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environmental consulting & engineering services

September 1, 2021

Mr. Michael Parker
Boston Conservation Commission
City of Boston Environmental Department
1 City Hall Square, Room 709
Boston, Massachusetts 02201

**Re: Notice of Intent – Thompson Island Outward Bound In-Kind Dock Replacement
Boston, Massachusetts
ESS Project No. T337-000**

Dear Mr. Parker,

Enclosed please find a copy of the Notice of Intent (NOI) application for the Thompson Island Outward Bound Education Center In-Kind Dock Replacement Project in the Reserved Channel, Boston. ESS Group, Inc. has prepared this NOI application on behalf of Thompson Island Outward Bound for compliance with the Massachusetts Wetlands Protection Act.

A previous NOI was submitted to the Conservation Commission on September 17, 2020 for a larger float system. Thompson Island has since then been in negotiations with the property owner, Economic Development Industrial Corporation d/b/a The Boston Planning and Development Agency, and together have agreed upon the enclosed design to replace the existing, derelict ramp and float system at Berth 10 with a similar configuration. A copy of the complete NOI application has been submitted to the MassDEP Northeast Regional Office and the Massachusetts Division of Marine Fisheries North Shore Office.

If you have any questions, please contact me at 781-419-7730 or hfisher@essgroup.com. Thank you for your attention to this matter.

Sincerely,

ESS GROUP, INC.

A handwritten signature in blue ink that reads 'Heidi Fisher'.

Heidi Fisher
Environmental Scientist

C: Arthur Pearson, Thompson Island Outward Bound Education Center, Inc.
MassDEP Northeast Regional Office
Massachusetts Division of Marine Fisheries – North Shore Office





Notice of Intent

Thompson Island Outward Bound Education Center In-Kind Float Replacement

Berth 10, Reserved Channel
South Boston, Massachusetts

SUBMITTAL TO:

Boston Conservation Commission
1 City Hall Square, Room 709
Boston, Massachusetts 02201

PREPARED FOR:

Thompson Island Outward Bound Education Center
21 Drydock Avenue, Suite 320W
Boston, Massachusetts 02210

PREPARED BY:

ESS Group, Inc.
404 Wyman Street, Suite 375
Waltham, Massachusetts 02451

ESS Project No. T337-000

September 1, 2021



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WPA Form 3 – Notice of Intent





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:

MassDEP File Number

Document Transaction Number

Boston

City/Town

A. General Information (continued)

6. General Project Description:

TIOBEC proposes to replace an existing, deteriorated ramp and float system with a new float system. The proposed design includes the replacement of two pile-held floats, an aluminum gangway, adding two new piles to support the existing gangway platform, and minor landside improvements.

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:

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

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

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

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



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

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input checked="" type="checkbox"/> Land Under the Ocean	DPA: 4,365 SF LUO: 1,021 SF	
	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 checked="" type="checkbox"/> Coastal Banks	0 LF	
	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	4,365 SF	
	1. square feet	

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

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

5. Project Involves Stream Crossings

a. number of new streamcrossings _____ b. number of replacement streamcrossings _____



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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

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

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

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

2017 _____
b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 - Assessor's Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking # _____

b. Date submitted to NHESP _____

3. Separate MESA review completed.

Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744

Email: dmf.enreview-south@mass.gov

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

Email: dmf.enreview-north@mass.gov

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.

- c. Is this an aquaculture project?

- d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house Floats in Reserved Channel; Landside improvements limited to a fence and shade structures on a concrete pier deck.
 - 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
Bureau of Resource Protection - Wetlands

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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.

Thompson Island In-Kind Dock Replacement Notice of Intent Plans

a. Plan Title

Childs Engineering & ESS Group, Inc.

Dave Porter & Payson R. Whitney, III

b. Prepared By

c. Signed and Stamped by

August 31, 2021

Varies (see plans)

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:

1008

08/31/2021

2. Municipal Check Number

3. Check date

1007

08/31/2021

4. State Check Number

5. Check date

Thompson Island Outward Bound Education Center, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

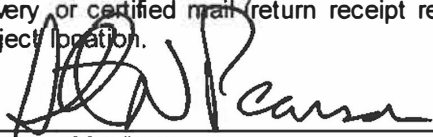


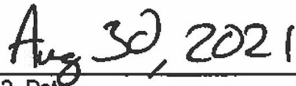
Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Boston
City/Town

F. Signatures and Submittal Requirements

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

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

<p>1.   <small>William Epperson/Aug 25, 2021 12:59 EDT</small></p> <p>3. Signature of Property Owner (if different) </p> <p>5. Signature of Representative (if any)</p>	<p> 2. Date Aug 25, 2021</p> <p>4. Date August 31, 2021</p> <p>6. Date</p>
---	--

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.



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
Work on docks, piers, revetments, dikes, etc. (coastal or inland)	1	\$4/LF	\$184.00
Land Under Ocean resource area	1	\$2/LF	\$200.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$384.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$179.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$204.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Boston Wetlands Ordinance – Notice of Intent





INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

<u>Berth 10, Raymond L. Flynn Marine Park</u>	<u>Boston</u>	<u>02127</u>
a. Street Address	b. City/Town	c. Zip Code
<u> </u>	<u>0602674010</u>	<u> </u>
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Arthur</u>	<u>Pearson</u>	<u>Thompson Island Outward Bound Education Center</u>
a. First Name	b. Last Name	c. Company
<u>21 Drydock Avenue, Suite 320W</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02210</u>
e. City/Town	f. State	g. Zip Code
<u>617-830-5108</u>	<u> </u>	<u>APearson@thompsonisland.org</u>
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u> </u>	<u>Economic Development and Industrial Corporation of Boston</u>	
a. First Name	c. Company	
<u>666 Summer Street</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02210</u>
e. City/Town	f. State	g. Zip Code
<u> </u>	<u> </u>	<u> </u>
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

<u>Heidi</u>	<u>Fisher</u>	<u>ESS Group, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>404 Wyman Street, Suite 375</u>		
d. Mailing Address		
<u>Waltham</u>	<u>MA</u>	<u>02451</u>
e. City/Town	f. State	g. Zip Code
<u>781-419-7730</u>	<u> </u>	<u>hfisher@essgroup.com</u>
h. Phone Number	i. Fax Number	j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

TIOBEC proposes to replace an existing, deteriorated ramp and float system with a new float system.

The proposed design includes the replacement of two pile-held floats, an aluminum gangway, adding two new piles to support the existing gangway platform, and minor landside improvements.

7. Project Type Checklist

- | | |
|---|---|
| a. <input type="checkbox"/> Single Family Home | b. <input type="checkbox"/> Residential Subdivision |
| c. <input type="checkbox"/> Limited Project Driveway Crossing | d. <input type="checkbox"/> Commercial/Industrial |
| e. <input checked="" type="checkbox"/> Dock/Pier | f. <input type="checkbox"/> Utilities |
| g. <input type="checkbox"/> Coastal Engineering Structure | h. <input type="checkbox"/> Agriculture – cranberries, forestry |
| i. <input type="checkbox"/> Transportation | j. <input type="checkbox"/> Other |

8. Property recorded at the Registry of Deeds

_____ a. County	_____ b. Page Number
_____ c. Book	_____ d. Certificate # (if registered land)

9. Total Fee Paid

_____ a. Total Fee Paid	_____ b. State Fee Paid	_____ c. City Fee Paid
----------------------------	----------------------------	---------------------------

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

BPDA Tenant Improvement Submission: preliminary review complete; final submission pending

Chapter 91 License Minor Modification Approval (8/18/2021)

USACE Self-Verification Notification: to be submitted



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____ percentage/acreage

(2) outside Resource Area _____ percentage/acreage

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

- Yes No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

- Applying for a Low Impact Development (LID) site design credits
- A portion of the site constitutes redevelopment
- Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

- Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas
- Floats in Reserved Channel; Landside improvements limited to a fence and shade structures on a concrete pier deck.

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes No



D. 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 Protection Ordinance.

Arthur N Pearson
Arthur N Pearson (Aug 31, 2021 15:19 EDT)

Signature of Applicant

William Epperson
William Epperson (Aug 25, 2021 13:00 EDT)

Signature of Property Owner (if different)

Paul Fisher
Signature of Representative (if any)

Aug 31, 2021

Date

Aug 25, 2021

Date

08/31/2021

Date

Abutter Notification Materials



PID	OWNER	ADDRESSEE	FULL_ADDRESS	CITY	ZIPCODE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
602813003	COMMWLTH OF MASS		SUMMER ST	BOSTON	2210	SUMMER	BOSTON	MA	2210
602674017	MASS PORT AUTHORITY		SUMMER ST	SOUTH BOSTON	2127	1 HARBORSIDE DR #200S	EAST BOSTON	MA	2128
602674200	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	10 R TERMINAL ST	BOSTON	2210	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
602674185	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	10 TERMINAL ST	BOSTON	2210	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
602674165	PARCEL A DEVELOPMENT	THOMAS TARANTO	660 SUMMER ST	BOSTON	2210	1270 SOLDIERS FIELD RD	BOSTON	MA	2135
602674175	ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	5 11 DRYDOCK AV	BOSTON	2210	1 CITY HALL SQ 9TH FL C/O OXFORD PROPERTIES	BOSTON	MA	2201
602813002	OPG 655 SUMMER OWNER (DE) LLC	450 PARK AVE	655 651 SUMMER ST	BOSTON	2210	GROUP, UNIT 9TH FLR	NEW YORK	NY	10022



**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. **Thompson Island Outward Bound Education Center** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection 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 **Berth 10, Reserved Channel, Boston, MA.**

C. The project involves **the replacement and maintenance of an existing ramp and float system. The dock is used by Thompson Island Outward Bound Education Center to ferry out students and the public between the mainland and Thompson Island.**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from **ESS Group, Inc. (hfisher@essgroup.com)** between the hours of **9 AM - 5 PM, Monday-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 published at least five (5) days in advance in the **Boston Herald.**

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on 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 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.



