	ROSLINDALE	2131
1806573000	ST MICHAEL CEMETERY CORP	C/O ST MICHAEL CEMETERY CORP	500 CANTERBURY ST	ROSLINDALE MA	2131	586 CANTERBURY ST	ROSLINDALE	2131
1806574000	582 CANTERBURY LLC	C/O 582 CANTERBURY LLC	321 WEST GROVE ST	MIDDLEBORO MA	2346	582 CANTERBURY ST	ROSLINDALE	2131
1806575000	WALK HILL/CANTERBURY	C/O WALK HILL/CANTERBURY DEVELOPMENT LLC	52 ENGLISH COMMONS	TOPSFIELD MA	1983	578 CANTERBURY ST	ROSLINDALE	2131
1806576000	WALK HILL/CANTERBURY	C/O WALK HILL/CANTERBURY DEVELOPMENT LLC	52 ENGLISH COMMONS	TOPSFIELD MA	1983	576 CANTERBURY ST	ROSLINDALE	2131
1806577000	MAZZELLA JENNIE I TS		335 WALK HILL ST	ROSLINDALE MA	2131	530 AMERICAN LEGION HW	ROSLINDALE	2131
1904556000	ITALIAN CATH CEM ASSN		223 WALK HILL	ROSLINDALE MA	2131	223 WALK HILL ST	JAMAICA PLAIN	2130
1904602000	FOREST HILLS CEMETERY		165A BLOCK	ROSLINDALE MA	2131	165 BLOCK ST	ROSLINDALE	2131

WALK HILL CANTERBURY DEV LLC, DIP  
CASE # 19-10057 JNF

2-11-19 Date

102  
53-7054/2113  
05

Pay to the Order of Commonwealth of Massachusetts \$ 537.50  
five hundred and thirty seven — 50/100 — Dollars

**TD Bank**  
America's Most Convenient Bank®

For Demo Permit Fee Walk Hill Project [Signature] NP  
⑆ 211370545⑆ 8254883983⑆ 0102

Howard Clark

TD Bank, N.A.

WALK HILL CANTERBURY DEV LLC, DIP  
CASE # 19-10057 JNF

2-11-19 Date

103  
53-7054/2113  
05

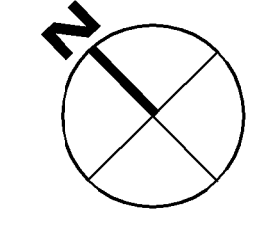
Pay to the Order of City of Boston \$ 562.50  
five and sixty two — 50/100 — Dollars

**TD Bank**  
America's Most Convenient Bank®

For Demo Permit <sup>Walk Hill Project</sup> City of Boston [Signature] NP  
⑆ 211370545⑆ 8254883983⑆ 0102

Howard Clark

TD Bank, N.A.



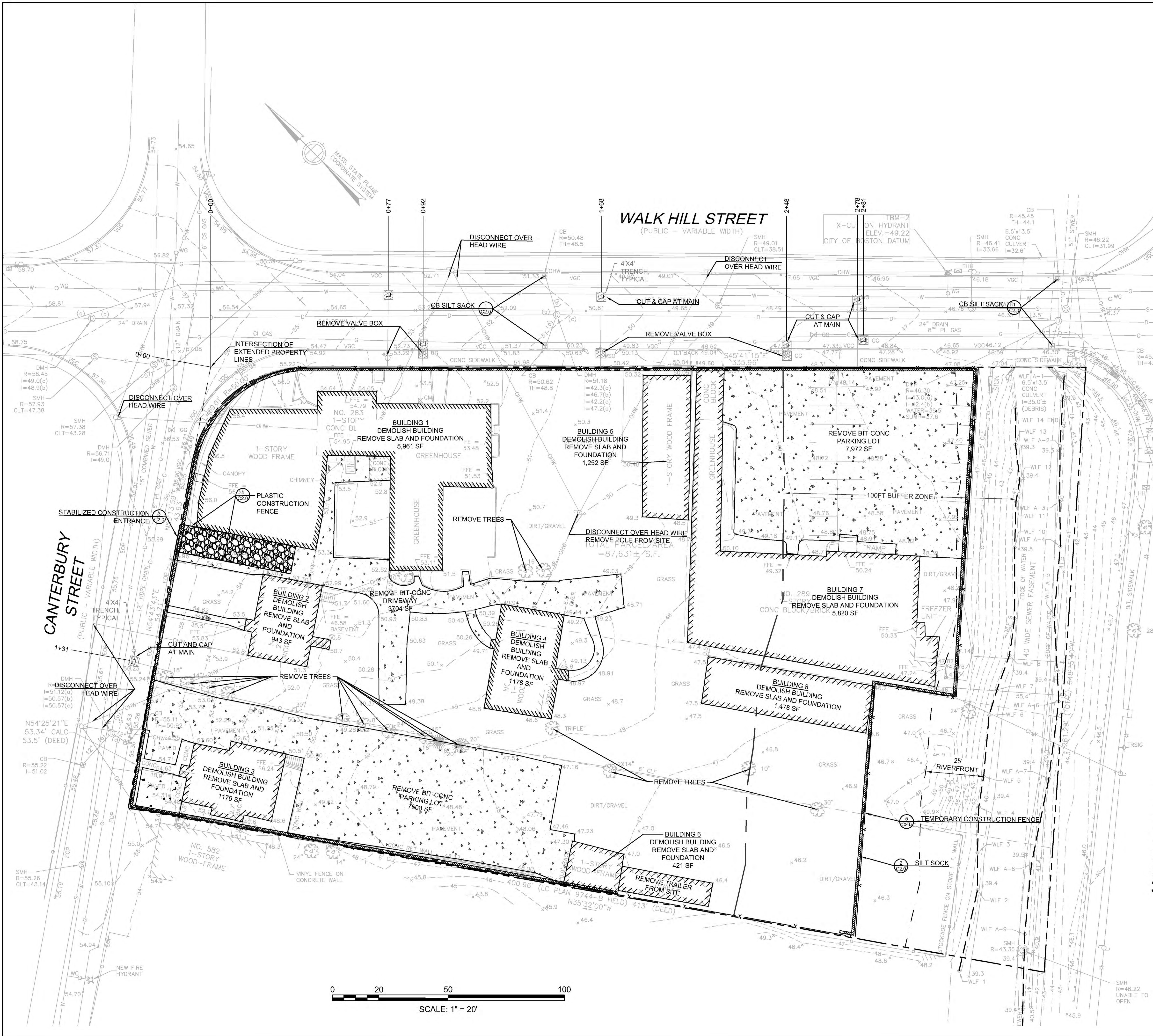
**LEGEND**

- CS — COMBINED SEWER & DRAIN
- S — SANITARY SEWER
- D — DRAIN LINE
- W — WATER LINE
- OHW — OVERHEAD WIRES
- G — GAS LINE
- ⊙ — SANITARY MANHOLE
- ⊙ — DRAIN MANHOLE
- ⊙ — CATCH BASIN
- ⊙ — DECIDUOUS TREE
- ⊙ — CONIFEROUS TREE
- ⊙ — FIRE HYDRANT
- ⊙ — WATER GATE
- ⊙ — GAS GATE
- ⊙ — GAS METER
- ⊙ — EMTR — ELECTRIC METER
- ⊙ — SIGN
- ⊙ — TS — TRAFFIC SIGNAL
- ⊙ — LIGHT POLE
- ⊙ — HH — HANDHOLE
- ⊙ — 47.73 — SPOT GRADE
- CLT — CENTER-LINE TRENCH
- L — INVERT
- TH — TOP OF HOOD
- VGC — VERTICAL GRANITE CURB
- VCC — VERTICAL CONCRETE CURB
- EOP — EDGE OF PAVEMENT
- — BUFFER ZONE BOUNDARY
- — BORDERING VEGETATED WETLAND BOUNDARY
- WLF — WETLAND FLAG

