

# NOTICE OF INTENT

**Parcel 0103873000, 0103870000, 0103871000, 0103873000  
9 Chelsea Street, 144, 146, & 148 Maverick Street**

**Boston, Massachusetts**

**August 21, 2019**

*Submitted To:*

Boston Conservation Commission  
One City Hall Square, Room 709  
Boston, MA 02201

*Prepared For:*

Linear Retail Properties, LLC  
5 Burlington Woods Drive #107  
Burlington, MA 01803

*Prepared By:*

Bohler Engineering  
45 Franklin Street, 5<sup>th</sup> Floor  
Boston, MA 02110

Project No. M171002

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# **NOTICE OF INTENT (FORM 3)**

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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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Boston

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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):

9 Chelsea Street, 144, 146, and 148 Maverick Street  
 Boston 02128  
 b. City/Town c. Zip Code

Latitude and Longitude: 42.370082 -71.038264  
 d. Latitude e. Longitude

0103873000  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Greg Droc  
 a. First Name b. Last Name

Linear Retail Properties, LLC  
 c. Organization

5 Burlington Wood Drive #107  
 d. Street Address

Burlington MA 01803  
 e. City/Town f. State g. Zip Code

781-202-3534 gdrocz@linearretail.com  
 h. Phone Number i. Fax Number j. Email Address

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

Greg Droc  
 a. First Name b. Last Name

Linear Retail Boston #18 LLC, Linear Retail Boston #19 LLC, Linear Retail Boston #21 LLC, Linear Retail Boston #23 LLC

5 Burlington Woods Drive #107  
 d. Street Address

Burlington MA 01803  
 e. City/Town f. State g. Zip Code

781-202-3534 gdrocz@linearretail.com  
 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Daniel Bourque  
 a. First Name b. Last Name

Bohler Engineering  
 c. Company

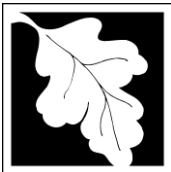
45 Franklin Street, 5th Floor  
 d. Street Address

Boston MA 02110  
 e. City/Town f. State g. Zip Code

(617) 849-8040 (617) 925-7581 dbourque@bohlereng.com  
 h. Phone Number i. Fax Number j. Email address

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

1050.00 512.50 537.50  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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## A. General Information (continued)

6. General Project Description:  
See enclosed Project Narrative

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

1229

c. Book

b. Certificate # (if registered land)

90-95

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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	108	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

Current Online -  
2017

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

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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





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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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- 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.



Massachusetts Department of Environmental Protection  
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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.

### Site Development Plans

a. Plan Title

Bohler Engineering

Daniel P. Bourque

b. Prepared By

c. Signed and Stamped by

8/21/2019

1"=30'

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:

0113

2. Municipal Check Number

Aug 19, 2019

3. Check date

0112

4. State Check Number

Aug 19, 2019

5. Check date

Linear Retail Boston 18

6. Payor name on check: First Name

LLC

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.

<p>1. Signature of Applicant</p> <p>3. Signature of Property Owner (if different)</p> <p>5. Signature of Representative (if any)</p>	<p>VP-Asset Management</p> <p>VP-Asset Management</p>	<p>8/19/19</p> <p>8/19/19</p> <p>8/19/19</p>	<p>2. Date</p> <p>4. Date</p> <p>6. Date</p>
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**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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

**CITY OF BOSTON CHECKLIST**

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## Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

To the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.

N/A  Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.

- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- (If applicable) Two hard copies of the Checklist for Stormwater Report
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project representing the wetland resource areas.
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts.
- Two copies of an Abutters List, Affidavit of Service and Abutter Notification, filed concurrently with the Notice of Intent.
- (If applicable) Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents.**



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

## **FILING FEE DOCUMENTATION**

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- **Copy of Wetland Fee Transmittal Form**
- **Copy of Check for DEP Filing Fee (City Share)**
- **Copy of Check for DEP Filing Fee (State Share)**



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

**1. Location of Project:**

9 Chelsea Street, 144, 146, & 148 Maverick Street Boston  
 b. City/Town  
 c. Check number \_\_\_\_\_ d. Fee amount \_\_\_\_\_

**2. Applicant Mailing Address:**

Greg Dorcz  
 a. First Name b. Last Name  
 Linear Retail Properties, LLC  
 c. Organization  
 5 Burlington Wood Drive #107  
 d. Mailing Address  
Burlington MA 01803  
 e. City/Town f. State g. Zip Code  
781-202-3534 gdorcz@linearretail.com  
 h. Phone Number i. Fax Number j. Email Address

**3. Property Owner (if different):**

Greg Dorcz  
 a. First Name b. Last Name  
 Linear Retail Boston #18 LLC, Linear Retail Boston #19 LLC, Linear Retail Boston #21 LLC, Linear Retail Boston #23 LLC  
 5 Burlington Wood Drive #107  
 d. Mailing Address  
Burlington MA 01803  
 e. City/Town f. State g. Zip Code  
781-202-3534 gdorcz@linearretail.com  
 h. Phone Number i. Fax Number j. Email Address

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

**B. Fees**

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

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

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

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

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

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

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





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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b Each building (for development) including site	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

**Step 6/Fee Payments:**

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

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

**LINEAR RETAIL BOSTON #18 LLC**

5 BURLINGTON WOODS DRIVE  
BURLINGTON, MA 01803

**BOSTON PRIVATE**

WEALTH ▫ TRUST ▫ PRIVATE BANKING

0113

Check Number 0113 5-234/110

DATE

Aug 19, 2019

Memo:



AMOUNT

\$ 1,500.00

PAY TO THE ORDER OF: One Thousand Five Hundred and 00/100 Dollars

The City of Boston  
P.O. Box 55808  
Boston, MA 02205



AUTHORIZED SIGNATURE

Security features. Details on back.

⑈000113⑈ ⑆01100234110⑆ 09532053L2⑈

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

0112

**LINEAR RETAIL BOSTON #18 LLC**

5 BURLINGTON WOODS DRIVE  
BURLINGTON, MA 01803

**BOSTON PRIVATE**

WEALTH • TRUST • PRIVATE BANKING

Check Number 0112 5-234/110

DATE

Aug 19, 2019

AMOUNT

\$ 512.50

Memo:

PAY TO THE ORDER OF: Five Hundred Twelve and 50/100 Dollars

Commonwealth of MA  
Secretary of Commonwealth  
One Ashburton Place 17th Floor  
Boston, MA 02108



*[Handwritten Signature]*

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈000112⑈ ⑆011002343⑆ 0953205347⑈

# **LIST OF ABUTTERS**

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---

Enter/Select a Street Name:

CITY HALL

[Find Addresses](#)

Click an Address to find a Parcel:

Enter a Parcel ID:

0302615000

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

Buffer Parameters:

Distance:  Feet

[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.

Click [here](#) for an instruction to convert a CSV file to Mailing Labels using MS Word.

Note: Use newer versions of browser to view this site such as IE 11+ or Chrome 47+ etc.