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 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 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 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 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 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 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 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 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, 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 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 ou au 617-635-3850.





**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. **Centro Educativo Thompson Island Outward Bound** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a 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 **Berth 10, Reserved Channel, Boston, MA.**

C. **El proyecto implica el reemplazo y mantenimiento de un sistema existente de rampa y flotación. El embarcadero es utilizado por el Centro Educativo Thompson Island Outward Bound para el traslado de estudiantes y otros usuarios entre el territorio continental y la Isla Thompson.**

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **ESS Group, Inc. (hfisher@essgroup.com)** 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 el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en 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 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



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

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 antes de las 12 PM del día anterior a la audiencia.



November 10, 2020

The Cross Cultural Communication Systems, Inc., hereby certify, that this is a true translation of the document “Abutter Notification“ from English into Spanish under Project number TSP 09092005, requested by Heidi Fisher from ESS Group Inc.

It was prepared to the best of the company’s ability, this 10 day of November, 2020.

Alcionei Donato

Cross Cultural Communication Systems, Inc.™
Embracing linguistic and cultural connections!
Providing 24/7 language solutions.

Alcionei Donato
Translation Services Quality Assurance Manager
CCCS, Inc.™
PO Box 2308
Woburn, MA 01888
P: (781) 729-3736 X 108 F: (781) 729-1217
P: (888) 678-CCCS X 108 (out of state)
E: Adonato@embracingculture.com



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance**

I, Heidi Fisher, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice 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 _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Thompson Island Outward Bound Education Center for an in-kind dock replacement project located at Berth 10, Reserved Channel, Boston, MA

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

Heidi Fisher Digitally signed by Heidi Fisher
Date: 2021.08.30 15:32:53
+04'00'

Name

08/30/2021

Date

Project Narrative





1.0 INTRODUCTION

ESS Group, Inc. (ESS) has prepared this Notice of Intent on behalf of Thompson Island Outward Bound Education Center (TIOBEC) to request an Order of Conditions from the Boston Conservation Commission for replacement of an existing float system and pierside improvement to be made in coordination with the Economic Development and Industrial Corporation of Boston (EDIC) d/b/a Boston Planning & Development Agency (BPDA). TIOBEC intends to replace and maintain a pile-supported ramp and float system (the Project) at Berth 10 in the northwest corner of the Reserved Channel in South Boston (the Project Site or Site) and install a shade structure on the solid fill pier to provide a passenger waiting area.

TIOBEC is a not-for-profit organization whose primary purpose is to provide adventurous and challenging experiential learning programs that inspire character development, compassion, community service, environmental responsibility, and academic achievement. The organization principally serves early adolescents from all economic and social communities of greater metropolitan Boston, and the institutions and adults who support them. TIOBEC currently serves over 2,500 Boston area students, including 1,500 Boston public school students (district, pilot, and charter) through partnerships with the schools and with the District.

TIOBEC is the Licensee for use of Economic Development and Industrial Corporation of Boston (EDIC) d/b/a Boston Planning & Development Agency (BPDA) owned property within the Raymond L. Flynn Marine Park, known as Berth 10, in the Reserved Channel. Berth 10 is located adjacent to the east side of the Summer Street bridge on the north side of the channel. TIOBEC has historically used Berth 10 for the purpose of live berthing, loading, and unloading of persons and hand-held supplies onto and from its 65-foot vessel, the M/V *Outward Bound* in conjunction with daily multiple trips to and from Thompson Island in support of TIOBEC's educational programs and events. In April 2021, BPDA issued TIOBEC a new license to extend this use of Berth 10 with the requirement that site improvements be made no later than November 1, 2021. The understanding between TIOBEC and BPDA is that the required improvements would be in the form of replacing the existing, deteriorated floats. Additionally, TIOBEC has agreed to install a shade structure and make cosmetic improvements to a passenger waiting area on the existing solid fill pier to the north of the floats.

2.0 EXISTING CONDITIONS

The premises consists of a section of dock, berthing area, and watersheet, which is approximately 5,100 square feet in area. Berth 10 extends from the Summer Street Bridge approximately 550 feet east along the Flynn Cruiseport Pier. Immediately to the east of the leased premises is a floating dock for the Boston Police Department Harbor Patrol boats. North of Berth 10, where the dock connects to the bulkhead, is a developed, paved area utilized by TIOBEC and other vehicles and pedestrians accessing the waterfront within the RLFMP. The pier consists of a cantilevered structure and solid fill.

Berth 10 is located in the northwest corner of the Reserved Channel, just east of the Summer Street in Boston within the RLFMP (Figure 1). Within this area, TIOBEC operates and maintains the pile-held ramp and float system. From the existing bulkhead at Berth 10, TIOBEC has a cantilevered gangway platform, or sally port. The gangway platform connects to a ramp approximately 46 feet in length which extends to a float. The two floats are approximately 100 feet by 10 feet. The ferry shuttles students, guests, and staff from the mainland to Thompson Island in the Boston Harbor for educational programs, corporate events, weddings, private events, and public access. The current ramp and float system has been in use for decades.



The existing floats are two, 10 foot by 50 foot steel floats that are connected via a 40 foot aluminum gangway to a cantilevered platform that is attached to south face of the fixed pier. The floats are secured in place by four, 16 inch diameter steel pipe piles that are also connected to the south face of the pier at the top of the piles. The floats and piles have been in place since the 1990's and have reached the end of their usable life. A small bridge at the eastern end of the float provides access to the floats used by the Boston Police Department (BPD) and allows the Berth 10 floats to be used as a secondary egress point for BPD and for Boston EMS when stretcher transfer from a BPD vessel to shore is required.

2.1 Protected Resources under the Massachusetts Protection Act

Several wetland resource areas that fall under the jurisdiction of the Massachusetts Wetland Protection Act (WPA) occur within and adjacent to the Reserved Channel at the Project Site. Wetland resource area boundaries are shown on Figure 2. These resource areas include: land under the ocean, coastal bank (coastal engineering structure), and land subject to coastal storm flowage. Additionally, proposed work would occur within the 100-foot buffer zone to coastal bank and the Project Site is located within the South Boston Designated Port Area (DPA). Projections for sea level rise as they affect these resource areas have been taken into consideration in the project design.

2.2 Protected Resources under the Boston Wetlands Ordinance

In addition to the resource areas that are protected under WPA, the Project Site is also subject to the protection of the Waterfront resource area ('Waterfront Area') under the City of Boston Wetlands Ordinance (7.1.4(h)). This resource area is featured in Figure 2.

2.3 Chapter 91 Licensing Status

The existing floats are fully authorized under MGL Chapter 91. On August 18, 2021, MassDEP Waterways concluded that the proposed in-kind float replacement constitutes a maintenance or a minor modification of DEP License No. 3235.

3.0 PROJECT DESCRIPTION

3.1 General Project Description

The proposed float replacement will entail replacement of the two existing floats with two new steel floats as shown in the attached plans. The overall length and width the existing floats occupy in the Reserved Channel (10 feet by 100 feet) will remain but the floats will be configured differently to allow for a longer 60 foot aluminum gangway to be installed to lessen ramp slopes during low water periods. This longer ramp will provide for safer walking and cargo transfer conditions. One float will have a large cut-out to prevent the gangway from hitting the float during higher water levels. This cut-out will reduce the overall footprint of the floats from the present 1,000 square feet to 827 square feet (a 17% reduction).

To secure the floats, the four, 16 inch steel pipe piles will be replaced with new 16 inch steel pipe piles. The two westerly pile locations will be shifted approximately 20 feet and 10 feet, respectively, to the east to secure the cut-out float. While these piles are being moved from their present location, the shift will be within the area bounded by the existing four piles. The existing pile bracing beams will be replaced with new pile support struts that will be attached to the pier.

The existing cantilevered landing is settling and is no longer level. A minor modification to the existing cantilevered landing will be made to replace the existing angled landing supports with two, 14 inch diameter steel pipe piles and a pile cap at the southern end of the existing landing. This will provide better support



for the landing and allow it to support the added weight of the new 60 foot aluminum gangway. The new piles will be within the overall footprint of the existing float and landing system at Berth 10 and represent an insignificant deviation from the existing licensed structures.

On top of the pier, TIOBEC plans to install a small threshold ramp for wheeled access to the gangway platform, a small section of fence with a gate next to the gangway platform, and a shade structure area.

The existing deteriorated chain link fence will be replaced with a six foot high decorative welded wire fence with a locking gate that will be used to control access to the gangway platform. The fence posts will be anchored to the existing pier deck. The new fence will extend approximately 6 feet farther east to provide for additional deterrent to climbing around the locking gate.

The proposed shade structure area will be located to the north of the floats and the existing driveway. This location for the shade structure was selected by BPDA as this area was originally intended to serve as a waiting area for passengers boarding vessels at Berth 10. The shade structure will be a manufactured awning structure that is approximately 12' by 40' in size. The shade structure will be secured via bolted connections to the concrete sidewalk or new concrete sonotubes, based on recommendation from the manufacturer and final Tenant Improvement approval from BPDA. During BPDA's Tenant Improvement review, decisions will be made as to whether the shade structure canvas will be removed on a seasonal basis. TIOBEC will also repair the existing fence and clean up the existing planters that exist adjacent to the proposed shade structure to make the area a more inviting area for people to access the waterfront and wait to board vessels at Berth 10.