TOTAL PAVEMENT AREA TO BE REMOVED: 19,184 SF  
 TOTAL BUILDING AREA TO BE DEMOLISHED: 18,213 SF

**DEMO NOTES:**

1. EXISTING SANITARY SEWER SERVICES AND DOMESTIC WATER SERVICES SHALL BE LOCATED IN FIELD AND CUT & CAPPED AT MAIN, IN ACCORDANCE WITH BWSC REGULATIONS
2. ALL BWSC OWNED WATER METERS SHALL BE RETURNED TO BWSC.
3. BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES IS PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS MAY BE MADE BY CALLING BWSC FIELD SERVICE DEPT. AT 617-989-7248. FOR ALL NON-BWSC UTILITIES CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS (3 BUSINESS DAYS) PRIOR TO EXCAVATION.

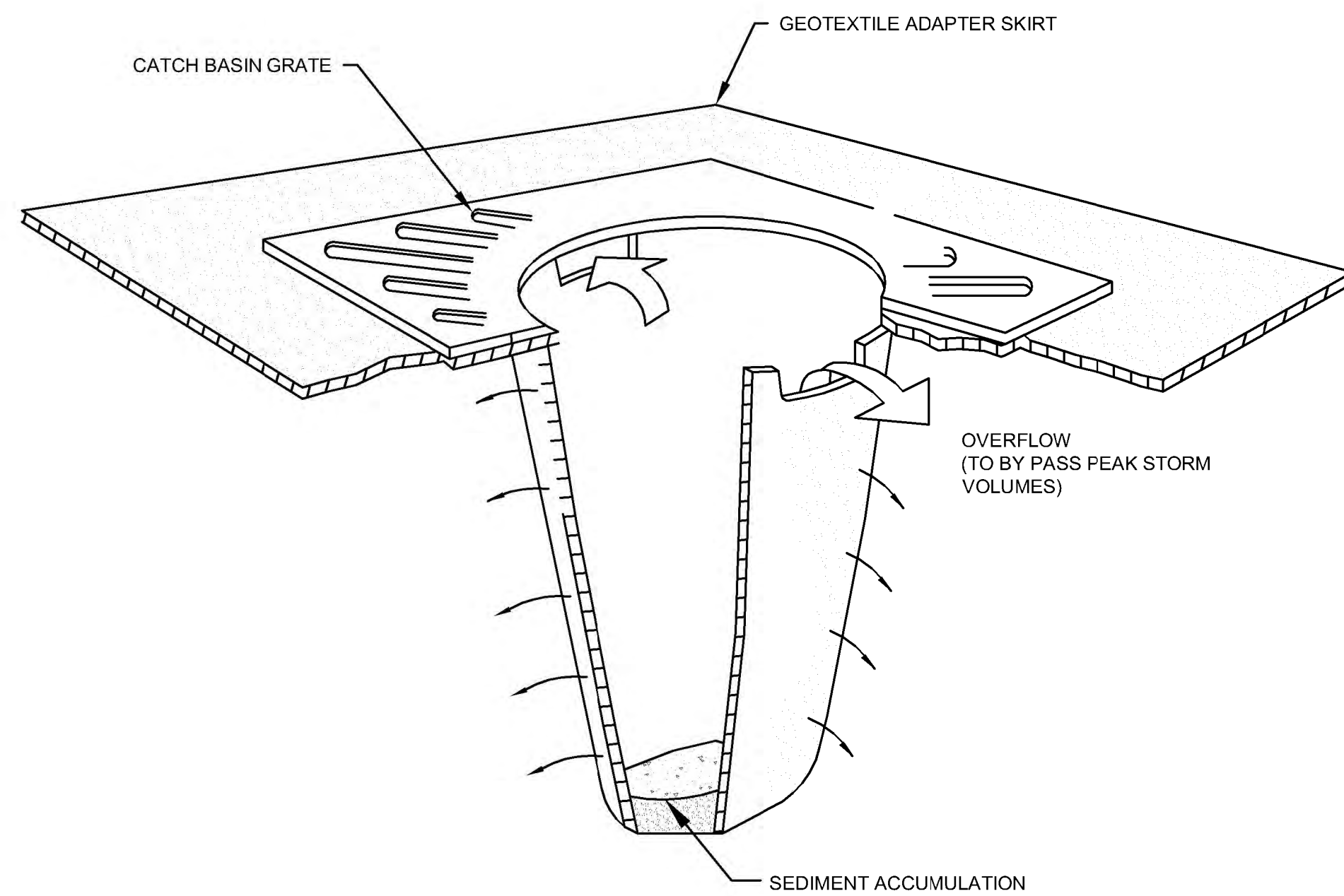


**Design Consultants, Inc.**  
 CIVIL ENGINEERS and LAND SURVEYORS  
 SOMERVILLE - NEWBURYPORT - QUINCY  
 PHONE: 617-795-3300 WEBSITE: WWW.DCMA.COM

Scale	Date	Job No.	Designed by	Drawn by	Checked by	Approved by	Description
1" = 20'	2/5/2019	2015-131	MFOCC	OC	MFC	MFC	REVISIONS

