



# Fort Point Associates, Inc.

*Urban Planning Environmental Consulting Project Permitting*

A TETRA TECH COMPANY

February 3, 2021

Mr. Nicholas Moreno  
Executive Director  
Boston Conservation Commission  
1 City Hall Square, Room 709  
Boston, MA 02201

Re: DoubleTree Club by Hilton Hotel Boston Bayside, 240 Mount Vernon Street,  
Dorchester  
Extension of Permit for Order of Conditions, DEP File No. 006-1572

Dear Mr. Moreno:

On behalf of Bayside Club Hotel, LLC, I am requesting an Extension of Time for the Order of Conditions for the DoubleTree Club by Hilton Hotel Boston Bayside project located at 240 Mount Vernon Street, Dorchester, that was issued March 7, 2018. The extension of time would be for three years and would end on March 7, 2024.

The Project involves the construction of an addition to the existing DoubleTree Club by Hilton Hotel Boston Bayside as well as improvements to the associated parking, landscaped areas, utilities, and stormwater management system.

Work to date includes the majority of the addition's foundation. A gas line must be moved in order to complete the northwest corner of the foundation. However, work to move the gas line was about to commence and steel for the addition had been ordered when operations were ceased in accordance with the Boston Mayor's March 2020 suspension of all construction work in the city due to the COVID-19 pandemic. Work at the site has been paused since this time. As of October 2020, the stockpiled soils were removed, the site was swept, and the construction fence remained in place. Pursuant to the Order of Conditions, the project site is being maintained to ensure trash and debris are not present during the pause in construction activities.

Like many projects, the commencement of construction has been delayed due to financial considerations stemming from the COVID-19 pandemic. The impact of the pandemic on the hotel industry has resulted in the temporary closure of the hotel. The steel remains stockpiled at the manufacturer in anticipation of the construction restart. Construction is anticipated to resume in early 2022.

Enclosed materials include the WPA Form 7 – Extension Permit for Orders of Conditions, list of all abutters within 300 feet of the project property line, Affidavit of Service, and Abutter Notification. Please let me know if additional information is necessary.

N. Moreno  
February 3, 2021  
Page 2

Please feel free to contact me at 617-357-7044 x605 or via email at [kmoore@fpa-inc.com](mailto:kmoore@fpa-inc.com) with any questions.

Sincerely,



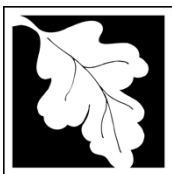
Katherine Moore  
Environmental Planner

Cc: Thomas Devane, Corcoran Jennison Companies, Inc.  
Jamie Fay, Fort Point Associates, Inc.

Encl.: WPA Form 7 – Extension Permit for Orders of Conditions  
Abutters List  
Affidavit of Service  
Abutter Notification  
City of Boston Extension Form

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WPA FORM 7 – EXTENSION  
PERMIT FOR ORDERS OF  
CONDITIONS



# WPA Form 7 – Extension Permit for Orders of Conditions

006-1572

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

Provided by DEP

## A. General Information

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



1. Applicant:

Bayside Club Hotel, LLC c/o Corcoran Jennison Companies, Inc.

Name

150 Mount Vernon Street

Mailing Address

Boston

City/Town

MA

State

02125

Zip Code

2. Property Owner (if different):

Name

Mailing Address

City/Town

State

Zip Code

## B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

March 7, 2018

Date

Issued by:

Boston

Conservation Commission

for work at:

240 Mount Vernon Street

Street Address

Assessor's Map/Plat Number

1303448050

Parcel/Lot Number

recorded at the Registry of Deeds for:

Suffolk

County

Book

Page

565648

Certificate (if registered land)

is hereby extended until:

March 7, 2024

Date

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (<https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 7 – Extension Permit for Orders of Conditions**

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

DEP File Number:

006-1572

Provided by DEP

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**B. Authorization** (cont.)

Signatures:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Printed Name



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# ABUTTERS LIST

# ABUTTERS LIST

The following table lists abutters of the Project within 300 feet of the property line, as gathered from the City of Boston Assessing Department.

| Parcel Number | Property Address                 | Owner  | Owner's Mailing Address   |
|---------------|----------------------------------|--|---|
| 1302364002    | William T Morrissey Boulevard    | Commonwealth of Massachusetts                  | Department of Conservation and Recreation, 251 Causeway Street, 9th Floor, Boston, MA 02114 |
| 1303404000    | 40 William T Morrissey Boulevard | BCSP 2 Morrissey Property                      | 200 State Street, 5 <sup>th</sup> Floor, Boston, MA 02109                                   |
| 1303405000    | 2 William T Morrissey Boulevard  | BCSP 2 Morrissey Property                      | 200 State Street, 5 <sup>th</sup> Floor, Boston, MA 02109                                   |
| 1303407000    | 245 Mount Vernon Street          | BCSP 2 Morrissey Property                      | 200 State Street, 5 <sup>th</sup> Floor, Boston, MA 02109                                   |
| 1303447000    | 240 Mount Vernon Street          | University of Massachusetts Building Authority | 333 South Street, Shrewsbury, MA 01545  |
| 1303447050    | 238 Mount Vernon Street          | Karen F Meyer, Trustee                         | c/o Corcoran Jennison Co Inc., 150 Mount Vernon Street, Boston, MA 02125                    |
| 1303448000    | 160 -234 Mount Vernon Street     | University of Massachusetts Building Authority | 333 South Street, Shrewsbury, MA 01545  |
| 1303448200    | 150 Mount Vernon Street          | Bayside Merchandise Mart                       | c/o Corcoran Jennison Co Inc., 150 Mount Vernon Street #520, Boston, MA 02125               |
| 1303450000    | Mount Vernon Street              | Commonwealth of Massachusetts                  | Department of Conservation and Recreation, 251 Causeway Street, 9th Floor, Boston, MA 02114 |



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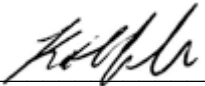
# AFFIDAVIT OF SERVICE

**AFFIDAVIT OF SERVICE**  
**Under the Massachusetts Wetlands Protection Act**

I, Katherine Moore, hereby certify under the pains and penalties of perjury that on February 3, 2021, I gave 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:

The applicant has filed an Extension Permit for Order of Conditions for the project at 240 Mount Vernon Street, Dorchester, Massachusetts, 02125.