The proposed improvements are planned to be made as soon as an Order of Conditions is issued and the necessary materials can be delivered to the site.

4.0 REGULATORY COMPLIANCE

Several wetland resource areas that fall under the jurisdiction of the WPA and the Boston Conservation Commission occur within and adjacent to the Reserved Channel. Wetland resource area boundaries are shown on Figure 2. Wetland resource areas present in and around the Project Site are described in the sections below.

Since the work will occur within jurisdictional wetland resource areas, the Project is subject to the Massachusetts WPA, (M.G.L. c. 131 § 40) and its implementing regulations (310 CMR 10.00) as well as the City of Boston Ordinance Protecting Local Wetlands and Promoting Climate Change Adaptation in the City of Boston (Ordinance 7.1.4 - Wetlands Protection and Climate Adaptation). The Project has been designed to comply with the relevant performance standards for the resource areas present at the Project Site.

4.1 Resource Areas

4.1.1 Land Under the Ocean

Per 310 CMR 10.25(2), land under the ocean is defined as land extending from the MLW line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries.

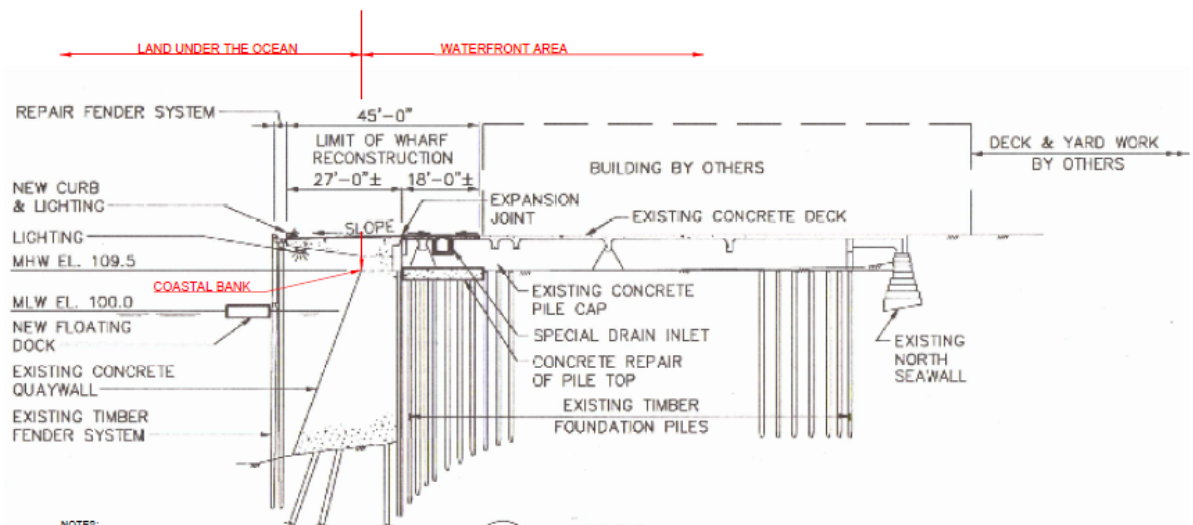
The existing float system occupies approximately 1,096 square feet (SF) of land under the ocean—1,000 SF shaded by the floats, approximately 91 SF shaded by the gangway and gangway platform, and approximately 5 SF occupied by the four pipe piles.

The Project is expected to occupy approximately 1,021 SF of land under the ocean—827 SF shaded by the floats, approximately 187 SF shaded by the gangway and gangway platform, approximately 5 SF occupied by the four 16 inch pipe piles that will hold the floats, and approximately 2.2 SF occupied by the two 14 inch pipe piles that will support the gangway platform.

Just over 7 SF of land under the ocean will be impacted by driving four 16” diameter piles (two in the same location as existing piles) and two 14” diameter pipe piles. This could result in impacts to benthic habitats and organisms in the immediate vicinity; however, these impacted areas are small relative to the surrounding benthic habitat. Non-motile organisms may be directly impacted, but these impacts are expected to be minor. Mobile species are anticipated to avoid the area during pile driving activities. Pile driving activities will adhere to time-of-year restrictions and best management practices, as discussed previously.

Pierside improvements will happen landward of the pier face on the cantilevered pier structure. These improvements will be on an existing developed, paved area that is above land under the ocean. While this may be considered work over land under the ocean, there are no new impacts to land under the ocean from the pierside improvements. A drawing of the cantilevered pier configuration that demonstrates where the work will be conducted in relation to the resource areas is included in the project plans and shown below.

Figure A. Cantilevered Pier Configuration



NOTES:

1. DETAIL ADAPTED FROM PLAN TITLED 'REHABILITATION OF BERTH 10 AT EDIC'S MARINE INDUSTRIAL PARK, GENERAL PLAN AND SECTIONS, SHEET 2 OF 12' DATED NOVEMBER 1952, PREPARED BY FAY, SPOFFORD & THRONDIKE, INC.

1 RESOURCE AREA CROSS SECTIONAL DETAIL
 5 SCALE: NTS

Land Under the Ocean Performance Standards

310 CMR 10.25(5): “Projects not included in 310 CMR 10.25(3) [improvement dredging for navigational purposes] or (4) [maintenance dredging for navigational purposes] which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.”



The Project has been designed and will be conducted to avoid adverse effects to other resource areas. Bottom topography will not be significantly altered as a result of the construction activities. Impacts to land under the ocean includes pile driving within the immediate vicinity, but this will not increase storm damage or erosion of nearby resource areas. Pile driving is less disruptive to bottom sediments than a jetting installation alternative.

310 CMR 10.25(6): *“Projects not included in 310 CMR 10.25(3) [improvement dredging] which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:”*

- (a) *“alterations in water circulation;”*
- (b) *“destruction of eelgrass (*Zostera marina*) or widgeon grass (*Rupia maritima*) beds;”*
- (c) *“alterations in the distribution of sediment grain size;”*
- (d) *“changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants;”* or
- (e) *“alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.”*

The Project is water-dependent and involves the replacement of an existing pile-held float system and pier-side improvements that do not affect Land Under the Ocean. The six piles and two floats will not alter water circulation. Water throughout the Reserved Channel will continue to move through this area as these structures will not modify water circulation patterns.

There are no known eelgrass or widgeon grass beds within the Project Site or immediate vicinity. Water depths at the Project Site are 16 feet at MLW; therefore, Project will not result in destruction of eelgrass or widgeon grass.

The Project will not alter the distribution of sediment grain size. Pile driving activities will result in minimal, temporary sediment dispersion within the immediate vicinity of the pile. However, the Reserved Channel is subject to regular tidal fluctuations and currents and pile driving activities are not anticipated to significantly increase sediment dispersion or water quality in the Project Site or immediate vicinity.

There are not known high densities of polychaetes, mollusks, or macrophytic algae in the Project Site. The project area is not mapped by the Division of Marine Fisheries as suitable habitat for any harvestable shellfish species. Therefore, the Project will not alter or impact these habitats or species.

310 CMR 10.25(7): *“Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.”*



The Project is not located within NHESP-mapped habitat areas (Figure 3). Therefore, impacts to listed species from in-water work affecting land under the ocean resource area are not anticipated.

4.1.2 Coastal Bank/Coastal Engineering Structure

Per 310 CMR 10.30(2), coastal bank means the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.

A coastal engineering structure means any breakwater, bulkhead, groin, jetty, revetment, seawall, weir, riprap or any other structure that is designed to alter wave, tidal or sediment transport processes in order to protect inland or upland structures from the effects of such processes. While it is believed the solid fill pier was constructed to serve marine industrial uses rather than to provide coastal protection, it is assumed the Commission will treat the pier as a coastal engineering structure.

The project will not alter the coastal engineering structure other removing the existing pile guides and bracing beams attached to the seaward face of the cantilevered pier section and replacing them with pile support struts. This work will not alter the bulkhead under the cantilevered pier section. The pierside improvements would be constructed on top of the cantilevered pier section and the solid fill pier section and will not affect the bulkhead.

Coastal Bank Performance Standards

The coastal bank/coastal engineering structure (solid fill pier and cantilevered pier section) on the Project Site is not significant to storm damage prevention or flood control because it does not supply sediment to coastal beaches, coastal dunes, or barrier beaches. Therefore, the performance standards 310 CMR 10.30(3) through 10.30(5) do not apply.

There will be no impact to the coastal engineering structure with regards to storm damage prevention or flood control. No new bulkhead, revetment, seawall, groin, or other coastal engineering structure are proposed. No coastal beaches, coastal dunes, or barrier beaches are located within or in the immediate vicinity of the Project Site.

The coastal engineering structure may be considered significant to storm damage prevention or flood control because it is a vertical buffer to storm waters. Therefore, the following performance standards may apply:

310 CMR 10.30(6): *“Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.”*

Alterations to the coastal engineering structure removing the existing pile guides and bracing beams attached to the seaward face of the cantilevered pier section and replacing them with pile support struts. These impacts are anticipated to be minor and will not have an adverse effect on the stability or function of the coastal engineering structure. The pierside improvements would be constructed within 100 feet of the seaward face of the cantilevered pier section will include installation of fencing, a ramp, and a shade structure area. The proposed improvements will not have an adverse effect on the structural integrity or stability of the coastal engineering structure.