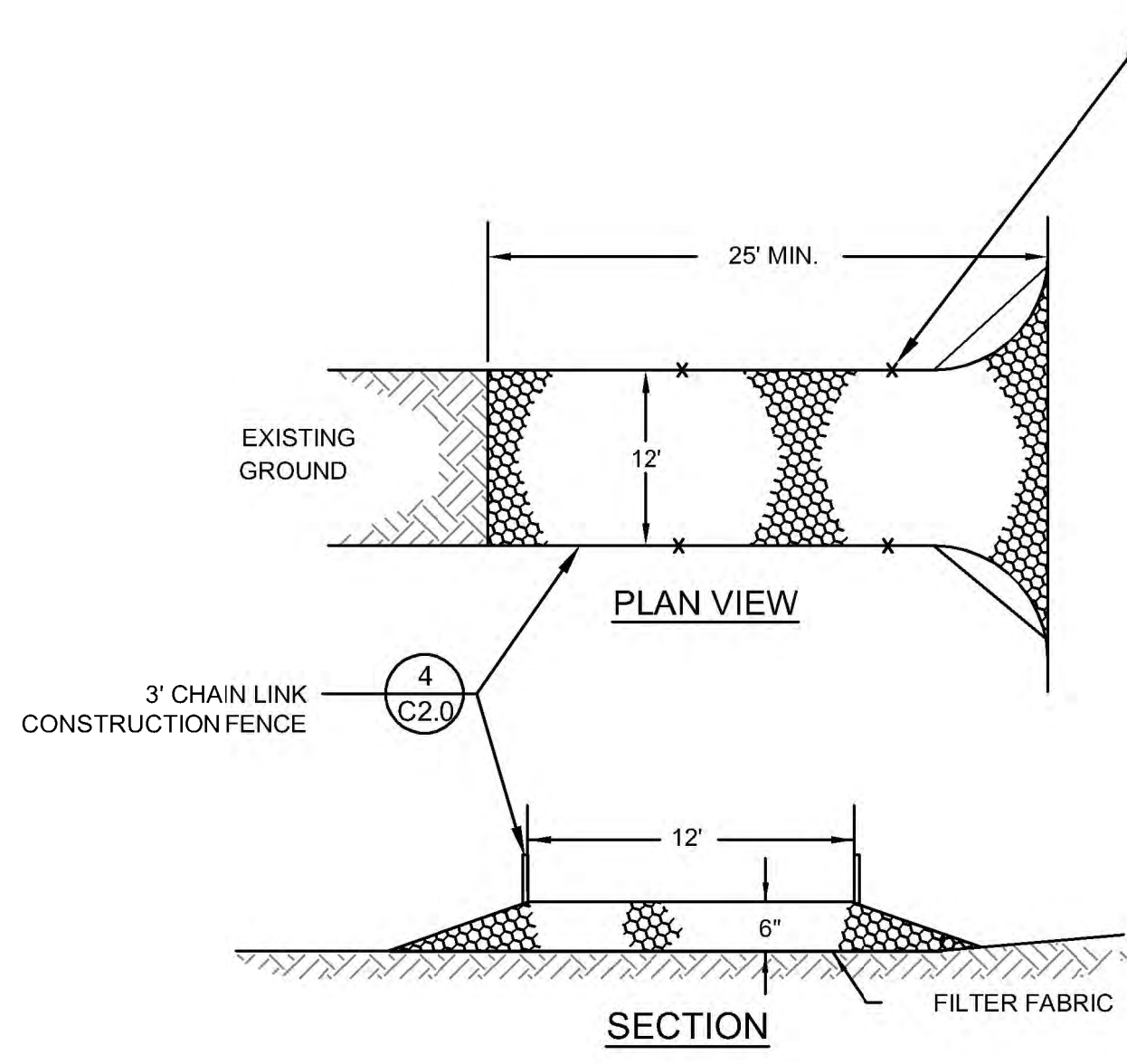
RESIDENCES AT WALK HILL LLC  
 283 & 289 WALK HILL STREET AND 578 & 578 CANTERBURY STREET  
 ROSLINDALE, MA  
 DEMOLITION PLAN

**C1.0**



- NOTES**
- CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
  - INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
  - INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

**1 SILT SACK**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

**STONE SIZE** - SEE GRADATION TABLE

**LENGTH** - 25 FOOT MINIMUM.

**THICKNESS** - SIX (6) INCHES (MINIMUM).

**WIDTH** - 12' MINIMUM

**FILTER FABRIC** - MIRAFI 600X OR APPROVED EQUAL.

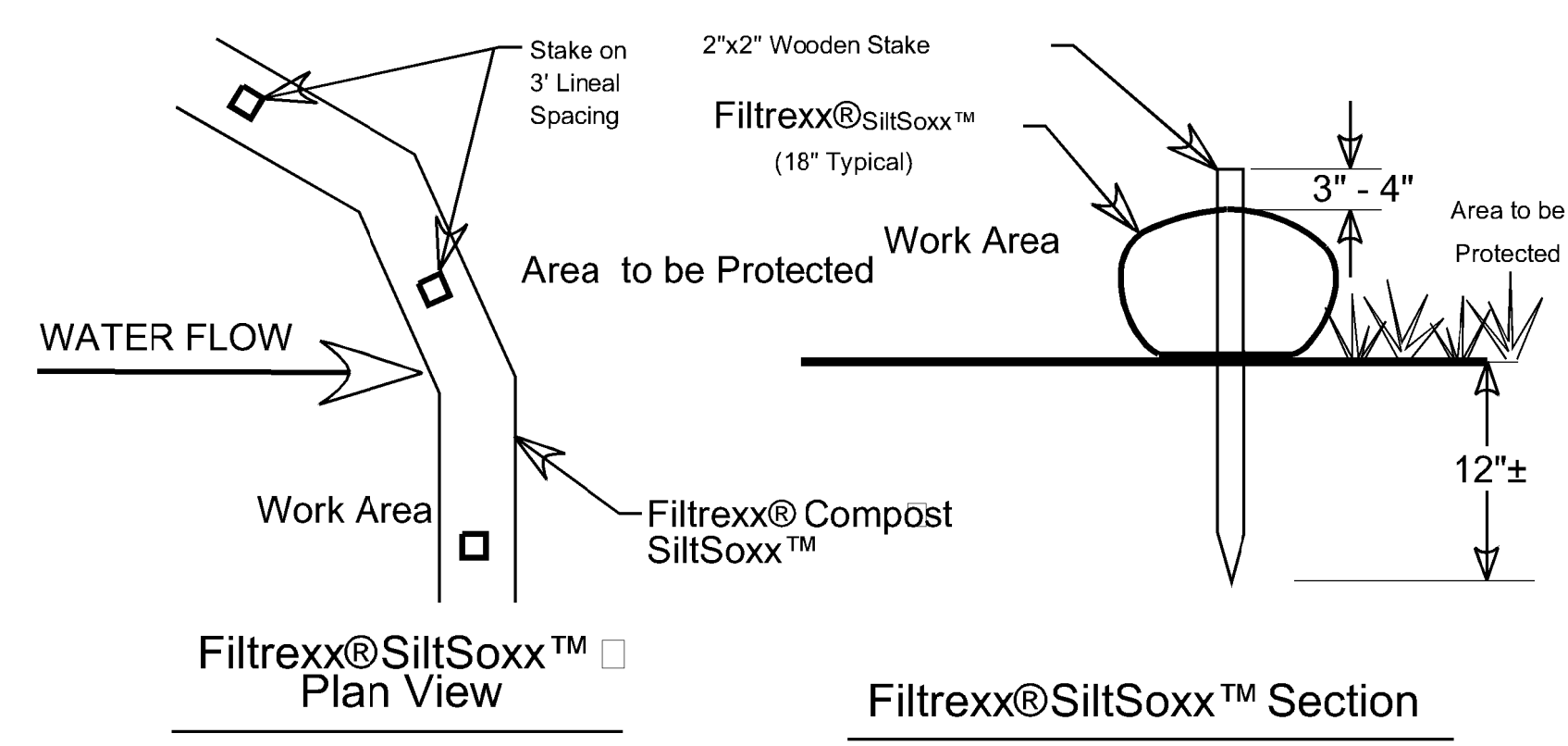
**INSTALLATION** - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

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

**CRUSHED STONE GRADATION TABLE**

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	90-100
1 1/2 inches	20-50
3/4 inch	0-15
3/8 inch	0-5