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

  
\_\_\_\_\_  
Name

February 3, 2021  
Date

COMMONWEALTH OF MASSACHUSETTS

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# ABUTTER NOTIFICATION

**Notification to Abutters**  
**Boston Conservation Commission**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

- A. **Bayside Club Hotel, LLC** has filed an Extension of Time for the Order of Conditions with the Boston Conservation Commission under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is **240 Mount Vernon Street, Dorchester, Massachusetts 02125.**
- C. The project involves **extending the Order of Conditions for three years, until March 7, 2024.**
- D. Copies of the Extension of Time for the Order of Conditions may be obtained by contacting the Boston Conservation Commission at **CC@boston.gov.**
- E. Copies of the Extension of Time for the Order of Conditions may be obtained from the **Applicant's Representative** at **(617) 357-7044 x 205** between the hours of **9 AM and 5 PM, Monday through Friday.**
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place virtually at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing **CC@boston.gov** or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday.**

*NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance.*

*NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201*

*NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.*

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

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

- A. **Bayside Club Hotel, LLC** ha presentado una solicitud para la Prórroga de Tiempo de la Orden de Condiciones a la Comisión de Conservación de Boston según la protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.
- B. La dirección del lote donde se propone la actividad es **240 Mount Vernon Street, Dorchester, Massachusetts 02125.**
- C. El proyecto consiste en **prolongar la Orden de Condiciones por tres años, hasta el 7 de marzo de 2024.**
- D. Se pueden obtener copias de la Prórroga de Tiempo de la Orden de Condiciones comunicándose con la Comisión de Conservación de Boston en **CC@boston.gov.**
- E. Las copias de la Prórroga de Tiempo para la Orden de Condiciones pueden obtenerse por el **Representante del Solicitante** al **(617) 357-7044 x205** entre las **9 AM y las 5 PM, de lunes a viernes.**
- F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.
- G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a **CC@boston.gov** o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes.**

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

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información

sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

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



## BABEL NOTICE

English:

**IMPORTANT!** This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at [cc@boston.gov](mailto:cc@boston.gov) or 617-635-3850.

Spanish:

**¡IMPORTANTE!** Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico [cc@boston.gov](mailto:cc@boston.gov) o llamando al 617-635-3850.

Haitian Creole:

**AVI ENPÒTAN!** Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan [cc@boston.gov](mailto:cc@boston.gov) oswa 617-635-3850.

Traditional Chinese:

**非常重要！**這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 [cc@boston.gov](mailto:cc@boston.gov) 電話# 617-635-3850..

Vietnamese:

**QUAN TRỌNG!** Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ [cc@boston.gov](mailto:cc@boston.gov) hoặc số điện thoại 617-635-3850.

Simplified Chinese:

**非常重要！**这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 [cc@boston.gov](mailto:cc@boston.gov) 电话# 617-635-3850.

Cape Verdean Creole:

**INPURTANTI!** Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na [cc@boston.gov](mailto:cc@boston.gov) ó 617-635-3850.

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على [cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

**ВАЖНО!** В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты [cc@boston.gov](mailto:cc@boston.gov), либо по телефону 617-635-3850.

Portuguese:

**IMPORTANTE!** Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: [cc@boston.gov](mailto:cc@boston.gov) ou 617-635-3850.

French:

**IMPORTANT !** Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à [cc@boston.gov](mailto:cc@boston.gov) ou au 617-635-3850.





## CERTIFICATE OF INTERPRETATION

I, Erika Victoria Perez Esteban, hereby certify that I am competent in both the Spanish and English languages, and that I translated the required information and read the attached document, **Notification to Abutters Boston Conservation Commission** into Spanish. And that is true and accurate to the best of my abilities.

Date: February 5th, 2021



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(Signature of Translator)  
12 Rockland Street  
Boston, MA 02119  
857-385-6243

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CITY OF BOSTON  
EXTENSION FORM



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

**EXTENSION FORM**

The undersigned hereby allows the **Boston Conservation Commission** an extension of time, beyond the statutory limit, to review an application or issue a final decision under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4d during the state of emergency declared by the Governor on March 10, 2020.

**Applicant:**

Thomas

Devane

Bayside Club Hotel, LLC

a. First Name

b. Last Name

c. Company

c/o Corcoran Jennison Companies, Inc., 150 Mt. Vernon Street

d. Mailing Address

Boston

MA

02125

e. City/Town

f. State

g. Zip Code

617-822-7222

tdevane@corcoranjennison.com

h. Phone Number

i. Fax Number

j. Email address

Signature of Applicant

THOMAS DEVANE Project Director  
CORCORAN JENNISSON COMPANIES, INC.

Date

1/28/21

**Property Owner (if different):**

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

Signature of Property Owner (if different)

Date

**Applications will only be accepted when submitted with a properly executed Extension Form.**