310 CMR 10.30(8): *“Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.”*

The Project is not located within NHESP-mapped habitat areas (Figure 3). Therefore, impacts to listed species from work affecting coastal engineering structure resource area are not anticipated.

4.1.3 Land Subject to Coastal Storm Flowage

Per 310 CMR 10.04, Land Subject to Coastal Storm Flowage (LSCSF) means land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.

The FEMA Flood Insurance Rate Map (FIRM) for the proposed Project Site (map number 25025C0083J, effective date 03/16/2016) indicates that the Project Site, both over water and on land, is within Flood Zone AE, 100-year flood zone.

The entire Project Site is located within LSCSF, or the 100-year floodplain. The Project Site is located in the FEMA AE Zone with a Base Flood Elevation (BFE) of 13 feet NAVD88 (18.2 feet MLW). While the Coastal Flood Resilience Zone has not been mapped by the Commission, under Coastal Flood Resilience Design Guidelines, the Project Site is located in the future floodplain with a BFE of 19.5 feet (BPDA Zoning Viewer), based on the 1 percent annual food risk projection for the year 2070. As shown on the plans (Appendix A), the ramp and float system has been designed such that the ramps and floats will move up and down the 16 inch piles with the changing water level. The existing concrete bulkhead, used to access TIOBEC’s float, is at approximately elevation 17 feet MLW. To accommodate storm-induced water levels and in anticipation of projected sea level rise, the tops of the proposed mooring piles will be cut off at an elevation of approximately 21 feet MLW or higher to secure the piles in place in the event water levels rise beyond 18.2 feet MLW (the FEMA AE Zone listed above) and 19.5 feet MLW (Coastal Flood Resilience Design Guidelines). Additionally, the configuration of the westerly float will allow the gangway to move without hanging up on the float beneath it during periods of high water levels.

These allowances would minimize the potential for damage to adjacent structures from the dock in such a flooding event. When the sea level exceeds 17 feet MLW, the access pier would be submerged as well as parts of the passenger and cargo ramps. However, the ramp and float system will be built to withstand access pier submergence. Proposed pierside improvements (i.e., ramp, fence, shade area) will be made on the existing pier and will occur within LSCSF (up to 600 SF); however, these activities will not impact the flood zone or the ability for flood waters to pass. Therefore, the Project is not anticipated to have an impact on LSCSF.

While Land Subject to Coastal Storm Flowage is an Area Subject to Protection under the WPA, no performance standards for this area have been defined in the WPA regulations.

4.1.4 Designated Port Area

Per 301 CMR 25.02, a DPA means an area of contiguous lands and waters in the coastal zone that has been so designated in accordance with 301 CMR 25.00. Land under the ocean in DPAs is likely to be significant to marine fisheries, storm damage prevention and flood control.



The Project Site is located within the South Boston DPA. The installation of the ramp and float system will result in both temporary and permanent impacts associated with construction and installation activities as well as the permanency of the structures. The ramp and float system will allow the continued uses of Berth 10 for water transportation within the DPA.

Designated Port Area Performance Standards

Per 301 CMR 25.02

310 CMR 10.26(3): *“Projects shall be designed and constructed, using best practical measures, so as to minimize adverse effects on marine fisheries caused by changes in:*

(a) water circulation;

(b) water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants.”

The project will not result in interference with water circulation or water quality. There will be minimal seabed disturbance with the installation of piles. This will only result in temporary sediment dispersion in the immediate vicinity of the pile being installed. However, the Reserved Channel is subject to regular tidal fluctuations and currents and pile driving activities are not anticipated to significantly increase sediment dispersion in the Project Site or immediate vicinity.

301 CMR 10.26(4): *“Projects shall be designed and constructed, using the best practical measures, so as to minimize, adverse effects on storm damage prevention or flood control caused by changes in such land's ability to provide support for adjacent coastal banks or adjacent coastal engineering structures.”*

The proposed Project will not impact storm damage prevention, flood control, or natural processes in this area. As previously described, the Project will not impact adjacent coastal banks or adjacent coastal engineering structures, which are not designed to act as buffers or prevent flooding. The Project has been designed to minimize storm damage associated with the installation and use of the ramp and float system. As described above, the ramp and float system has been designed such that the ramps and floats will move up and down the mooring piles with the changing water level. Additionally, the float structures and pierside shade structure will not inhibit or impact natural flooding events or storm surges.

4.1.5 Buffer Zone

Per 310 CMR 10.02(b) and the City of Boston Wetlands Ordinance, the Coastal Bank resource area has an associated 100-foot Buffer Zone which begins at the outer edge of the resource area boundary. Although not a resource area, work which occurs within the Buffer Zone is subject to the jurisdiction of the Boston Conservation Commission.

While the majority of the work associated with the Project will take place over and within the Reserved Channel itself, pierside improvements and temporary construction along the bulkhead will be located adjacent to the coastal bank (coastal engineering structure) and within the 100-foot Buffer Zone. The replacement of the fencing along the pier is considered maintenance of an existing roadway under 10.24(7)(1)(c), and therefore is not an alteration within the buffer zone or LSCSF resource area. Total



pierside improvements will result in approximately 600 square feet of Buffer Zone alteration. This area is currently developed and paved as part of the RLFMP, so impacts to this area are considered minor to negligible. The shade structure will provide a new shaded area for people to congregate in the Buffer Zone while they wait to board vessels at Berth 10.

While work in the Buffer Zone is subject to the jurisdiction of the WPA, no performance standards for this area have been defined.

4.1.5.1 Waterfront Area

Per 7-1.4(b) of the City of Boston Wetlands Ordinance, the Coastal Bank resource area has an associated 25-foot Waterfront Area within the 100-foot Buffer Zone which begins at the outer edge of the resource area boundary. The impact of pierside improvements and construction within this area are considered minor to negligible. For description of jurisdiction, see above.

Per the regulations as set forth in the Boston Wetland Ordinance, the Waterfront Area must include a strip of continuous waterfront access within this zone. As the project proposes improvements on already developed and paved land in this area, the proposed design will enhance existing public waterfront access and provide a new shaded area for people to congregate in the Buffer Zone while they wait to board vessels at Berth 10.

4.2 Impacts of Climate Change

The Boston Wetland Ordinance requires that projects take into consideration the potential for effects on the Project from projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on resource areas and the activities proposed in the permit application.

- **Projected Sea Level Rise:** As previously described, the pile cut-off elevations will be high enough to accommodate increases in water levels during storms or through sea level rise. If sea level rises to a point that it is adversely affecting the float system at some time during the planned life of the float system, additional length could be added to the piles or the piles replaced, to allow the float system to continue to operate.
- **Changes in Storm Intensity/Frequency:** The proposed float is located well into the Reserved Channel, which provides protection from larger waves. By replacing the existing float system, which is reaching the end of its service life, with a more robust design, the TIOBEC float is expected to better handle changes in storm intensity/frequency that may occur over time.
- **Increased/Decreased Precipitation:** Potential increases or decreases in precipitation will not affect the proposed float system in the Reserved Channel, nor will the proposed float system contribute to such changes.
- **Heat-Island Effect:** The proposed float system is similar in size to the existing float system and is not expected to contribute to the heat-island effect. Additionally, the pierside improvements include installation of a shade structure area to provide a location where people may seek shade and cooler temperatures while walking along the pier or while waiting to board vessels at the floats.



4.3 Massachusetts Stormwater Management Standards

The project is not subject to the Massachusetts Stormwater Standards because the float system replacement is located within the Reserved Channel and the pierside improvements will be limited to placement of a fence and a shade structure area on an existing concrete pier deck.

Figures





DATE: May 31, 2019 - 10:38AM
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 Copyright © ESS Group, Inc. 2019