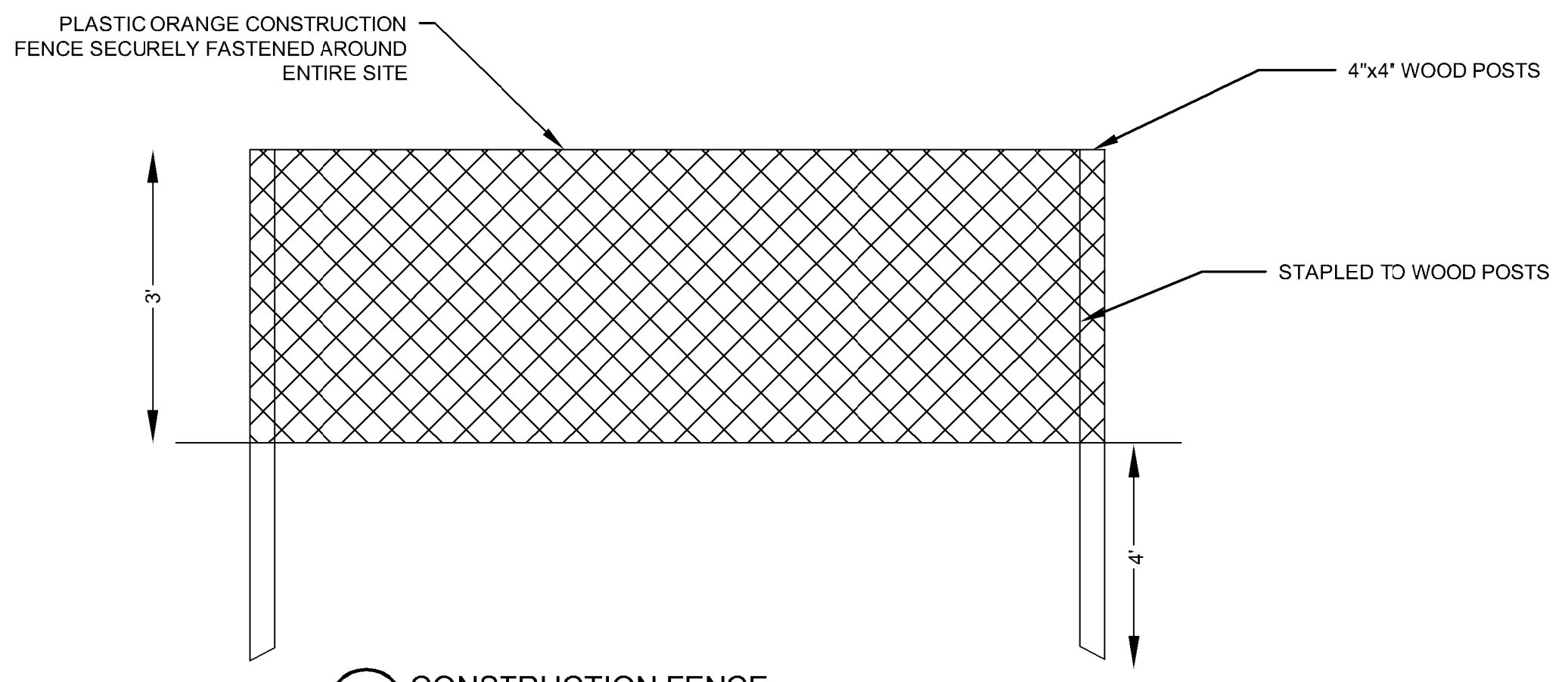
**3 CONSTRUCTION ENTRANCE**  
NOT TO SCALE



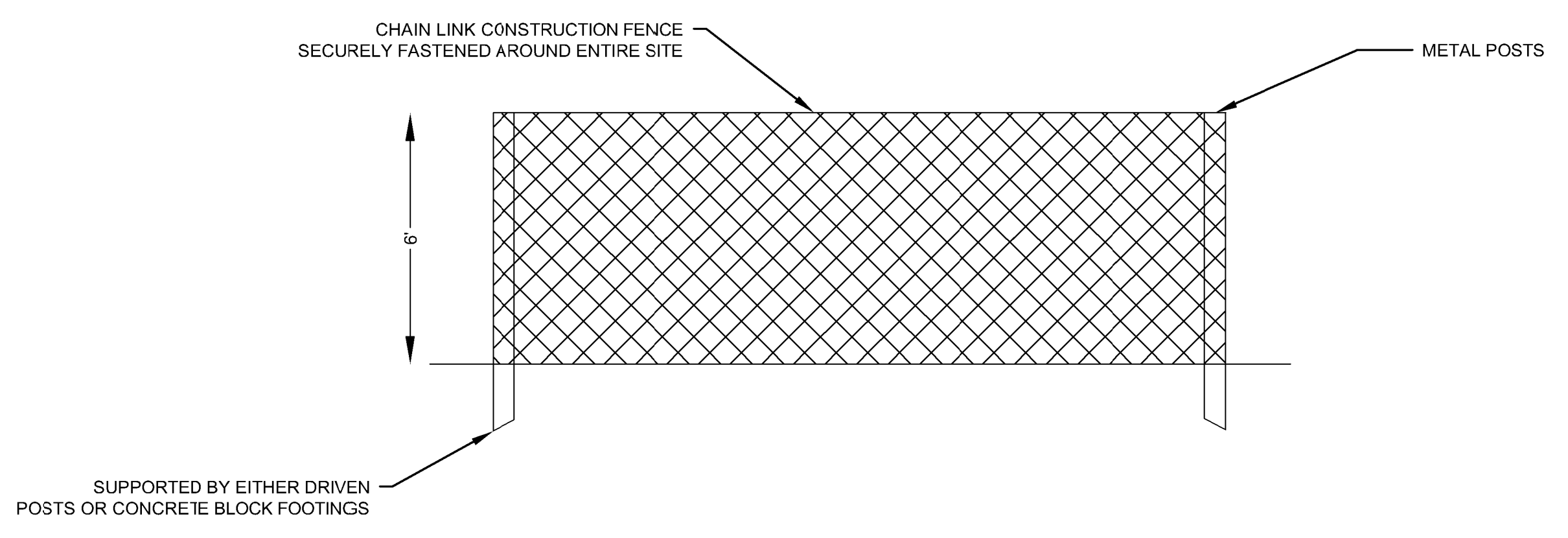
- NOTES**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  - SILT SOCK™ COMPOST/SOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**FILTREXX® SILT SOCK™**

**2 SILT SOCK**  
NOT TO SCALE



**4 CONSTRUCTION FENCE**  
NOT TO SCALE



**5 TEMPORARY CHAIN LINK FENCE**  
NOT TO SCALE

Scale	Date	Job No.	Designed by	Drawn by	Checked by	Approved by	Description	REVISIONS
NTS	2/5/2019	2015-131	MFC/OC	OC	MFC	MFC		

Prepared by:  
Cushing & Dolan, P.C.  
Totten Pond Road Office Park  
375 Totten Pond Road, Suite 200  
Waltham, MA 02451  
Page 1 of 6



2018 00012673  
Bk: 59186 Pg: 34 Page: 1 of 6  
Recorded: 02/13/2018 02:57 PM  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/13/2018 02:57 PM  
Ctrl# 177693 18481 Doc# 00012673  
Fee: \$4,560.00 Cons: \$1,000,000.00

**MASSACHUSETTS QUITCLAIM DEED**

WE, **LOUIS A. CALISI, JR.** and **NICOLE GUARINO**, Trustees of the **LOUIS A. CALISI FAMILY IRREVOCABLE TRUST** under Declaration of Trust dated November 12, 2015, and **LOUIS A. CALISI, JR.** and **NICOLE GUARINO**, Trustees of the **ANNA L. CALISI FAMILY IRREVOCABLE TRUST** under Declaration of Trust dated November 12, 2015, see Trustee's Certificates pursuant to M.G.L. Ch. 184 § 35 recorded herewith, said trusts having an address at 576 Canterbury Street, Roslindale, MA

**FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF ONE MILLION (\$1,000,000.00) DOLLARS,**

Grant to Walk Hill/Canterbury Development LLC, a Massachusetts Limited Liability Company, of 52 English Commons, Topsfield, MA 01983, with **QUITCLAIM COVENANTS**, the premises known as **283 Walk Hill Street, Roslindale, Massachusetts**, further bounded and described as follows:

A certain parcel of land with the buildings thereon situated in that part of Boston called Roslindale, bounded and described as follows:

- |               |                                                                                            |
|---------------|--------------------------------------------------------------------------------------------|
| NORTHEASTERLY | By Walk Hill Street, two hundred nine (209) feet;                                          |
| SOUTHEASTERLY | On land now or formerly of James Kendall, one hundred twenty and 5/10 feet (120.5) feet;   |
| SOUTHWESTERLY | On land now or formerly of Patrick Brooks, two hundred twenty-three and 5/10 (223.5) feet; |
| NORTHEASTERLY | On Canterbury Street, eighty-five (85) feet;                                               |

Property Address: 283 Walk Hill Street, Roslindale, Massachusetts

Excepting so much of the above described premises as was taken by the City of Boston, by deed recorded with Suffolk County Registry of Deeds, Book 4501, Page 581. Containing 20,560 square feet, more or less.

This conveyance is made subject to and with the benefit of all easements, restrictions, reservations, and rights of record, if any, to the extent the same are now in force and applicable.

The Grantor named herein does hereby voluntarily release and relinquish all rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and state under the pains and penalties of perjury that there are no other persons entitled to any Homestead rights.

For title reference see deed dated November 12, 2015 and recorded with the Suffolk County Registry of Deeds at Book 55641 Page 242.

[Intentionally Blank]

WITNESS my hand and seal this 21<sup>st</sup> day of November, 2017.


**LOUIS A. CALISI FAMILY  
IRREVOCABLE TRUST**

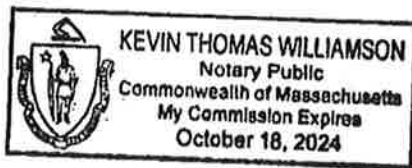
  
**LOUIS A. CALISI, JR., TRUSTEE**

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 21<sup>st</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **LOUIS A. CALISI, JR.**, Trustee, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his knowledge and belief and acknowledged he signed it voluntarily for its stated purpose on behalf of the **LOUIS A. CALISI FAMILY IRREVOCABLE TRUST**.


  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson





WITNESS my hand and seal this 27<sup>th</sup> day of November, 2017.

**LOUIS A. CALISI FAMILY  
IRREVOCABLE TRUST**

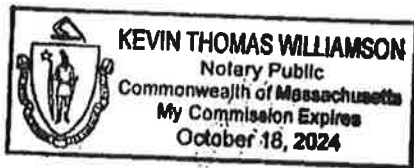
  
\_\_\_\_\_  
NICOLE GUARINO, Trustee


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 27<sup>th</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **NICOLE GUARINO\***, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of her knowledge and belief and acknowledged she signed it voluntarily for its stated purpose on behalf of the LOUIS A. CALISI FAMILY IRREVOCABLE TRUST.

\*Trustee  
KW



  
\_\_\_\_\_  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson

WITNESS my hand and seal this 21<sup>st</sup> day of November, 2017.


**ANNA L. CALISI FAMILY IRREVOCABLE TRUST**

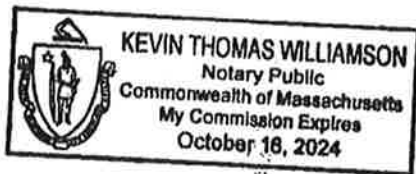
  
LOUIS A. CALISI, JR., TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 21<sup>st</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **LOUIS A. CALISI, JR.**, Trustee, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his knowledge and belief and acknowledged he signed it voluntarily for its stated purpose on behalf of the ANNA L. CALISI FAMILY IRREVOCABLE TRUST.

  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson



WITNESS my hand and seal this 27<sup>th</sup> day of November, 2017.

**ANNA L. CALISI FAMILY IRREVOCABLE TRUST**


  
\_\_\_\_\_  
**NICOLE GUARINO, Trustee**

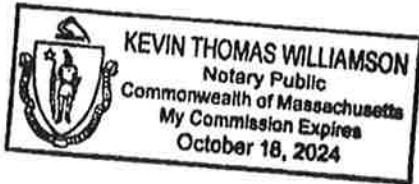
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 27<sup>th</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **NICOLE GUARINO,\*** proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of her knowledge and belief and acknowledged she signed it voluntarily for its stated purpose on behalf of the ANNA L. CALISI FAMILY IRREVOCABLE TRUST.

\*Trustee  
kw

  
\_\_\_\_\_  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson





**QUITCLAIM DEED**

I, **Dora Calisi**, being unmarried, of 14 Hadyn Street, Roslindale, Suffolk County, Massachusetts, for consideration One Million and 00/100 (\$1,000,000.00)

Dollars paid grant to **Walk Hill/Canterbury Development LLC**, a **Massachusetts Limited Liability Company**, having an address of 52 English Commons, Topsfield, MA 01983,

**with Quitclaim Covenants**

The land with the buildings thereon, situated on Walk Hill Street in that part of Boston, formerly West Roxbury, and bounded and described as follows:

Beginning at a corner thereof on said Walk Hill Street distant two hundred nine (209) feet Southeasterly from the corner of Canterbury and Walk Hill Streets; thence running from said point one hundred twenty and 5/10 (120.5) feet; Southwesterly on land of Thomas Kendall, to land now or late of Brooks, thence turning and running Southeasterly on land now or late of said Brooks one hundred seventy-one (171) feet to the center of Stony Brook; thence turning and running Northeasterly through center of said Brook to Walk Hill Street, one hundred forty-eight (148) feet and thence turning and running Northwesterly on said Walk Hill Street one hundred fifty-three (153) feet to the point of beginning be any or all of said measurements or contents, more or less, or however same are otherwise bounded and described.

Excepting from the above described premises so much thereof as is included in taking by the City of Boston for widening the channel of Stony Brook by order of the Board of Street Commissioners dated June 21, 1898, as appears on record in Suffolk Deeds, Book 2570, Page 65.

Grantor hereby releases any and all rights of homestead in said premises and certifies under the penalties of perjury that there are no other persons entitled to protection of the homestead act in said premises.

For my title see Deed Recorded with Suffolk County Registry of Deeds, Book 24400, Page 225

Property Address: 289 Walk Hill Street, Roslindale, MA 02131

Executed under the penalties of perjury and under seal, this 27<sup>th</sup> day of December, 2017

Dora Calisi  
Dora Calisi

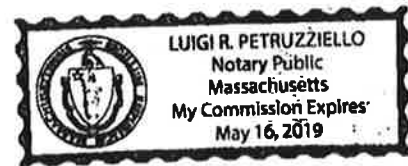
COMMONWEALTH OF MASSACHUSETTS  
Suffolk, ss

December 27<sup>th</sup> 2017

On this 27<sup>th</sup> day of December, 2017, before me, the undersigned notary public, personally appeared, **Dora Calisi** proved to me through satisfactory evidence identification, which was: [ Driver's License] [ Personal Knowledge of Identity] to be the person(s) whose name is signed on the preceding or attached document, and acknowledge to me that she signed it freely and voluntarily for its stated purpose and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of her knowledge and belief.