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PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
103863000	ROSSI THOMAS J	ROSSI THOMAS J	20 BONAIR AVENUE	WAKEFIELD MA	1880	62 BREMEN ST	EAST BOSTON	2128
103868000	ONE 54 MAVERICK LLC	ONE 54 MAVERICK LLC	100 MARGINAL ST	EAST BOSTON MA	2128	154 MAVERICK ST	EAST BOSTON	2128
103869000	LINEAR RETAIL BOSTON #23	LINEAR RETAIL BOSTON #23	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	148 MAVERICK ST	EAST BOSTON	2128
103870000	LINEAR RETAIL BOSTON #21 LLC	LINEAR RETAIL BOSTON #21 LLC	146 MAVERICK ST	EAST BOSTON MA	2128	146 MAVERICK ST	EAST BOSTON	2128
103871000	LINEAR RETAIL BOSTON #19 LLC	LINEAR RETAIL BOSTON #19 LLC	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	144 MAVERICK ST	EAST BOSTON	2128
103873000	LINEAR RETAIL BOSTON #18 LLC	LINEAR RETAIL BOSTON #18 LLC	ONE BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	9 CHELSEA ST	EAST BOSTON	2128
103875000	THIRTEEN CHELSEA ST M & S	THIRTEEN CHELSEA ST M & S	13 CHELSEA ST	EAST BOSTON MA	2128	13 CHELSEA ST	EAST BOSTON	2128
103876000	MCGIRL MICHAEL J	MCGIRL MICHAEL J	15 CHELSEA ST	EAST BOSTON MA	2128	15 CHELSEA ST	EAST BOSTON	2128
103877000	PUTTERHAM PROPERTIES LLC	PUTTERHAM PROPERTIES LLC	187 GREEN ST	JAMAICA PLAIN MA	2130	19 CHELSEA ST	EAST BOSTON	2128
105347000	MAVERICK CORNER RLTY LLC	MAVERICK CORNER RLTY LLC	5 PRINCE WY	SHARON MA	2067	73 75 MAVERICK SQ	EAST BOSTON	2128
105347001	HITCHINGS ELEANOR T TS	HITCHINGS ELEANOR T TS	66 TUSCANO AV	REVERE MA	2151	147 MAVERICK ST	EAST BOSTON	2128
105347002	JUNTA SAMUEL	JUNTA SAMUEL	149 MAVERICK ST	EAST BOSTON MA	2128	149 MAVERICK ST	EAST BOSTON	2128
105347003	FIGUEIRA CARMEN	FIGUEIRA CARMEN	151 MAVERICK ST	EAST BOSTON MA	2128	151 MAVERICK ST	EAST BOSTON	2128
105347004	IMBRIANO ANTONIO	IMBRIANO ANTONIO	153 MAVERICK ST	EAST BOSTON MA	2128	153 155 MAVERICK ST	EAST BOSTON	2128
105347005	ALONZO JOSE L	ALONZO JOSE L	157 MAVERICK ST	E BOSTON MA	2128	157 MAVERICK ST	EAST BOSTON	2128
105374000	MAVERICK STUDIOS CONDO TR	MAVERICK STUDIOS CONDO TR	49 MAVERICK SQ	EAST BOSTON MA	2128	49 63 MAVERICK SQ	EAST BOSTON	2128
105374002	ZEITLER BARBARA	ZEITLER BARBARA	49 MAVERICK SQ	E BOSTON MA	2128	49 63 MAVERICK SQ #14	EAST BOSTON	2128
105374004	VASCO LUIS E	VASCO LUIS E	21 BARNES AV	EAST BOSTON MA	2128	49 MAVERICK SQ #3	EAST BOSTON	2128
105374006	HOXIE ELANOR	HOXIE ELANOR	63 MAVERICK SQ # 4	EAST BOSTON MA	2128	49 MAVERICK SQ #4	EAST BOSTON	2128
105374008	KNOTT JANET	KNOTT JANET	63A MAVERICK SQ #7	E BOSTON MA	2128	49 MAVERICK SQ #7	EAST BOSTON	2128
105374010	FLORIO JAMES	FLORIO JAMES	63 MAVERICK SQUARE #8	EAST BOSTON MA	2128	63 MAVERICK SQ #8	EAST BOSTON	2128
105374012	KOEPFLI ELATIA	KOEPFLI ELATIA	269 HURON AVE #4	CAMBRIDGE MA	2138	63 MAVERICK SQ #2	EAST BOSTON	2128
105374014	URASAKI MACHIKO	URASAKI MACHIKO	63 MAVERICK SQ #1	E BOSTON MA	2128	63 MAVERICK SQ #1	EAST BOSTON	2128
105374016	GEDDES BRADLEY J	GEDDES BRADLEY J	63 MAVERICK SQ #5	EAST BOSTON MA	2128	63 MAVERICK SQ #5	EAST BOSTON	2128
105374018	LAZARUS JEANNETTE J	LAZARUS JEANNETTE J	1A SAWYER LANE	SALSBURY MA	1952	63 MAVERICK SQ #6	EAST BOSTON	2128
105374020	KATSAROS ARTHUR T	KATSAROS ARTHUR T	63 MAVERICK SQ #9	EAST BOSTON MA	2128	63 MAVERICK SQ #9	EAST BOSTON	2128
105374022	RAFFERTY REGINA C	RAFFERTY REGINA C	63 MAVERICK SQ #10	EAST BOSTON MA	2128	63 MAVERICK SQ #10	EAST BOSTON	2128
105374024	GLEASON JAMES B III	GLEASON JAMES B III	60 WADSWORTH ST #27F	CAMBRIDGE MA	2142	63 MAVERICK SQ #11	EAST BOSTON	2128
105374026	FREEMAN NAN BURKS	FREEMAN NAN BURKS	63 MAVERICK SQ #12	EAST BOSTON MA	2128	63 MAVERICK SQ #12	EAST BOSTON	2128
105374028	FINK AARON	FINK AARON	63 MAVERICK SQ #13	EAST BOSTON MA	2128	40 BREMEN ST #13	EAST BOSTON	2128
105378000	69-71 MAVERICK SQUARE REALTY	69-71 MAVERICK SQUARE REALTY	21 BARNES AVENUE	EAST BOSTON MA	2128	69 71 MAVERICK SQ	EAST BOSTON	2128