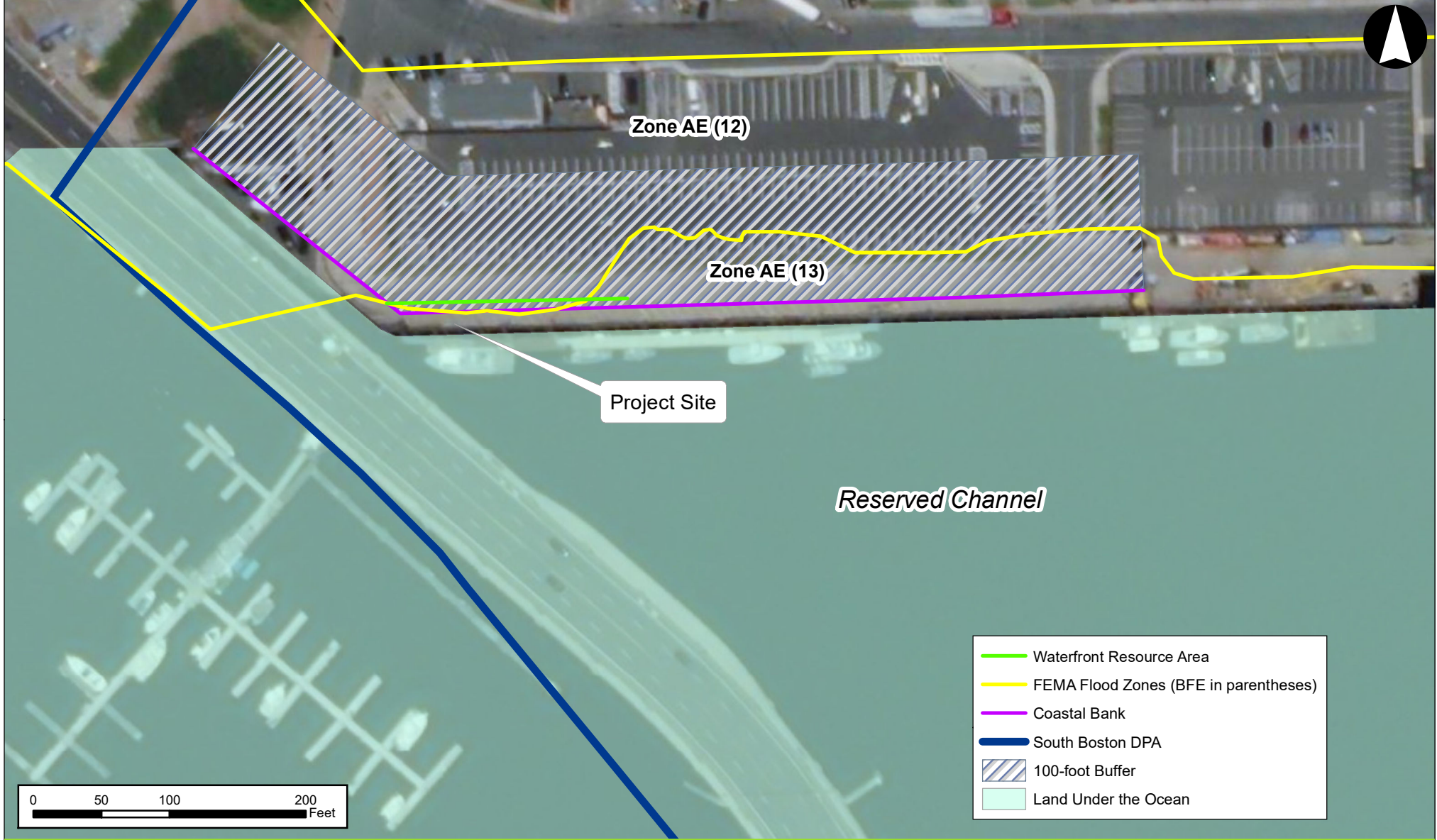


**Thompson Island Outward Bound
 Education Center Dock Replacement**
 EDIC Berth 10 and Watersheet
 Reserved Channel, Boston, MA

U.S.G.S. Site Locus

Scale: 1:24,000
 Source: U.S.G.S., Boston South Quadrangle, 2015

**Figure
 1**



**Thompson Island Outward Bound Education Center
EDIC Berth 10 and Watersheet
Reserved Channel, Boston, MA**

Wetland Resource Areas



Source: 1) ESRI, World Imagery, 2019
2) FEMA NFHL, FIRM Map No. 25025C0083J and 25025C0081J, March 16, 2016
3) MA DEP, Wetlands, 2005
4) MA CZM, South Boston DPA, 2011

*Base Flood Elevations (BFE) shown are in feet
referenced to NAVD88

Figure 2



**Thompson Island Outward Bound Education Center
EDIC Berth 10 and Watersheet
Reserved Channel, Boston, MA**

1 inch = 3,000 feet

Source: 1) ESRI, World Imagery, 2018

2) MassGIS, NHESP Priority Habitats of Rare Species and
NHESP Estimated Habitats of Rare Wildlife, 14th Edition
of the Massachusetts Natural Heritage Atlas,
Effective August 1, 2017

**NHESP Estimated Habitats of Rare Wildlife
and Priority Habitats of Rare Species**



-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife

Figure 3

Appendix B

Photo Log





Photograph No.: 1

View of bulkhead and Thompson Island access pier and ramp looking west towards Summer Street.



Photograph No.: 2

View of bulkhead and pile connection looking east in Reserved Channel.



Photograph No.: 3
Thompson Island access pier and ramp connection looking southwest toward Summer Street.



Photograph No.: 4
Thompson Island ramp and float with ferry. View looking east in Reserved Channel.



Photograph No.: 5
Thompson Island float and piles. View looking east in Reserved Channel.



Photograph No.: 6
Thompson Island float and piles. View looking northeast toward EDIC Pier.



Photograph No.: 7
Thompson Island float and pile connection.



Photograph No.: 8
Thompson Island ramp and bulkhead connection. View looking northwest towards EDIC Pier.

Appendix C

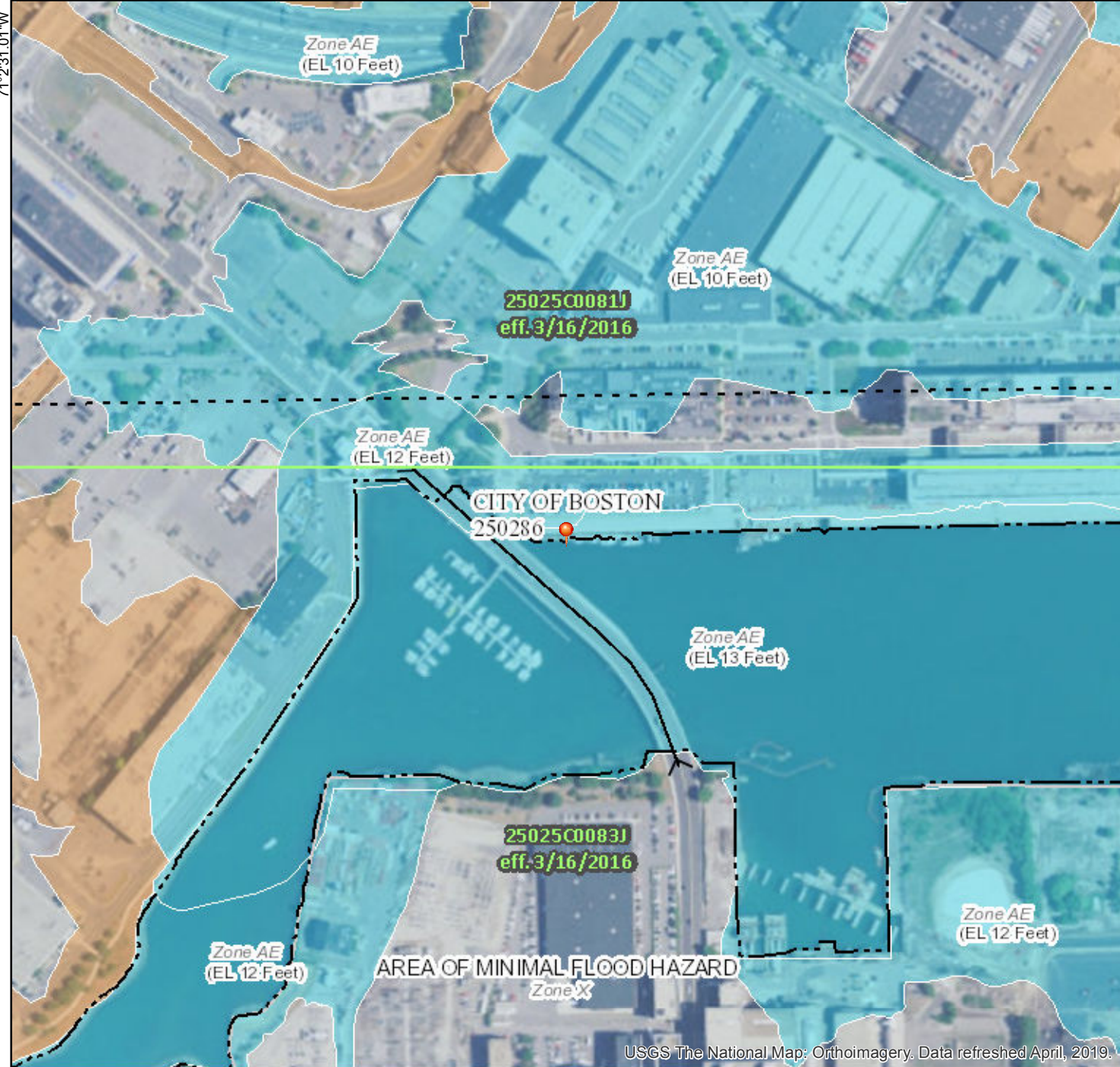
FEMA Flood Map



National Flood Hazard Layer FIRMette



42°20'49.12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

42°20'22.53"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|---|--|
| <p>SPECIAL FLOOD HAZARD AREAS</p> | <p>Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i></p> <p>With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></p> <p>Regulatory Floodway</p> |
| <p>OTHER AREAS OF FLOOD HAZARD</p> | <p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p>Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p>Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p>Area with Flood Risk due to Levee <i>Zone D</i></p> |
| <p>OTHER AREAS</p> | <p>NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard <i>Zone D</i></p> |
| <p>GENERAL STRUCTURES</p> | <p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p> |
| <p>OTHER FEATURES</p> | <p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p> |
| <p>MAP PANELS</p> | <p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p> |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/12/2019 at 10:05:54 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°15'53.55"W