Luigi R. Petruzzello  
Luigi R. Petruzzello, Notary Public  
My Commission Expires: 5/16/19

Return to:



MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/13/2018 02:57 PM  
Ctrl# 177695 21538 Doc# 00012675  
Fee: \$4,560.00 Cons: \$1,000,000.00



2018 00012675  
Bk: 59186 Pg: 41 Page: 1 of 2  
Recorded: 02/13/2018 02:57 PM  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

## QUITCLAIM DEED

**Velasquez Brothers LLC**, a Massachusetts Limited Liability Company having its principal offices at 578 Canterbury Street, Roslindale, Suffolk County, Massachusetts, for consideration paid and in full consideration **ONE MILLION and 00/100 (\$1,000,000.00) DOLLARS**,

Grants to **WALK HILL/CANTERBURY DEVELOPMENT LLC**, a Massachusetts Limited Liability Company, with a principal place of 52 English Commons, Topsfield, MA 01983.

with **QUITCLAIM COVENANTS** the following described land with the buildings and improvements thereon:

A certain parcel of land situated in the Roslindale district of the City of Boston, known and numbered as 578 Canterbury Street, described as follows:

Commencing at the Northeasterly corner of said premises on Canterbury Street and running in a Southerly direction by land now or formerly of Michael Brooks, four hundred and four (404.0) feet to Stony Brook;

Thence running Southwesterly by Stony Brook fifty-four (54.0) feet to land now or formerly of Michael Carey;

Thence running Northerly by land of said Carey four hundred and thirteen and five-tenths (413.5) feet to Canterbury Street;

Thence Easterly by said street fifty-three and five-tenths (53.5) feet to the point of beginning.

Excepting from the above described premises so much thereof as is included in the taking as appears on record in Suffolk Deeds Book 5296, Page 372 and Book 5375, Page 152.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor by Deed recorded with Suffolk County Registry of Deeds in Book 56942, Page 21.

This conveyance does not constitute a sale of all or substantially all of the company's assets within Massachusetts.

Property Address: 578 Canterbury Street, Roslindale, MA 02131

WITNESS My/Our Hand(s) and Seal(s) this 12<sup>th</sup> day of FEBRUARY, 2018.

Velasquez Brothers LLC

By:



Leodan Velasquez, Manager

I, Leodan Velasquez, hereby voluntarily release and relinquish all rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and state under the pains and penalties of perjury that there are no other persons entitled to any Homestead rights.



Leodan Velasquez

COMMONWEALTH OF MASSACHUSETTS

Suffolk County:

On this 12<sup>th</sup> day of FEBRUARY, 2018 before me, the undersigned notary public, personally appeared Leodan Velasquez, and proved to me through satisfactory evidence of identification, being MA Drivers Licenses, to be the person whose name is signed above, and acknowledged to me that he/she signed it voluntarily as his/her free act and deed for the stated purpose.



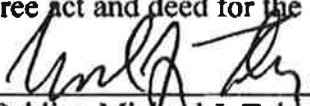
Notary Public: Michael J. Tobin  
My commission expires: 02/01/2019



COMMONWEALTH OF MASSACHUSETTS

Suffolk County:

On this 12<sup>th</sup> day of FEBRUARY, 2018 before me, the undersigned notary public, personally appeared Leodan Velasquez, in his capacity as manager, and proved to me through satisfactory evidence of identification, being MA Drivers Licenses, to be the person whose name is signed above, and acknowledged to me that he/she signed it voluntarily as his/her free act and deed for the stated purpose for Velasquez Brothers LLC.



Notary Public: Michael J. Tobin  
My commission expires: 02/01/2019



Prepared by:

Cushing & Dolan, P.C.  
Totten Pond Road Office Park  
375 Totten Pond Road, Suite 200  
Waltham, MA 02451  
Page 1 of 8



2018 00879746  
Cert#: 134638 Bk: 669 Pg: 38  
Doc: DED 02/13/2018 02:29 PM EST  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

**MASSACHUSETTS QUITCLAIM DEED**

WE, **LOUIS A. CALISI AND ANNA L. CALISI**, HUSBAND AND WIFE, PRESENTLY OF BOSTON, COMMONWEALTH OF MASSACHUSETTS, AND **LOUIS A. CALISI, JR.** and **NICOLE GUARINO**, Trustees of the **LOUIS A. CALISI FAMILY IRREVOCABLE TRUST** under Declaration of Trust dated November 12, 2015, AND **LOUIS A. CALISI, JR.** and **NICOLE GUARINO**, Trustees of the **ANNA L. CALISI FAMILY IRREVOCABLE TRUST** under Declaration of Trust dated November 12, 2015, see Trustee's Certificates pursuant to M.G.L. Ch. 184 § 35 recorded herewith, said trusts having an address at 576 Canterbury Street, Roslindale, MA

**FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF ONE MILLION (\$1,000,000.00) DOLLARS,**

Grant to Walk Hill/Canterbury Development LLC, a Massachusetts Limited Liability Company of 52 English Commons, Topsfield, MA 01983, with **QUITCLAIM COVENANTS**, the premises known as **576 Canterbury Street, Roslindale, Massachusetts**, further bounded and described as follows:

That certain parcel of land situate in the part of Boston formerly West Roxbury in the County of Suffolk and Commonwealth of Massachusetts, situated on Canterbury Street. Said land is shown as Lot One (1) on a subdivision plan drawn by Massachusetts Department of Public Works, A.W. Dean, Chief Engineer, dated November 3, 1931 and June 14, 1960, as modified and approved by the Court, filed in the Land Registration Office as plan No. 3981-B, a copy of a portion of which is filed with Certificate of Title No. 66640.

Property Address: 576 Canterbury Street, Roslindale, Massachusetts

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/13/2018 02:29 PM  
CU# 177689 09855 Doc# 00879746  
Fee: \$4,560.00 Cons \$1,000,000.00



This conveyance is made subject to and with the benefit of all easements, restrictions, reservations and rights of record, if any, to the extent the same are now in force and applicable.

**LOUIS A. CALISI AND ANNA L. CALISI**, hereby release their legal life estate interest in the above-described premises

The Grantor named herein does hereby voluntarily release and relinquish all rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and state under the pains and penalties of perjury that there are no other persons entitled to any Homestead rights.

For title reference see deed dated November 12, 2015 and recorded with the Suffolk County Registry of Deeds at Document No. 00852600, Noted on Certificate No. 132581.

WITNESS my hand and seal this 21 day of November, 2017.


**LOUIS A. CALISI FAMILY  
IRREVOCABLE TRUST**

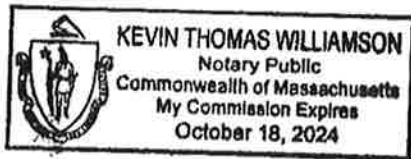
  
**LOUIS A. CALISI, JR., TRUSTEE**

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 21<sup>st</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **LOUIS A. CALISI, JR.**, Trustee, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his knowledge and belief and acknowledged he signed it voluntarily for its stated purpose on behalf of the **LOUIS A. CALISI FAMILY IRREVOCABLE TRUST**.

  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson



WITNESS my hand and seal this 27<sup>th</sup> day of November, 2017.