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103869000	LINEAR RETAIL BOSTON #23	LINEAR RETAIL BOSTON #23	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	148 MAVERICK ST	EAST BOSTON	2128
103870000	LINEAR RETAIL BOSTON #21 LLC	LINEAR RETAIL BOSTON #21 LLC	146 MAVERICK ST	EAST BOSTON MA	2128	146 MAVERICK ST	EAST BOSTON	2128
103871000	LINEAR RETAIL BOSTON #19 LLC	LINEAR RETAIL BOSTON #19 LLC	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	144 MAVERICK ST	EAST BOSTON	2128
103873000	LINEAR RETAIL BOSTON #18 LLC	LINEAR RETAIL BOSTON #18 LLC	ONE BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	9 CHELSEA ST	EAST BOSTON	2128
103875000	THIRTEEN CHELSEA ST M & S	THIRTEEN CHELSEA ST M & S	13 CHELSEA ST	EAST BOSTON MA	2128	13 CHELSEA ST	EAST BOSTON	2128
103876000	MCGIRL MICHAEL J	MCGIRL MICHAEL J	15 CHELSEA ST	EAST BOSTON MA	2128	15 CHELSEA ST	EAST BOSTON	2128
103877000	PUTTERHAM PROPERTIES LLC	PUTTERHAM PROPERTIES LLC	187 GREEN ST	JAMAICA PLAIN MA	2130	19 CHELSEA ST	EAST BOSTON	2128
105347000	MAVERICK CORNER RLTY LLC	MAVERICK CORNER RLTY LLC	5 PRINCE WY	SHARON MA	2067	73 75 MAVERICK SQ	EAST BOSTON	2128
105347001	HITCHINGS ELEANOR T TS	HITCHINGS ELEANOR T TS	66 TUSCANO AV	REVERE MA	2151	147 MAVERICK ST	EAST BOSTON	2128
105347002	JUNTA SAMUEL	JUNTA SAMUEL	149 MAVERICK ST	EAST BOSTON MA	2128	149 MAVERICK ST	EAST BOSTON	2128
105347003	FIGUEIRA CARMEN	FIGUEIRA CARMEN	151 MAVERICK ST	EAST BOSTON MA	2128	151 MAVERICK ST	EAST BOSTON	2128
105347004	IMBRIANO ANTONIO	IMBRIANO ANTONIO	153 MAVERICK ST	EAST BOSTON MA	2128	153 155 MAVERICK ST	EAST BOSTON	2128
105347005	ALONZO JOSE L	ALONZO JOSE L	157 MAVERICK ST	E BOSTON MA	2128	157 MAVERICK ST	EAST BOSTON	2128
105374000	MAVERICK STUDIOS CONDO TR	MAVERICK STUDIOS CONDO TR	49 MAVERICK SQ	EAST BOSTON MA	2128	49 63 MAVERICK SQ	EAST BOSTON	2128
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105374004	VASCO LUIS E	VASCO LUIS E	21 BARNES AV	EAST BOSTON MA	2128	49 MAVERICK SQ #3	EAST BOSTON	2128
105374006	HOXIE ELANOR	HOXIE ELANOR	63 MAVERICK SQ # 4	EAST BOSTON MA	2128	49 MAVERICK SQ #4	EAST BOSTON	2128
105374008	KNOTT JANET	KNOTT JANET	63A MAVERICK SQ #7	E BOSTON MA	2128	49 MAVERICK SQ #7	EAST BOSTON	2128
105374010	FLORIO JAMES	FLORIO JAMES	63 MAVERICK SQUARE #8	EAST BOSTON MA	2128	63 MAVERICK SQ #8	EAST BOSTON	2128
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105374016	GEDDES BRADLEY J	GEDDES BRADLEY J	63 MAVERICK SQ #5	EAST BOSTON MA	2128	63 MAVERICK SQ #5	EAST BOSTON	2128
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105374020	KATSAROS ARTHUR T	KATSAROS ARTHUR T	63 MAVERICK SQ #9	EAST BOSTON MA	2128	63 MAVERICK SQ #9	EAST BOSTON	2128
105374022	RAFFERTY REGINA C	RAFFERTY REGINA C	63 MAVERICK SQ #10	EAST BOSTON MA	2128	63 MAVERICK SQ #10	EAST BOSTON	2128
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105374026	FREEMAN NAN BURKS	FREEMAN NAN BURKS	63 MAVERICK SQ #12	EAST BOSTON MA	2128	63 MAVERICK SQ #12	EAST BOSTON	2128
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103869000	LINEAR RETAIL BOSTON #23	LINEAR RETAIL BOSTON #23	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	148 MAVERICK ST	EAST BOSTON	2128
103870000	LINEAR RETAIL BOSTON #21 LLC	LINEAR RETAIL BOSTON #21 LLC	146 MAVERICK ST	EAST BOSTON MA	2128	146 MAVERICK ST	EAST BOSTON	2128
103871000	LINEAR RETAIL BOSTON #19 LLC	LINEAR RETAIL BOSTON #19 LLC	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	144 MAVERICK ST	EAST BOSTON	2128
103873000	LINEAR RETAIL BOSTON #18 LLC	LINEAR RETAIL BOSTON #18 LLC	ONE BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	9 CHELSEA ST	EAST BOSTON	2128
103875000	THIRTEEN CHELSEA ST M & S	THIRTEEN CHELSEA ST M & S	13 CHELSEA ST	EAST BOSTON MA	2128	13 CHELSEA ST	EAST BOSTON	2128
103876000	MCGIRL MICHAEL J	MCGIRL MICHAEL J	15 CHELSEA ST	EAST BOSTON MA	2128	15 CHELSEA ST	EAST BOSTON	2128
103877000	PUTTERHAM PROPERTIES LLC	PUTTERHAM PROPERTIES LLC	187 GREEN ST	JAMAICA PLAIN MA	2130	19 CHELSEA ST	EAST BOSTON	2128
103917005	SPATARO RICHARD TS	SPATARO RICHARD TS	156 MAVERICK ST	EAST BOSTON MA	2128	158 156 MAVERICK ST	EAST BOSTON	2128
103918000	E BOSTON NEIGHBORHOOD HEALTH	E BOSTON NEIGHBORHOOD HEALTH	10 GROVE ST	EAST BOSTON MA	2128	BREMEN ST	EAST BOSTON	2128
105336000	JEFFRIES POINT CONDO TR	JEFFRIES POINT CONDO TR	159 MAVERICK ST	EAST BOSTON MA	2128	159 MAVERICK ST	EAST BOSTON	2128
105336002	NOVOA KARLA	NOVOA KARLA	159 MAVERICK ST #1	EAST BOSTON MA	2128	159 MAVERICK ST #1	EAST BOSTON	2128
105336004	SCHMIDT DIANE	SCHMIDT DIANE	41 BREMEN ST #2	E BOSTON MA	2128	41 BREMEN ST #2	EAST BOSTON	2128
105336006	ARROYAVE VIDAL	ARROYAVE VIDAL	33 BREMEN ST #3	E BOSTON MA	2128	33 BREMEN ST #3	EAST BOSTON	2128
105336008	SHARE DOROTHY L TS	SHARE DOROTHY L TS	21 FAIRFIELD ST	BOSTON MA	2116	31 BREMEN ST #4	EAST BOSTON	2128
105336010	HENRIQUEZ FRANCISCO	HENRIQUEZ FRANCISCO	29 BREMEN ST #5	EAST BOSTON MA	2128	29 BREMEN ST #5	EAST BOSTON	2128
105336012	GARCIA JOSE A	GARCIA JOSE A	27 BREMEN ST #6	EAST BOSTON MA	2128	27 BREMEN ST #6	EAST BOSTON	2128
105336014	MARTINEZ LOUIS C	MARTINEZ LOUIS C	25 BREMEN ST	E BOSTON MA	2128	25 BREMEN ST #7	EAST BOSTON	2128
105336016	GRILLO MICHAEL J	GRILLO MICHAEL J	23 BREMEN ST UNIT 8	EAST BOSTON MA	2128	23 BREMEN ST #8	EAST BOSTON	2128
105336018	NENAS BREMEN ST LLC	NENAS BREMEN ST LLC	54 PARKLAWN RD	BOSTON MA	2132	19 BREMEN ST #9	EAST BOSTON	2128
105336020	ZHAO HUA ZI	ZHAO HUA ZI	17 BREMEN ST #10	EAST BOSTON MA	2128	17 BREMEN ST #10	EAST BOSTON	2128
105336022	HUANG JIE	HUANG JIE	15 BREMEN ST # 11	EAST BOSTON MA	2128	15 BREMEN ST #11	EAST BOSTON	2128
105336024	DUONG TAI QUE	DUONG TAI QUE	13 BREMEN ST # 12	EAST BOSTON MA	2128	13 BREMEN ST #12	EAST BOSTON	2128
105336026	ZHAO MING ZI	ZHAO MING ZI	11 BREMEN ST UNIT 13	E BOSTON MA	2128	11 BREMEN ST #13	EAST BOSTON	2128
105336028	MARQUES MARIA F	MARQUES MARIA F	9 BREMEN ST	EAST BOSTON MA	2128	9 BREMEN ST #14	EAST BOSTON	2128
105347000	MAVERICK CORNER RLTY LLC	MAVERICK CORNER RLTY LLC	5 PRINCE WY	SHARON MA	2067	73 75 MAVERICK SQ	EAST BOSTON	2128
105347001	HITCHINGS ELEANOR T TS	HITCHINGS ELEANOR T TS	66 TUSCANO AV	REVERE MA	2151	147 MAVERICK ST	EAST BOSTON	2128
105347002	JUNTA SAMUEL	JUNTA SAMUEL	149 MAVERICK ST	EAST BOSTON MA	2128	149 MAVERICK ST	EAST BOSTON	2128
105347003	FIGUEIRA CARMEN	FIGUEIRA CARMEN	151 MAVERICK ST	EAST BOSTON MA	2128	151 MAVERICK ST	EAST BOSTON	2128
105347004	IMBRIANO ANTONIO	IMBRIANO ANTONIO	153 MAVERICK ST	EAST BOSTON MA	2128	153 155 MAVERICK ST	EAST BOSTON	2128
105347005	ALONZO JOSE L	ALONZO JOSE L	157 MAVERICK ST	E BOSTON MA	2128	157 MAVERICK ST	EAST BOSTON	2128
105374000	MAVERICK STUDIOS CONDO TR	MAVERICK STUDIOS CONDO TR	49 MAVERICK SQ	EAST BOSTON MA	2128	49 63 MAVERICK SQ	EAST BOSTON	2128
105374002	ZEITLER BARBARA	ZEITLER BARBARA	49 MAVERICK SQ	E BOSTON MA	2128	49 63 MAVERICK SQ #14	EAST BOSTON	2128
105374004	VASCO LUIS E	VASCO LUIS E	21 BARNES AV	EAST BOSTON MA	2128	49 MAVERICK SQ #3	EAST BOSTON	2128
105374006	HOXIE ELANOR	HOXIE ELANOR	63 MAVERICK SQ # 4	EAST BOSTON MA	2128	49 MAVERICK SQ #4	EAST BOSTON	2128
105374008	KNOTT JANET	KNOTT JANET	63A MAVERICK SQ #7	E BOSTON MA	2128	49 MAVERICK SQ #7	EAST BOSTON	2128
105374010	FLORIO JAMES	FLORIO JAMES	63 MAVERICK SQUARE #8	EAST BOSTON MA	2128	63 MAVERICK SQ #8	EAST BOSTON	2128
105374012	KOEPFLI ELATIA	KOEPFLI ELATIA	269 HURON AVE #4	CAMBRIDGE MA	2138	63 MAVERICK SQ #2	EAST BOSTON	2128
105374014	URASAKI MACHIKO	URASAKI MACHIKO	63 MAVERICK SQ #1	E BOSTON MA	2128	63 MAVERICK SQ #1	EAST BOSTON	2128
105374016	GEDDES BRADLEY J	GEDDES BRADLEY J	63 MAVERICK SQ #5	EAST BOSTON MA	2128	63 MAVERICK SQ #5	EAST BOSTON	2128
105374018	LAZARUS JEANNETTE J	LAZARUS JEANNETTE J	1A SAWYER LANE	SALSBURY MA	1952	63 MAVERICK SQ #6	EAST BOSTON	2128
105374020	KATSAROS ARTHUR T	KATSAROS ARTHUR T	63 MAVERICK SQ #9	EAST BOSTON MA	2128	63 MAVERICK SQ #9	EAST BOSTON	2128
105374022	RAFFERTY REGINA C	RAFFERTY REGINA C	63 MAVERICK SQ #10	EAST BOSTON MA	2128	63 MAVERICK SQ #10	EAST BOSTON	2128
105374024	GLEASON JAMES B III	GLEASON JAMES B III	60 WADSWORTH ST #27F	CAMBRIDGE MA	2142	63 MAVERICK SQ #11	EAST BOSTON	2128
105374026	FREEMAN NAN BURKS	FREEMAN NAN BURKS	63 MAVERICK SQ #12	EAST BOSTON MA	2128	63 MAVERICK SQ #12	EAST BOSTON	2128
105374028	FINK AARON	FINK AARON	63 MAVERICK SQ #13	EAST BOSTON MA	2128	40 BREMEN ST #13	EAST BOSTON	2128
105378000	69-71 MAVERICK SQUARE REALTY	69-71 MAVERICK SQUARE REALTY	21 BARNES AVENUE	EAST BOSTON MA	2128	69 71 MAVERICK SQ	EAST BOSTON	2128