71°23'31.01"W

Appendix A

Project Plans



THOMPSON ISLAND IN-KIND FLOAT REPLACEMENT NOTICE OF INTENT PLANS BERTH 10 RESERVED CHANNEL BOSTON, MASSACHUSETTS

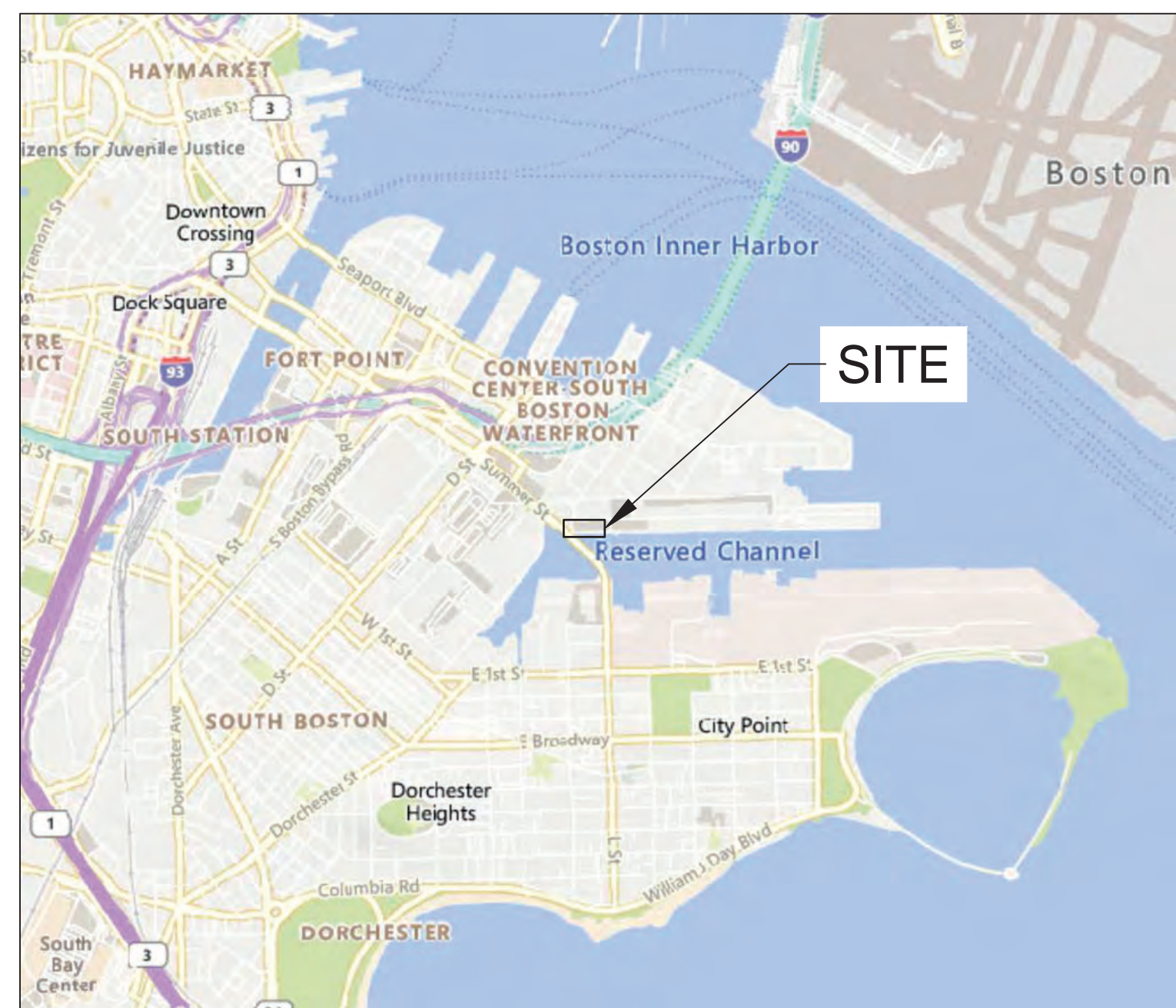
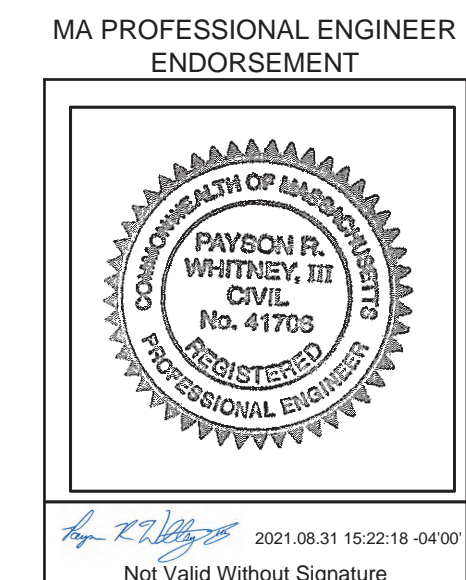
PREPARED FOR:



**THOMPSON ISLAND
OUTWARD BOUND EDUCATION CENTER**

**21 DRYDOCK AVENUE, SUITE 320W
BOSTON, MASSACHUSETTS 02127**

AUGUST 31, 2021



LOCATION MAP
SCALE 1"=2000'



PREPARED BY:



environmental consulting
& engineering services
404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
www.essgroup.com



SHEET LIST TABLE

DRAWING NUMBER	SHEET TITLE
--	COVER
N-1	NOTES
C-1	EXISTING CONDITIONS
C-2	PROPOSED CONDITIONS
D-1	DETAILS

ATTACHMENTS

PLANS TITLED "PROPOSED FLOATING DOCK, ESS/THOMPSON ISLAND OUTWARD BOUND, SOUTH BOSTON, MA" DATED 05/11/2021, REVISED 7/09/21, PREPARED BY CHILDS ENGINEERING.

PLAN TITLED "REHABILITATION OF BERTH 10 AT EDIC'S MARINE INDUSTRIAL PARK, GENERAL PLAN AND SECTIONS, SHEET 2 OF 12" DATED NOVEMBER 1992, PREPARED BY FAY, SPOFFORD & THORNDIKE, INC.

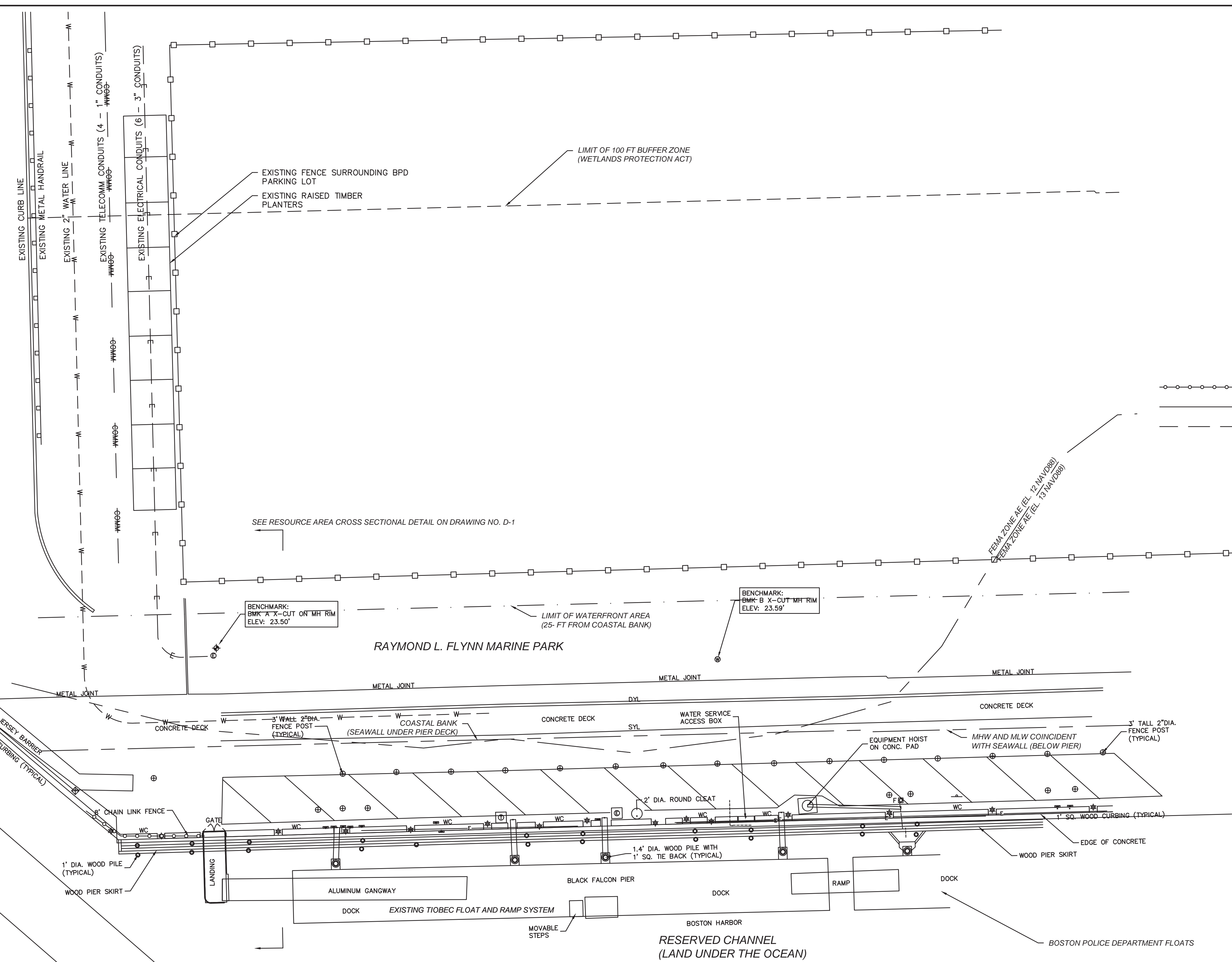
PLAN TITLED "TERMINAL STREET RECONSTRUCTION AT EDIC'S MARINE INDUSTRIAL PARK, DECK RECONSTRUCTION DETAILS, DRAWING NO. S-2 & DECK UTILITIES & DETAILS, DRAWING NO. S-5" DATED DECEMBER 9, 1992 PREPARED BY: BOURNE CONSULTING ENGINEERING