LOUIS A. CALISI FAMILY  
IRREVOCABLE TRUST

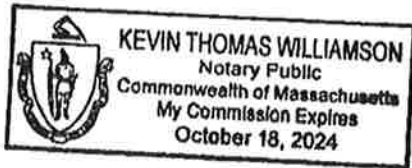
  
\_\_\_\_\_  
NICOLE GUARINO, Trustee


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 27<sup>th</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **NICOLE GUARINO**, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of her knowledge and belief and acknowledged she signed it voluntarily for its stated purpose on behalf of the LOUIS A. CALISI FAMILY IRREVOCABLE TRUST.


\*Trustee  
KW



  
\_\_\_\_\_  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson

WITNESS my hand and seal this 21<sup>st</sup> day of November, 2017.


**ANNA L. CALISI FAMILY IRREVOCABLE TRUST**

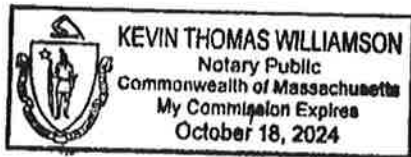
  
LOUIS A. CALISI, JR., TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 21<sup>st</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **LOUIS A. CALISI, JR.**, Trustee, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of his knowledge and belief and acknowledged he signed it voluntarily for its stated purpose on behalf of the ANNA L. CALISI FAMILY IRREVOCABLE TRUST.

  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson



WITNESS my hand and seal this 27<sup>th</sup> day of November, 2017.

**ANNA L. CALISI FAMILY IRREVOCABLE TRUST**


  
\_\_\_\_\_  
NICOLE GUARINO, Trustee

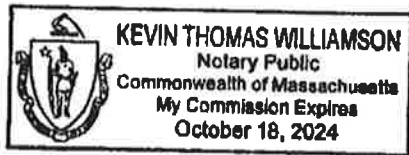
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 27<sup>th</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared **NICOLE GUARINO**\* proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document(s) are truthful and accurate to the best of her knowledge and belief and acknowledged she signed it voluntarily for its stated purpose on behalf of the ANNA L. CALISI FAMILY IRREVOCABLE TRUST.

\* Trustee  
KW

  
\_\_\_\_\_  
My Commission Expires: 10/18/2024  
Notary Name: Kevin Williamson



WITNESS my hand and seal this 31 day of January, 2018.

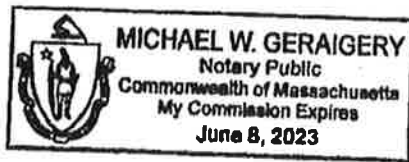
Anna L. Calisi  
ANNA L. CALISI

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 31 day of January, 2018, before me, the undersigned Notary Public, personally appeared **ANNA L. CALISI**, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and acknowledged she signed it voluntarily for its stated purpose.

Michael W. Geraigery  
My Commission Expires: 6/8/2023  
Notary Name: Michael Geraigery



WITNESS my hand and seal this 31 day of January, 2018.

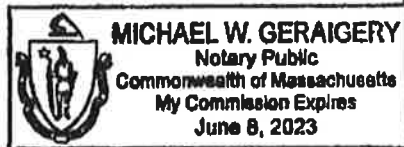
  
\_\_\_\_\_  
LOUIS A. CALISI

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 31 day of January, 2018, before me, the undersigned Notary Public, personally appeared **LOUIS A. CALISI**, proved to me through satisfactory evidence of identification, which is  photo identification  personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and acknowledged he signed it voluntarily for its stated purpose.

  
My Commission Expires: 6/8/2023  
Notary Name: Michael Geraigery



879746

DOC No: 00879746

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Feb 13, 2018 at 02:29P

Document Fee: 125.00 Rec Total: \$5,270.00

CERTIFICATE No: 134638 BK 00669 PG 38

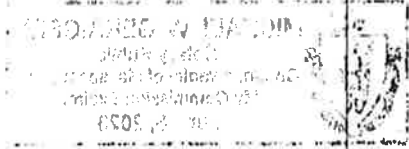
ALSO NOTED ON: CERT 132581 BK 658 PG 181

*Handwritten signature/initials*

Attested hereto

*Handwritten signature of Stephen J. Murphy*

Stephen J. Murphy  
Asst. Recorder of Land Court



R





Civil Engineering  
Transportation/Traffic  
Water/Wastewater  
Geotechnical  
Land Surveying  
Environmental  
Planning

DEP File No. 006-1640

283 & 289 WALK HILL STREET AND 576 & 578 CANTERBURY ST. BOSTON MA

Discussion of Performance Standards

The following presents DCI's understanding of how the project meets the performance standards.

10.58 Riverfront Area

(4) General Performance Standard.

(a) Protection of Other Resource Areas. The work shall meet the performance standards for all other resource areas within the riverfront area, as identified in 310 CMR 10.30 (Coastal Bank), 10.32 (Salt Marsh), 10.55 (Bordering Vegetated Wetland), and 10.57 (Land Subject to Flooding). When work in the riverfront area is also within the buffer zone to another resource area, the performance standards for the riverfront area shall contribute to the protection of the interests of M.G.L. c. 131, § 40 in lieu of any additional requirements that might otherwise be imposed on work in the buffer zone within the riverfront area.

*A discussion of this proposed project conforms to the Bordering Vegetated Wetlands Performance Standards follows.*

(b) Protection of Rare Species. No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, as identified by the procedures established under 310 CMR 10.59 or 10.37, or which will have any adverse effect on vernal pool habitat certified prior to the filing of the Notice of Intent.

*Habitat sites of rare wetland or upland, vertebrate or invertebrate species, or vernal pools have not been identified on site.*

(c) Practicable and Substantially Equivalent Economic Alternatives. There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

*This project is the first phase of the development of this Site. This project removes pavement and buildings from the site, and stabilizes the site with an erosion control seed mix thereby eliminating untreated runoff from the site from entering Canterbury Brook. The alternative would be to leave*

*the pavement and building in the riverfront area and wait for the entire project to commence, thereby resulting in vacant structures remaining.*

*A second filing will be made for the development, which will include removal of invasive species, and removal of trash and debris from the banks of River. In addition, coarse grained sediment that has been deposited in the brook will be proposed for removal to restore this section of the brook along with native plantings to improve wetland functions. There will be no proposed building in the Riverfront Area.*

10.54 Bank

(4) General Performance Standard.