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
103859000	70 BREMEN DEVELOPMENT	70 BREMEN DEVELOPMENT	PO BOX 1046	BROOKLINE MA	2446	70 BREMEN ST	EAST BOSTON	2128
103861000	ANAEL WILLIAM P	ANAEL WILLIAM P	66 BREMEN ST	E BOSTON MA	2128	66 BREMEN ST	EAST BOSTON	2128
103862000	64 BREMEN STREET LLC	64 BREMEN STREET LLC	12 WALTHAM ST	LEXINGTON MA	2421	64 BREMEN ST	EAST BOSTON	2128
103863000	ROSSI THOMAS J	ROSSI THOMAS J	20 BONAIR AVENUE	WAKEFIELD MA	1880	62 BREMEN ST	EAST BOSTON	2128
103868000	ONE 54 MAVERICK LLC	ONE 54 MAVERICK LLC	100 MARGINAL ST	EAST BOSTON MA	2128	154 MAVERICK ST	EAST BOSTON	2128
103869000	LINEAR RETAIL BOSTON #23	LINEAR RETAIL BOSTON #23	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	148 MAVERICK ST	EAST BOSTON	2128
103870000	LINEAR RETAIL BOSTON #21 LLC	LINEAR RETAIL BOSTON #21 LLC	146 MAVERICK ST	EAST BOSTON MA	2128	146 MAVERICK ST	EAST BOSTON	2128
103871000	LINEAR RETAIL BOSTON #19 LLC	LINEAR RETAIL BOSTON #19 LLC	5 BURLINGTON WOODS DRIVE	BURLINGTON MA	1803	144 MAVERICK ST	EAST BOSTON	2128
103873000	LINEAR RETAIL BOSTON #18 LLC	LINEAR RETAIL BOSTON #18 LLC	ONE BURLINGTON WOODS DR	BURLINGTON MA	1803	9 CHELSEA ST	EAST BOSTON	2128
103875000	THIRTEEN CHELSEA ST M & S	THIRTEEN CHELSEA ST M & S	13 CHELSEA ST	EAST BOSTON MA	2128	13 CHELSEA ST	EAST BOSTON	2128
103876000	MCGIRL MICHAEL J	MCGIRL MICHAEL J	15 CHELSEA ST	EAST BOSTON MA	2128	15 CHELSEA ST	EAST BOSTON	2128
103877000	PUTTERHAM PROPERTIES LLC	PUTTERHAM PROPERTIES LLC	187 GREEN ST	JAMAICA PLAIN MA	2130	19 CHELSEA ST	EAST BOSTON	2128
103878000	TWENTY ONE CHELSEA ST CONDO	TWENTY ONE CHELSEA ST CONDO	21 CHELSEA ST	E BOSTON MA	2128	21 CHELSEA ST	EAST BOSTON	2128
103878002	SVED ARJA	SVED ARJA	21 CHELSEA ST #1	E BOSTON MA	2128	21 CHELSEA ST #1	EAST BOSTON	2128
103878004	CHAPARRO MANUEL	CHAPARRO MANUEL	21 CHELSEA ST #2	E BOSTON MA	2128	21 CHELSEA ST #2	EAST BOSTON	2128
103878006	GOMEZ ANA M	GOMEZ ANA M	21 CHELSEA ST #3	EAST BOSTON MA	2128	21 CHELSEA ST #3	EAST BOSTON	2128
103878008	BOORAS MARY P	BOORAS MARY P	21 CHELSEA ST #4	E BOSTON MA	2128	21 CHELSEA ST #4	EAST BOSTON	2128
103879000	HEFFERNAN KEVIN	HEFFERNAN KEVIN	23 CHELSEA ST #3	BOSTON MA	2128	23 CHELSEA ST	EAST BOSTON	2128
103880000	MAVERICK SQUARE MGMT LLC	MAVERICK SQUARE MGMT LLC	8 ALTON PLACE	BROOKLINE MA	2446	25 CHELSEA ST	EAST BOSTON	2128
103881000	ANAEL WILLIAM P	ANAEL WILLIAM P	27 CHELSEA ST	EAST BOSTON MA	2128	27 CHELSEA ST	EAST BOSTON	2128
103917005	SPATARO RICHARD TS	SPATARO RICHARD TS	156 MAVERICK ST	EAST BOSTON MA	2128	158 156 MAVERICK ST	EAST BOSTON	2128
103918000	E BOSTON NEIGHBORHOOD HEALTH	E BOSTON NEIGHBORHOOD HEALTH	10 GROVE ST	EAST BOSTON MA	2128	BREMEN ST	EAST BOSTON	2128
103918055	CITY OF BOSTON PARKS AND	CITY OF BOSTON PARKS AND	MAVERICK ST	E BOSTON MA	2128	MAVERICK ST	EAST BOSTON	2128
105347000	MAVERICK CORNER RLTY LLC	MAVERICK CORNER RLTY LLC	5 PRINCE WY	SHARON MA	2067	73 75 MAVERICK SQ	EAST BOSTON	2128
105347001	HITCHINGS ELEANOR T TS	HITCHINGS ELEANOR T TS	66 TUSCANO AV	REVERE MA	2151	147 MAVERICK ST	EAST BOSTON	2128
105347002	JUNTA SAMUEL	JUNTA SAMUEL	149 MAVERICK ST	EAST BOSTON MA	2128	149 MAVERICK ST	EAST BOSTON	2128
105347003	FIGUEIRA CARMEN	FIGUEIRA CARMEN	151 MAVERICK ST	EAST BOSTON MA	2128	151 MAVERICK ST	EAST BOSTON	2128
105347004	IMBRIANO ANTONIO	IMBRIANO ANTONIO	153 MAVERICK ST	EAST BOSTON MA	2128	153 155 MAVERICK ST	EAST BOSTON	2128
105347005	ALONZO JOSE L	ALONZO JOSE L	157 MAVERICK ST	E BOSTON MA	2128	157 MAVERICK ST	EAST BOSTON	2128
105374000	MAVERICK STUDIOS CONDO TR	MAVERICK STUDIOS CONDO TR	49 MAVERICK SQ	EAST BOSTON MA	2128	49 63 MAVERICK SQ	EAST BOSTON	2128
105374002	ZEITLER BARBARA	ZEITLER BARBARA	49 MAVERICK SQ	E BOSTON MA	2128	49 63 MAVERICK SQ #14	EAST BOSTON	2128
105374004	VASCO LUIS E	VASCO LUIS E	21 BARNES AV	EAST BOSTON MA	2128	49 MAVERICK SQ #3	EAST BOSTON	2128
105374006	HOXIE ELANOR	HOXIE ELANOR	63 MAVERICK SQ # 4	EAST BOSTON MA	2128	49 MAVERICK SQ #4	EAST BOSTON	2128
105374008	KNOTT JANET	KNOTT JANET	63A MAVERICK SQ #7	E BOSTON MA	2128	49 MAVERICK SQ #7	EAST BOSTON	2128
105374010	FLORIO JAMES	FLORIO JAMES	63 MAVERICK SQUARE #8	EAST BOSTON MA	2128	63 MAVERICK SQ #8	EAST BOSTON	2128
105374012	KOEPFLI ELATIA	KOEPFLI ELATIA	269 HURON AVE #4	CAMBRIDGE MA	2138	63 MAVERICK SQ #2	EAST BOSTON	2128
105374014	URASAKI MACHIKO	URASAKI MACHIKO	63 MAVERICK SQ #1	E BOSTON MA	2128	63 MAVERICK SQ #1	EAST BOSTON	2128
105374016	GEDDES BRADLEY J	GEDDES BRADLEY J	63 MAVERICK SQ #5	EAST BOSTON MA	2128	63 MAVERICK SQ #5	EAST BOSTON	2128
105374018	LAZARUS JEANNETTE J	LAZARUS JEANNETTE J	1A SAWYER LANE	SALSBURY MA	1952	63 MAVERICK SQ #6	EAST BOSTON	2128
105374020	KATSAROS ARTHUR T	KATSAROS ARTHUR T	63 MAVERICK SQ #9	EAST BOSTON MA	2128	63 MAVERICK SQ #9	EAST BOSTON	2128
105374022	RAFFERTY REGINA C	RAFFERTY REGINA C	63 MAVERICK SQ #10	EAST BOSTON MA	2128	63 MAVERICK SQ #10	EAST BOSTON	2128
105374024	GLEASON JAMES B III	GLEASON JAMES B III	60 WADSWORTH ST #27F	CAMBRIDGE MA	2142	63 MAVERICK SQ #11	EAST BOSTON	2128
105374026	FREEMAN NAN BURKS	FREEMAN NAN BURKS	63 MAVERICK SQ #12	EAST BOSTON MA	2128	63 MAVERICK SQ #12	EAST BOSTON	2128
105374028	FINK AARON	FINK AARON	63 MAVERICK SQ #13	EAST BOSTON MA	2128	40 BREMEN ST #13	EAST BOSTON	2128
105378000	69-71 MAVERICK SQUARE REALTY	69-71 MAVERICK SQUARE REALTY	21 BARNES AVENUE	EAST BOSTON MA	2128	69 71 MAVERICK SQ	EAST BOSTON	2128
105677000	BAZARIAN BROTHERS LLC	BAZARIAN BROTHERS LLC	656 MAIN ST	WATERTOWN MA	2472	46 48 MAVERICK SQ	EAST BOSTON	2128
105689000	18 CHELSEA STREET	18 CHELSEA STREET	35 NORWOOD AV	NEWTON MA	2459	18 CHELSEA ST	EAST BOSTON	2128
105689002	MUISE BRIANNA M	MUISE BRIANNA M	18 CHELSEA ST #1	EAST BOSTON MA	2128	18 CHELSEA ST #1	EAST BOSTON	2128
105689004	GALE MATTHEW	GALE MATTHEW	18 CHELSEA ST #2	EAST BOSTON MA	2128	18 CHELSEA ST #2	EAST BOSTON	2128
105689006	GRAY JAMES A	GRAY JAMES A	18 CHELSEA ST #3	EAST BOSTON MA	2128	18 CHELSEA ST #3	EAST BOSTON	2128
105690000	ARAVENA VIVIANA E	ARAVENA VIVIANA E	16 CHELSEA ST	E BOSTON MA	2128	16 CHELSEA ST	EAST BOSTON	2128
105691000	14 CHELSEA 02128 LLC	14 CHELSEA 02128 LLC	13 LADYSLIPPERS LANE	STOW MA	1775	14 CHELSEA ST	EAST BOSTON	2128
105692000	12 CHELSEA STREET LLC	12 CHELSEA STREET LLC	8 ALTON PL	BROOKLINE MA	2446	12 CHELSEA ST	EAST BOSTON	2128
105693000	GRAJALES HUMBERTO TS	GRAJALES HUMBERTO TS	21 BENNINGTON ST #1	E BOSTON MA	2128	10 10A CHELSEA ST	EAST BOSTON	2128