FOR PERMITTING PURPOSES ONLY

- EXISTING CONDITIONS LEGEND**
- F☐ FIRE ALARM BOX
 - ⊙ ELECTRIC MANHOLE
 - ⊛ GROUND LIGHT
 - 14" PILE
 - 12" PILE
 - Ⓣ TELEPHONE MANHOLE
 - ⊕ WATER MANHOLE
 - ⊗ WATER GATE
 - ⊕ BOLLARD
 - SIGN (SINGLE POSTED)
 - ⊙ BENCHMARK
 - ⊠ ELECTRIC BOX
 - WC WOOD CURB
 - DYL DOUBLE YELLOW LINE
 - SYL SOLID WHITE LINE
 - 23.5 ——— INTERMEDIATE CONTOURS
 - 23.0 ——— INDEX CONTOURS
 - CHAIN LINK FENCE
 - E — ELECTRIC LINE
 - — — — — PIPE



UNNAMED ACCESS ROAD



BENCHMARK:
BMK "A" X-CUT ON MH RIM
ELEV: 23.50'

BENCHMARK:
BMK "B" X-CUT MH RIM
ELEV: 23.59'

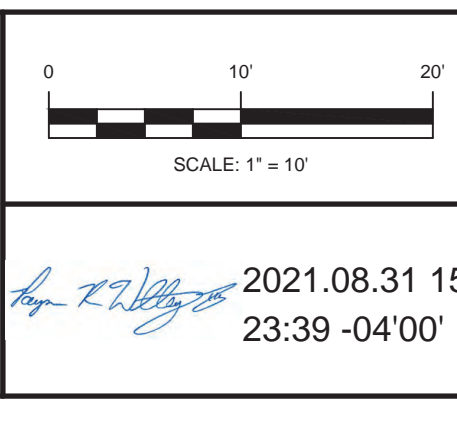
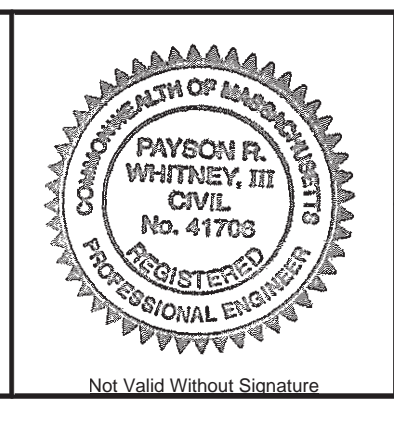
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FEMA ZONE #F (EL. 13' NAV D88)

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**THOMPSON ISLAND OUTWARD BOUND
EDUCATION CENTER
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BOSTON, MA 02210**

**THOMPSON ISLAND
BERTH 10, RESERVED CHANNEL
BOSTON
MASSACHUSETTS**



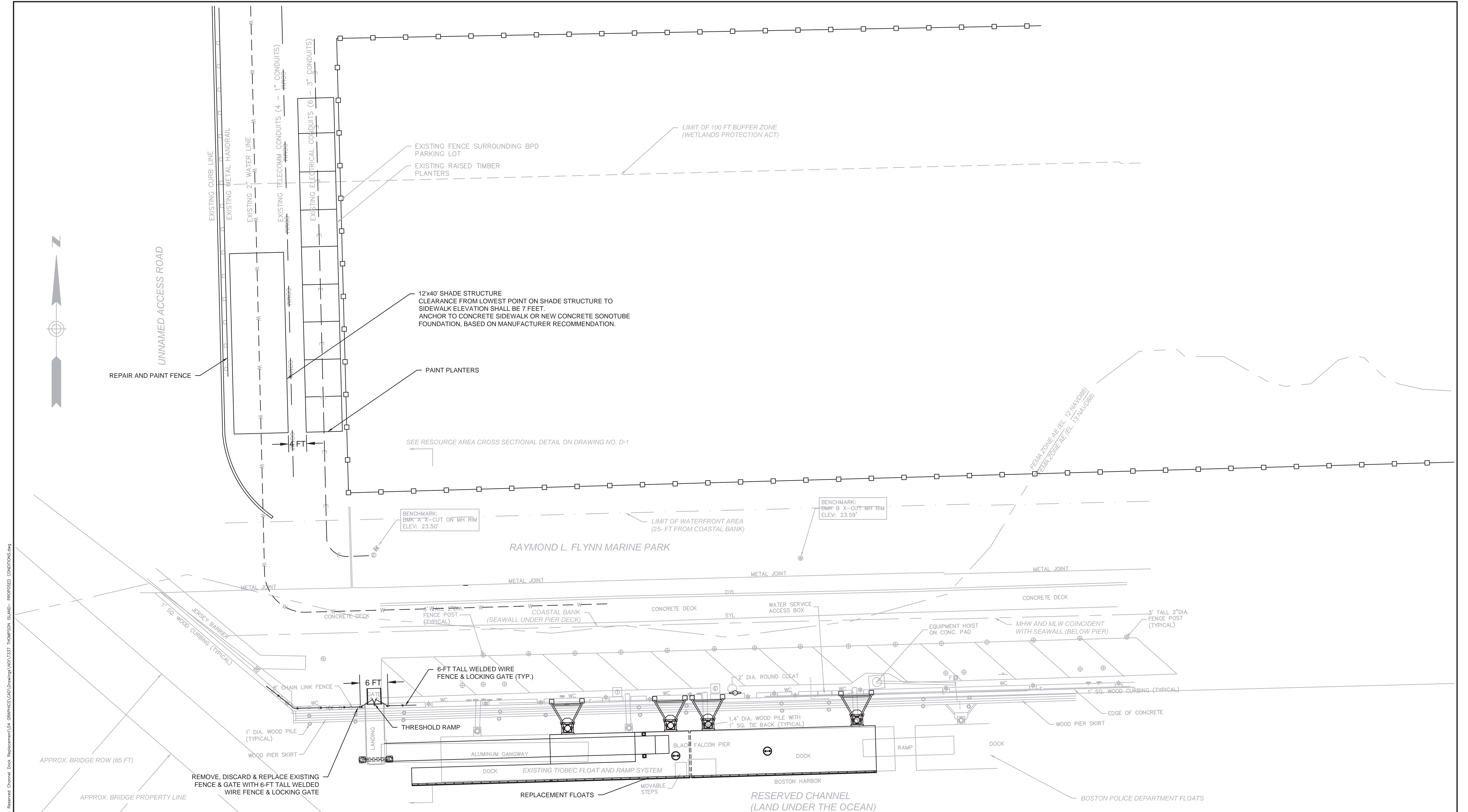
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**IN-KIND FLOAT REPLACEMENT
EXISTING CONDITIONS**

FOR PERMITTING ONLY

DRAWING NO:
C-1

PROJECT NO: T337-000
DATE OF ISSUE: 08/31/2021
SHEET NO: 3 OF 5



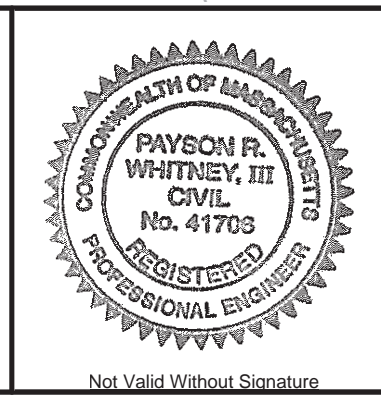
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 BOSTON
 MASSACHUSETTS