(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:

1. the physical stability of the Bank;
2. the water carrying capacity of the existing channel within the Bank;
3. ground water and surface water quality;
4. the capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;
5. the capacity of the Bank to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 10.54: Bank (Naturally Occurring Banks and Beaches) 1987, that (cumulatively) alter(s) up to 10% or 50 feet (whichever is less) of the length of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. In the case of a bank of a river or an intermittent stream, the impact shall be measured on each side of the stream or river. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

*There is no proposed work on the bank at this time, or in the Buffer Zone or Riverfront Area that will impair any of the above characteristics of the Bank.*



**LEGEND**

CS	COMBINED SEWER & DRAIN
S	SANITARY SEWER
D	DRAIN LINE
W	WATER LINE
OHW	OVERHEAD WIRES
G	GAS LINE
⊙	SANITARY MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	FIRE HYDRANT
⊙	WATER GATE
⊙	GAS GATE
⊙	GAS METER
⊙	ELECTRIC METER
⊙	SIGN
⊙	TRAFFIC SIGNAL
⊙	LIGHT POLE
⊙	HANDHOLE
⊙	SPOT GRADE
CLT	CENTER-LINE TRENCH
I	INVERT
TH	TOP OF HOOD
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB
EOP	EDGE OF PAVEMENT
---	BUFFER ZONE BOUNDARY
---	BORDERING VEGETATED WETLAND BOUNDARY
WLF	WETLAND FLAG
█	SEED WITH EROSION CONTROL MIX

TOTAL PAVEMENT AREA TO BE REMOVED: 19,184 SF  
 TOTAL BUILDING AREA TO BE DEMOLISHED: 18,213 SF

- DEMO NOTES:**
- EXISTING SANITARY SEWER SERVICES AND DOMESTIC WATER SERVICES SHALL BE LOCATED IN FIELD AND CUT & CAPPED AT MAIN, IN ACCORDANCE WITH BWSC REGULATIONS
  - ALL BWSC OWNED WATER METERS SHALL BE RETURNED TO BWSC.
  - BOSTON WATER AND SEWER IS NOT PART OF DIG-SAFE. MARKING OF BWSC FACILITIES IS PERFORMED BY BWSC STAFF. REQUEST FOR MARKINGS MAY BE MADE BY CALLING BWSC FIELD SERVICE DEPT. AT 617-989-7248. FOR ALL NON-BWSC UTILITIES CONTACT DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HRS (3 BUSINESS DAYS) PRIOR TO EXCAVATION.

**Design Consultants, Inc.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
SOMERVILLE - NEWBURYPORT - QUINCY  
 PHONE 617-763-5550 WEBSITE WWW.DC-MA.COM

Scale	Date	Job No.	Designed by	Drawn by	Checked by	Approved by	CON COMM COMMENTS	Date	REVISIONS
1" = 20'	2/5/2019	2015-131	MFC/RLB	RLB	MFC	MFC		2/21/2019	

**DEMOLITION PLAN**

RESIDENCES AT WALK HILL LLC  
 283 & 289 WALK HILL STREET AND 576 & 578 CANTERBURY STREET  
 ROSLINDALE, MA

C1.0



**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  
Roslindale \_\_\_\_\_

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

**A. General Information (continued)**

6. General Project Description:

Demolition of five structures and pavement removal.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

24400

c. Book

b. Certificate # (if registered land)

225

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

City/Town

## F. Signatures and Submittal Requirements

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

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

 1. Signature of Applicant	<u>4-21-19</u> 2. Date
3. Signature of Property Owner (if different)	4. Date
 5. Signature of Representative (if any)	<u>4/21/19</u> 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.



# Checklist for Stormwater Report

## A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

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

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

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

### Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature

\_\_\_\_\_  
Signature and Date

## Checklist

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

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

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

### Standard 1: No New Untreated Discharges

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





# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

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

### Standard 3: Recharge

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

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

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

### Standard 4: Water Quality

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

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



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

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

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

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

### Standard 6: Critical Areas

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



# Checklist for Stormwater Report

## Checklist (continued)

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

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

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

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

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



# Checklist for Stormwater Report

## Checklist (continued)

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

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

### Standard 9: Operation and Maintenance Plan

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

### Standard 10: Prohibition of Illicit Discharges

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

## **PROJECT NARRATIVE**

This Notice of Intent is the second submittal in the process of redeveloping this site. An Order of Resource Area Delineation for the Site was issued on June 21, 2017 by the Boston Conservation Commission. A copy of this Order is attached.

This Notice of Intent is for the Demolition of the structures on site as well as the removal of other impervious surfaces and utility disconnection.

A third submittal will be made in the future for the redevelopment of the Site.

The Boston Planning and Development Agency approved the redevelopment on May 11, 2017. (<http://www.bostonplans.org/projects/development-projects/289-walk-hill-street>)

### **Site Description**

The subject site, located on Walk Hill Street between Canterbury Street and American Legion Highway, is composed of four parcels, identified by the City of Boston Assessor's Department as Parcels 180656200, 180656300, 180657600, and 180657500. The total site area is 87,631 square feet (2.01 acres). Approximately 60% of the site is covered with buildings and pavements. The proposed work includes demolishing the seven existing buildings and removing all pavements. After demolition, the site will be stabilized with grass seed. The proposed seed mix is attached.

### **Riverfront Areas**

An Order of Resource Area Delineation was issued by the City Boston Conservation Commission on June 29, 2017. The delineation area was approved by the Commission as a river, using the bank delineations shown on the plan, as its boundary.

The Canterbury Brook runs through the south side of the site, parallel to the American Legion Highway. The onsite resource area is Riverfront Area that is bound by wetland lines, property lines, and 25ft buffer lines. The total onsite Riverfront Area is 8,070 square feet. The proposed resource area to be altered is 771 square feet. Alterations are limited to the removal of asphalt pavement and the installation of erosion controls.

### **Riverfront Performance Standards**

The following describes the proposed demolition and removal of impermeable surfaces meets the requirements of the Riverfront Area Performance Standards.

1. Protection of Other Resource Areas – This project eliminates all impermeable surfaces from within the Riverfront Area and remaining areas of the site. All surfaces will be seeded to prevent erosion. Therefore, the reduction of stormwater runoff from impermeable surfaces, and stabilization of disturbed areas has resulted in an overall improvement in stormwater runoff water quality.

2. Protection of Rare Species – The site is not within the Estimated Habitat of a Rare Species, and does not contain a certified vernal pool.
3. Practicable and Substantially Equivalent Economic Equivalent Alternative – The only Alternative to this work is the do nothing alternative. This project is a substantial improvement to that alternative.

### **100 Foot Buffer**

Work to be performed within the 100ft buffer includes the demolition of 6,320 square feet of building, removal of 3,245 square feet of pavement, and the installation of erosion controls.

### **Erosion Controls**

As part of the demolition work, erosion control measures will be installed, including silt sacks in downstream catch basins, silt fencing at the down-gradient limits of the site, construction fencing around the site perimeter, and a stabilized construction entrance. The construction entrance is to be located on the opposite side of the site from the resource area to minimize the potential for soils and materials from construction vehicles to reach the resource area.

### **Stormwater Standards**

Standard 1: No New Untreated Discharges: There are no new discharges or existing discharges.

Standard 2: Peak Rate Attenuation: The peak rate is reduced as all the impermeable surfaces have been eliminated.

Standard 3: Recharge: As there is not impervious surface, the recharge requirement equals zero.

Standard 4: Water Quality: As there is not impervious surface, the recharge requirement equals zero. The site will remain grassed until the site is redeveloped. There will be no stockpiling of materials, or any other activities on the site.

Standard 5: Land Uses with Higher Potential Pollutants Loads: The Land Use does not have a potential for higher pollutants loads.

Standard 6: Critical Areas: The site is not located in a critical area.

Standard 7: Redevelopment: The site fully meets the stormwater standards.

Standard 8: Construction Period Controls: A Stormwater Pollution Prevention Plan will be submitted prior to any work on site.

Standard 9: Operation and Maintenance Plan: As there is no Stormwater Management System being constructed, an Operation and Maintenance Plan is not required.

Standard 10: Illicit Discharges to Drainage System: All though there is no system to convey stormwater, an Illicit Discharge Statement will be completed prior to any land disturbance on site.

**Filing Fee**

Total Project Cost \$750,000 x (0.00075) or (0.075%)= \$562.50