105694000	GRAJALES HUMBERTO TS	GRAJALES HUMBERTO TS	21 BENNINGTON ST #1	EAST BOSTON	2128	8 CHELSEA ST	EAST BOSTON	2128
105695000	SUAREZ JUAN C	SUAREZ JUAN C	88 PUTNAM ST	EAST BOSTON MA	2128	6 CHELSEA ST	EAST BOSTON	2128
105696000	MAVERICK MEDICAL OFFICE LLC	MAVERICK MEDICAL OFFICE LLC	33 HAMMERSMITH DR	SAUGUS MA	1906	50 MAVERICK SQ	EAST BOSTON	2128
105697000	HAVRE STREET APARTMENTS LLC	HAVRE STREET APARTMENTS LLC	8 ALTON PL	BROOKLINE MA	2446	20 CHELSEA ST	EAST BOSTON	2128

### **Notification to Abutters under the Massachusetts Wetlands Protection Act**

Pursuant to the requirements of The Massachusetts Wetlands Protection Act, MGL Chapter 131, Section 40 (WPA) and Boston Wetlands Protection Ordinance, you are hereby notified of the following:

The Applicant, Linear Retail Properties, LLC, has filed a Notice of Intent (NOI) with the Boston Conservation Commission seeking approval for a proposed commercial development located at 9 Chelsea Street, 144 Maverick Street, 146 Maverick Street, and 148 Maverick Street in Boston, Massachusetts (the Project).

Portions of the Project will occur within or near Areas Subject to Protection under the WPA identified as Land Subject to Coastal Storm Flowage (LSCSF).

Information regarding the NOI may be obtained by calling the Boston Environment Department at (617) 635-3850. The NOI may be viewed at the Environment Department, Boston City Hall, Room 709, Boston, MA 02201. You may also call Steve Martorano at (617) 849-8040, Monday through Friday between 9:00 AM and 5:00 PM, with questions or to arrange to view the NOI.

Copies of the NOI may be obtained by calling Steve Martorano at (617) 849-8040.

The Boston Conservation Commission will hold a public hearing on Wednesday, September 4<sup>th</sup> @ 6:00 P.M. in the Piemonte Room, Fifth Floor, One City Hall Square Boston, MA 02201 to consider the NOI filed by Linear Retail Properties, LLC, to redevelop the parcel at 9 Chelsea Street, 144 Maverick Street, 146 Maverick Street, and 148 Maverick Street.

Information on the NOI and the Wetlands Protection Act may also be obtained by calling the Northeast Regional Office of the Massachusetts Department of Environmental Protection at (978) 694-3200.

## AFFADAVIT OF SERVICE

### Under the Massachusetts Wetlands Protection Act

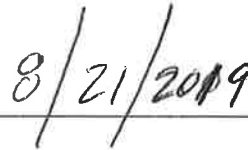
I, Stephen Martorano, hereby certify, under the pains and penalties of perjury that on August 21, 2019 Bohler Engineering MA, LLC provided notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed with the Boston Conservation Commission under the Massachusetts Wetlands Protection Act by MC-EB Realty LLC c/o First Bristol Corp. on August 7, 2019, for the work associated with the construction of a hotel addition (46,168 gross square feet) at 100 Boardman Street, Boston, MA.

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



Signature – Stephen Martorano, P.E.



Date

# **PROJECT DESCRIPTION**

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## **1. Introduction**

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On behalf of the Applicant, Bohler Engineering is pleased to submit a Notice of Intent (NOI) for the proposed commercial/retail project located at 9 Chelsea Street, 144 Maverick Street, 146 Maverick Street, and 148 Maverick Street in Boston, MA.

This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40), and Wetland Regulations (310 CMR 10.00). Activities associated with the construction of the Project will be located within Land Subject to Coastal Storm Flowage (LSCSF).

The Applicant proposes to replace the existing buildings with a 3-story commercial/retail building with surface level parking and streetscape improvements. The proposed project also includes the installation of a new stormwater management system designed in accordance with current Massachusetts Department of Environmental Protection (MassDEP) Guidelines.

Indirect impacts from stormwater discharges are to be mitigated through the use of sedimentation and erosion control measures during construction.

## **2. Wetland Resource Areas**

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The wetland resource area identified on the Project site is the coastal 100-year floodplain that is regulated as Land Subject to Coastal Storm Flowage (LSCSF).

### **2.1 Resource Area Evaluation**

LSCSF, as defined by 310 CMR 10.04, is “land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater”. According to the FEMA Flood Insurance Rate Map for Suffolk County, Map Number 25025C0081J, revised March 16, 2016, the portion of the site in LSCSF is designated as a Zone AE with a Base Flood Elevation of 10 feet, NAVD 1988, 16.46 feet Boston City Base. Based on the survey performed by Control Point Associates in February 2017, the flood plain reaches the edge of the property at the existing face of wall along the north side of the site and at the northwest corner of the site on Chelsea Street.

### **2.2 Rare Species and Habitats**

There are no areas of Priority Habitat or Estimated Habitat for rare or endangered species within the project site according to current online Natural Heritage & Endangered Species (NHESP) Map.

### **3. Description of Work Located in Jurisdictional Areas**

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Work proposed in Land Subject to Coastal Storm Flowage (LSCSF) includes construction of a new 3-story commercial/retail building and streetscape improvements.

The WPA does not stipulate wetland performance standards for LSCSF, however, projects must comply with the State Building Code, which incorporates standards to ensure that projects are designed to minimize impacts to the WPA-protected interests of storm damage prevention and flood control. As such, the Proponent has incorporated flood mitigation measures to the Project design as described in the Boston Planning and Development Agency (BPDA) Climate Resiliency Checklist provided in Appendix C.

### **4. Summary**

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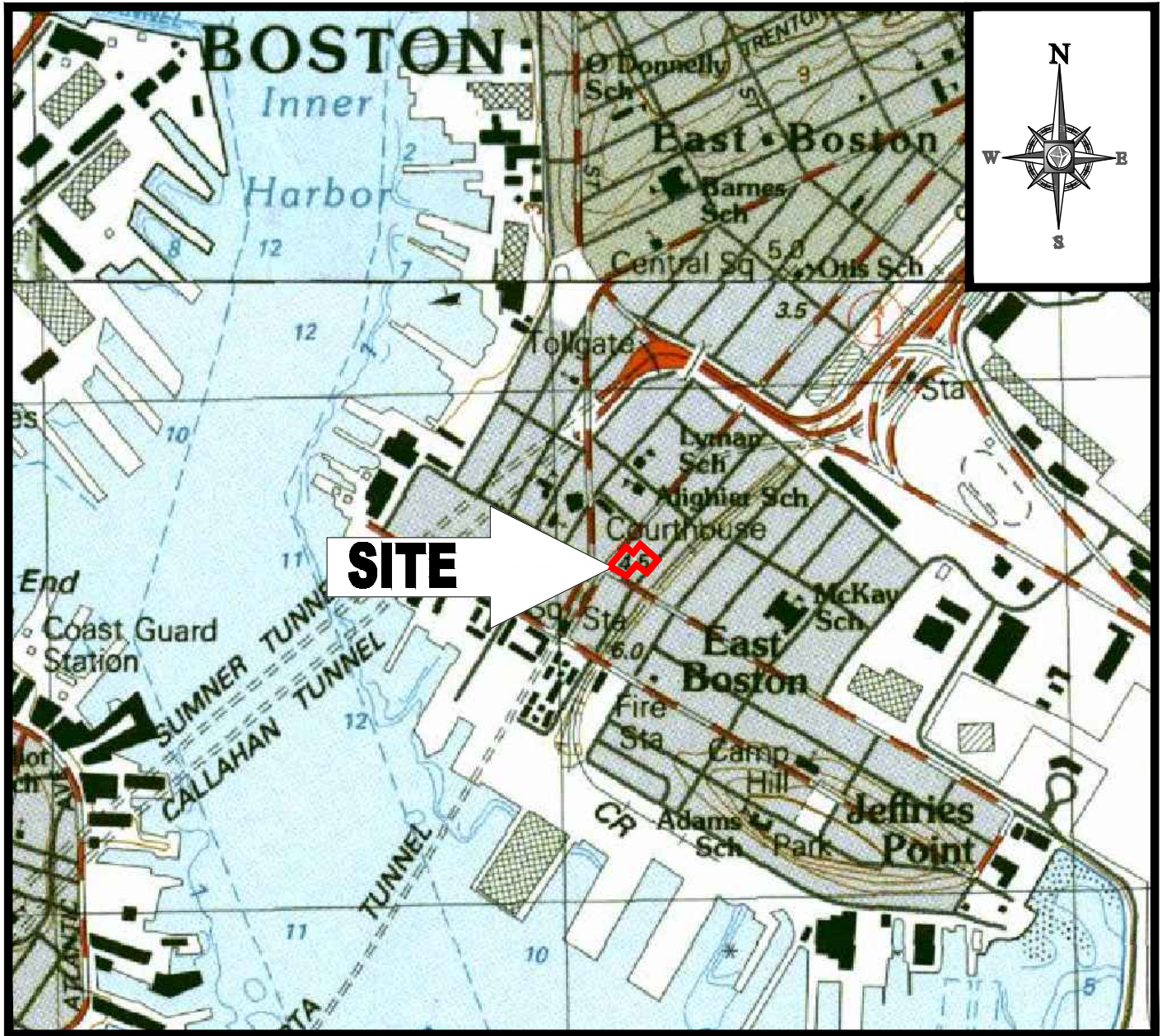
The jurisdictional resource area applicable to this project is the 100-year floodplain (Land Subject to Coastal Storm Flowage), per the Wetland Protection Act. Proposed work in jurisdictional areas includes construction of a new 3-story commercial/retail building and streetscape improvements. The Project has been designed in accordance with the Wetlands Protection Act regulations as well as DEP's Stormwater Management Regulations.

During construction appropriate BMPs will be installed, including inlet protection. Impacts to the stormwater management system are described in Attachment A, the Drainage Report.

## **APPENDIX A**

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**USGS MAP**



SCALE: 1" = 1000'

USGS MAP

FOR

LINEAR RETAIL

9 CHELSEA STREET  
CITY OF BOSTON, SUFFOLK COUNTY, MASSACHUSETTS



**BOHLER**<sup>TM</sup>  
**ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

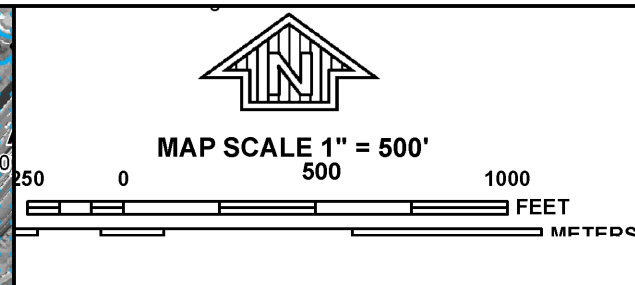
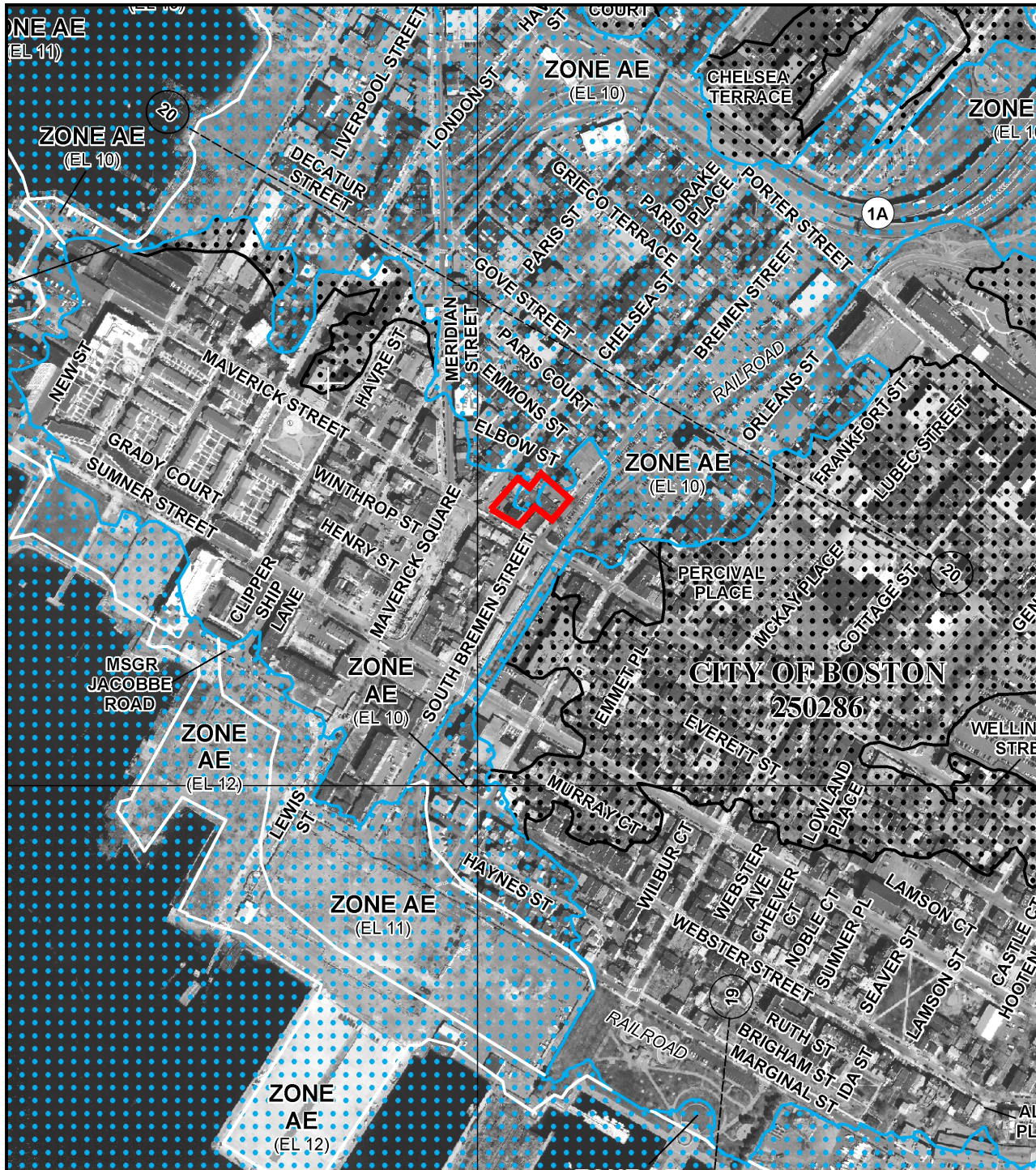
- |                       |                       |                     |                 |
|-----------------------|-----------------------|---------------------|-----------------|
| ◆ UPSTATE NEW YORK    | ◆ SOUTHERN NEW JERSEY | ◆ BALTIMORE, MD     | ◆ CHARLOTTE, NC |
| ◆ NEW ENGLAND         | ◆ PHILADELPHIA, PA    | ◆ SOUTHERN MARYLAND | ◆ ATLANTA, GA   |
| ◆ BOSTON, MA          | ◆ PITTSBURGH, PA      | ◆ NORTHERN VIRGINIA | ◆ TAMPA, FL     |
| ◆ NEW YORK, NY        | ◆ LEHIGH VALLEY, PA   | ◆ CENTRAL VIRGINIA  | ◆ SOUTH FLORIDA |
| ◆ NEW YORK METRO      | ◆ SOUTHEASTERN, PA    | ◆ RALEIGH, NC       | ◆ DALLAS, TX    |
| ◆ NORTHERN NEW JERSEY | ◆ REHOBOTH BEACH, DE  | ◆ WASHINGTON, DC    |                 |

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**APPENDIX B**

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**FEMA FLOOD INSURANCE RATE MAP**



### LEGEND

-  SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD  
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
  - ZONE A** No Base Flood Elevations determined.
  - ZONE AE** Base Flood Elevations determined.
  - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
  - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
  - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
  - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
  - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
  - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
  -  FLOODWAY AREAS IN ZONE AE  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
  -  OTHER FLOOD AREAS
  - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  -  OTHER AREAS
  - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
  - ZONE D** Areas in which flood hazards are undetermined, but possible.
  -  COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
  -  OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
-  1% Annual Chance Floodplain Boundary
  -  0.2% Annual Chance Floodplain Boundary
  -  Floodway boundary

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

## **APPENDIX C**

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### **BPDA CLIMATE RESILIENCY CHECKLIST**

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

**A.1 - Project Information**

Project Name:	9 Chelsea Street		
Project Address:	9 Chelsea Street, 144, 146 & 148 Maverick Street		
Project Address Additional:	Boston, MA 02128		
Filing Type (select)	Conservation Commission		
Filing Contact	Greg Drocz	Linear Retail Properties, LLC	GDrocz@linearretail.com 781-202-3534
Is MEPA approval required	No		8/21/19

**A.3 - Project Team**

Owner / Developer:	Linear Retail Properties
Architect:	Form+Place Inc.
Engineer:	Avid Engineers (Mechanical/Electrical/Plumbing/Fire Protection) Bohler Engineering (Civil)
Sustainability / LEED:	
Permitting:	
Construction Management:	CM&B - Construction Management & Builders, Inc.

**A.3 - Project Description and Design Conditions**

List the principal Building Uses:	Commerical/Retail
List the First Floor Uses:	Commerical/Retail
List any Critical Site Infrastructure and or Building Uses:	

**Site and Building:**

Site Area:	18, 988 SF	Building Area:	38,500 SF
Building Height:	35.5 Ft	Building Height:	3 Stories
Existing Site Elevation – Low:	14.4 Ft BCB	Existing Site Elevation – High:	22.8 Ft BCB
Proposed Site Elevation – Low:	16.5 Ft BCB	Proposed Site Elevation – High:	22.8 Ft BCB
Proposed First Floor Elevation:	17.7-22.1 Ft BCB	Below grade levels:	0 Stories

**Article 37 Green Building:**

LEED Version - Rating System :	N/A	LEED Certification:	No
Proposed LEED rating:	N/A	Proposed LEED point score:	Pts.



**Building Envelope**

When reporting R values, differentiate between R discontinuous and R continuous. For example, use “R13” to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	R-30ci	Exposed Floor:	N/A
Foundation Wall:	R-7.5ci	Slab Edge (at or below grade):	R-7.5ci

Vertical Above-grade Assemblies (%’s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	0	Wall & Spandrel Assembly Value:	N/A
Area of Framed & Insulated / Standard Wall:	65%	Wall Value	R-21
Area of Vision Window:	33.5%	Window Glazing Assembly Value:	0.38
		Window Glazing SHGC:	0.40
Area of Doors:	1.5%	Door Assembly Value:	(U)

**Energy Loads and Performance**

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

<i>The equipment has been sized based on HAPS software calculations in accordance with Energy Code and ASHRAE standards.</i>			
Annual Electric:	1,726,000 (kWh)	Peak Electric:	1,080 (kW)
Annual Heating:	19,800 (MMbtu/hr)	Peak Heating:	3.81 (MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	184 (Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	0 %	Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code:	0 %	Energy Use Intensity:	0.1 (kBtu/SF)

**Back-up / Emergency Power System**

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

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

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

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## B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

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

### B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions: 1,050 (Tons)

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

Building energy performance has been integrated into project planning design and engineering through the strict adherence to building and energy efficiency codes.

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

Building envelope has been designed per IBC 2015 and IECC 2015 including insulated, low-E glazing and fenestration insulation to meet or exceed IECC requirements. Building orientation and massing is limited by site constraints.

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

Active energy efficiency measure include HVAC controls and optimizers designed to maximize equipment efficiency. All rooftop units will be provided with 7-day programmable thermostats.

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

Load reduction strategies of this type have not yet been examined.

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

Area / district-scale emission reduction strategies include Boston's 2050 Carbon Free Boston initiative, including the Community Choice Energy program

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

Energy efficiency assistance or support have not yet been discussed with the owner.

### B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

Adaptation strategies have not yet been discussed with the owner.

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## C - Extreme Heat Events

Annual average temperature in Boston increased by about 2° F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

**C.1 – Extreme Heat - Design Conditions**

Temperature Range - Low:	7.4 Deg.	Temperature Range - High:	87.6 Deg.
Annual Heating Degree Days:	5621	Annual Cooling Degree Days:	750

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

Days - Above 90°:	#	Days - Above 100°:	#
Number of Heatwaves / Year:	#	Average Duration of Heatwave (Days):	#

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

Building measures to reduce heat-island effect include white TPO roofing membrane.

**C.2 - Extreme Heat – Adaptation Strategies**

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Building owners will need to upgrade building systems to adapt to future higher average and extreme temperatures.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

Non-mechanical strategies supporting building functionality and use during extended service interruptions include a high level of building envelope insulation.

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**D - Extreme Precipitation Events**

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

**D.1 – Extreme Precipitation - Design Conditions**

10 Year, 24 Hour Design Storm:	5.09 In.
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Describe all building and site measures for reducing storm water run-off:

Underground detention system. Pervious paver strip.

**D.2 - Extreme Precipitation - Adaptation Strategies**

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

Potential expansion of onsite detention system.

## E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA?

Yes

What Zone:

AE

Current FEMA SFHA Zone Base Flood Elevation:

16.46

Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online [BPDA SLR-FHA Mapping Tool](#) to assess the susceptibility of the project site.

Yes

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

### E.1 – Sea Level Rise and Storms – Design Conditions

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

Sea Level Rise - Base Flood Elevation:

19.5 Ft BCB

Sea Level Rise - Design Flood Elevation:

20.5 Ft BCB

First Floor Elevation:

17.7-22.1 Ft BCB

Site Elevations at Building:

16.5–22.8 Ft BCB

Accessible Route Elevation:

17.7 Ft BCB

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

Proposed building access through multiple doors, several of which are above 19.5. Transformer pad at or above 19.5.

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Block wall construction along edge of resource area. Critical mechanicals at or above 19.5. Flood barriers/sandbags could be deployed in event of flooding.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

Given the retail use, it is not likely that there would be occupants during a flooding event. Should evacuation need to occur, it could be achieved out of the doors located above 19.5.

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

Flood barriers such as sandbags can be rapidly deployed and removed within 1-2 hours. The first floor spaces will have concrete slabs which would limit permanent damage should some isolated flooding occur within the space.

## E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

In the event that some of the first floor elevations are raised (see below), the surface parking area could be raised accordingly, but would ultimately be limited by the existing street elevation.

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

In the future the first floor building elevations could be raised to match the tenant space at the corner of Chelsea and Maverick Streets, which is currently set at 19.58 or at a higher elevation off of Maverick.

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the [online Climate Resiliency Checklist](#).**

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

## **APPENDIX D**

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### **SITE PHOTOS**

# SITE PHOTOS

Photo 1



Photo 2



## Linear Retail

9 Chelsea Street, 144, 146 and 148  
Maverick Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171002

Prepared by: AJ

Date taken: 3/1/2017

Checked by: DB

Scale: N/A



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# SITE PHOTOS

Photo 3



Photo 4



## Linear Retail

9 Chelsea Street, 144, 146 and 148  
Maverick Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171002

Prepared by: AJ

Date taken: 3/1/2017

Checked by: DB

Scale: N/A



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# SITE PHOTOS

Photo 5



Photo 6



## Linear Retail

9 Chelsea Street, 144, 146 and 148  
Maverick Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171002

Prepared by: AJ

Date taken: 3/1/2017

Checked by: DB

Scale: N/A



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**ATTACHMENT A**

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**Drainage Report  
(See Report Enclosed)**

**ATTACHMENT B**

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**Site Development Plans  
(See Reduced Size Plan Set Enclosed)**