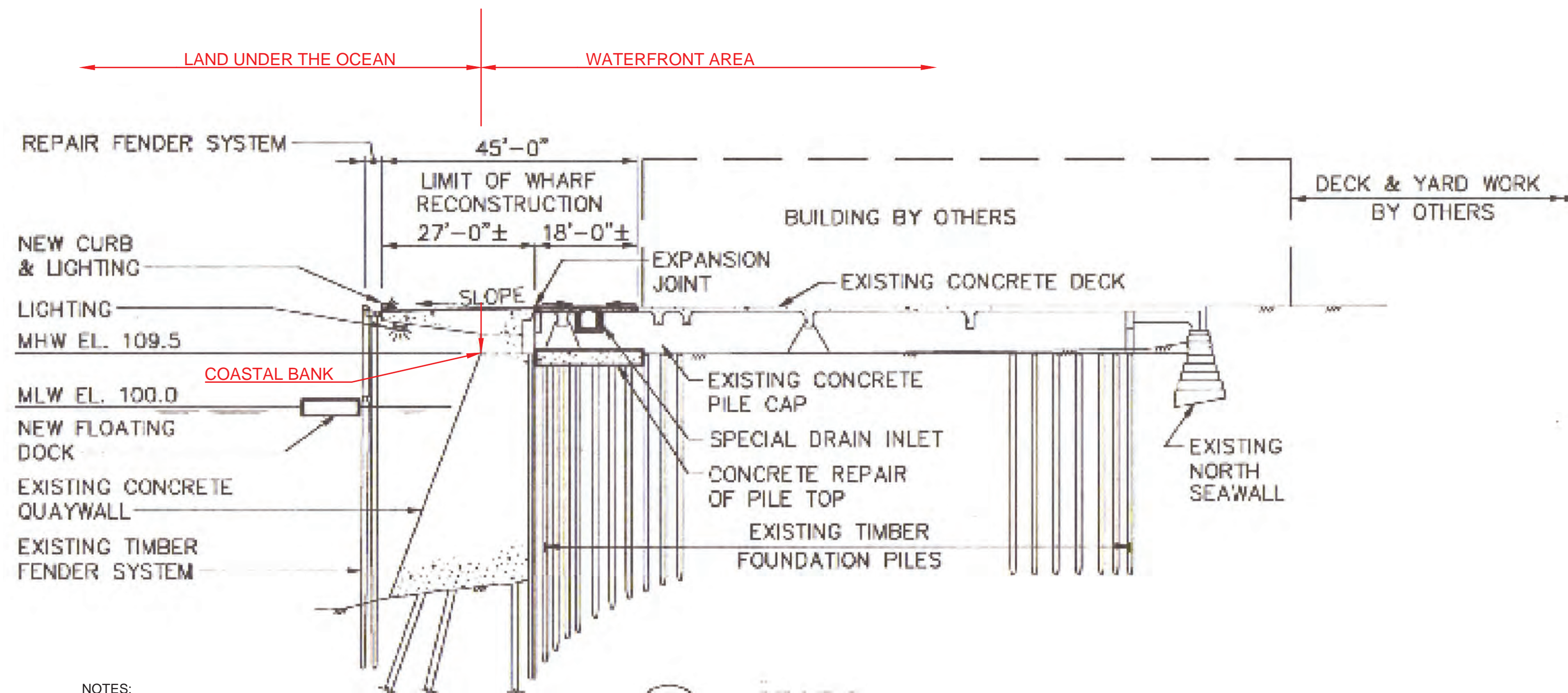


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No.	REVISION	DATE	DRAWN	DESIGN	CHK

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 PROPOSED CONDITIONS**
FOR PERMITTING ONLY

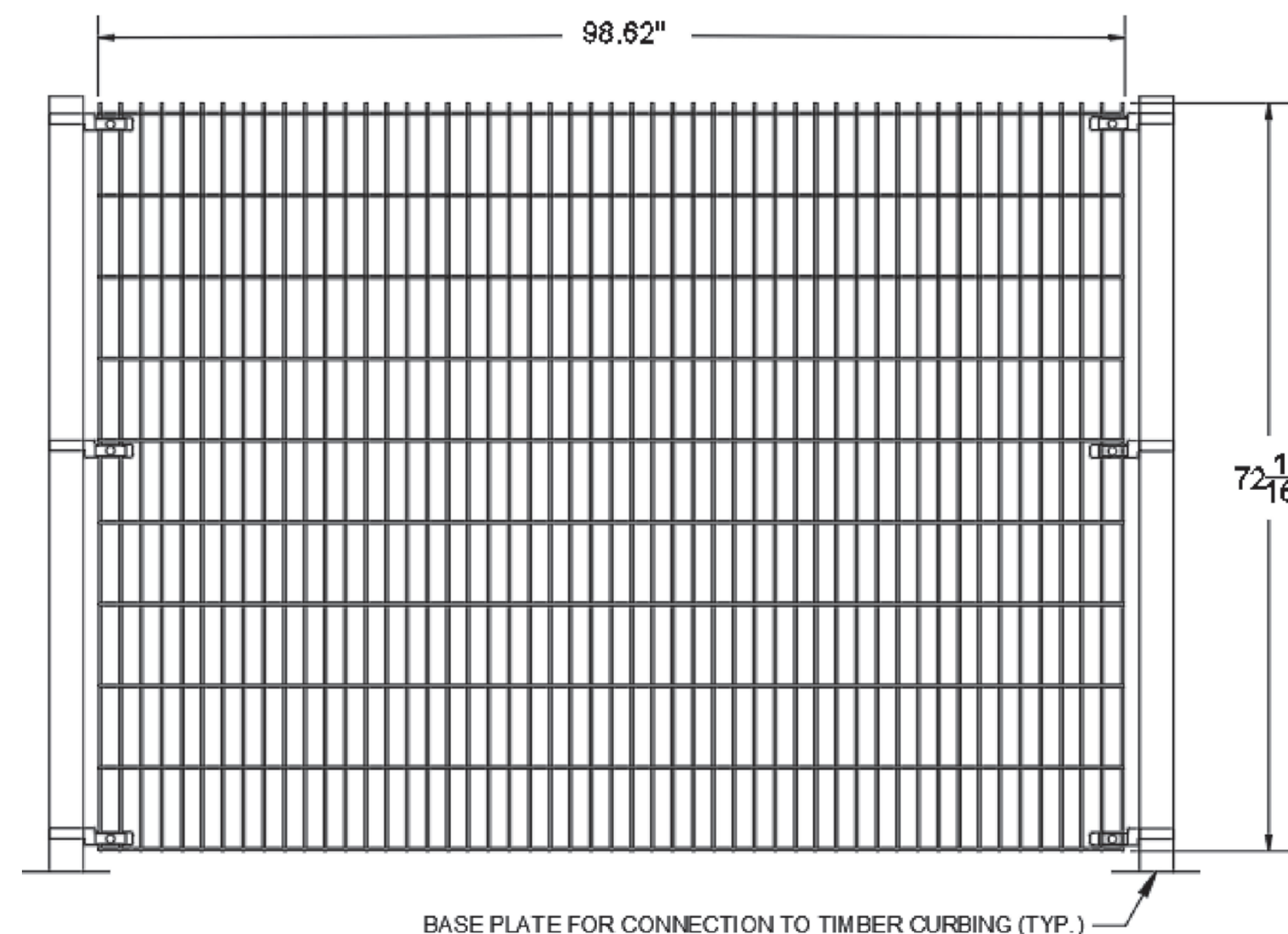
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 PROJECT NO: T337-000
 DATE OF ISSUE: 08/31/2021
 SHEET NO: 4 OF 5



NOTES:

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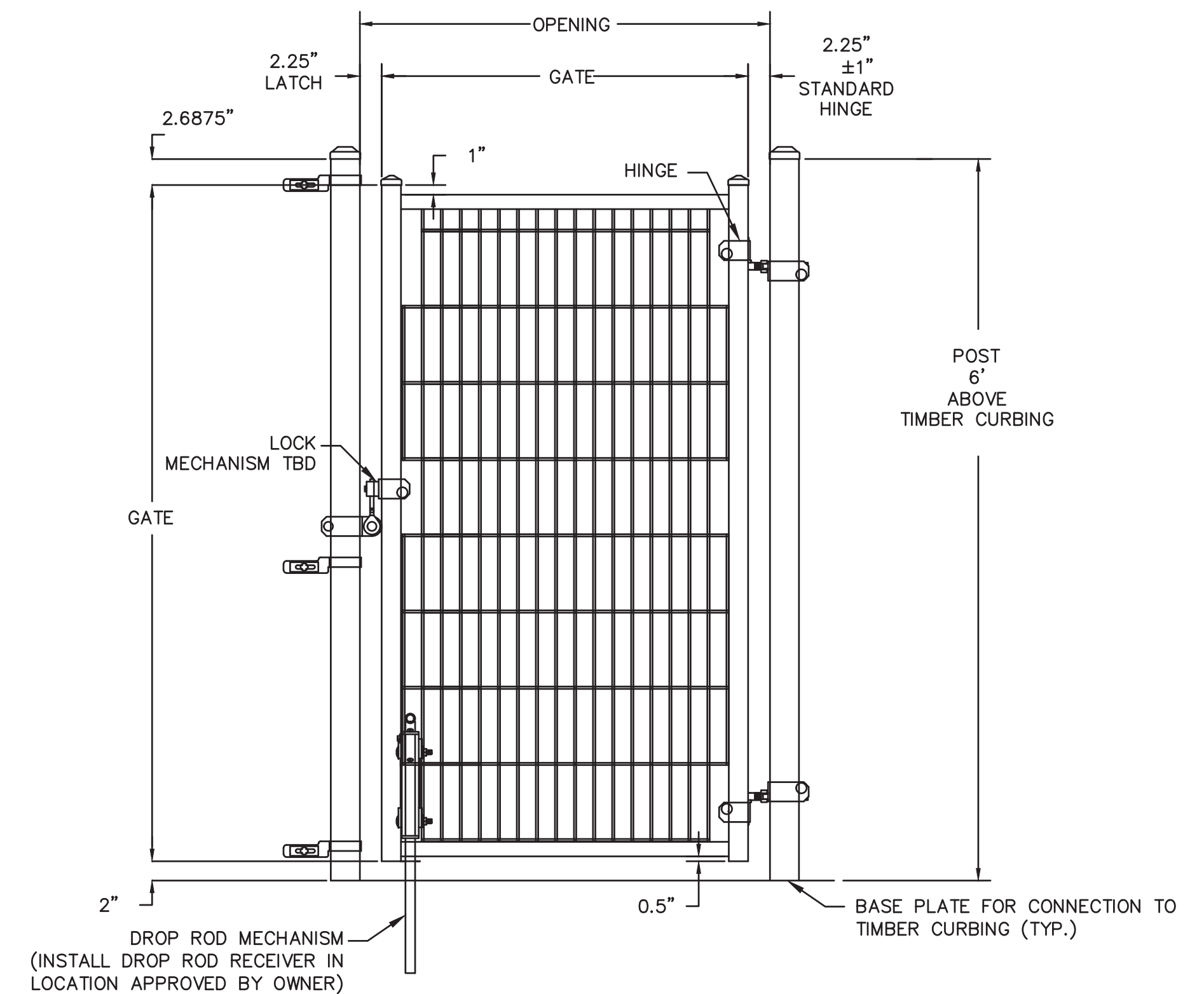
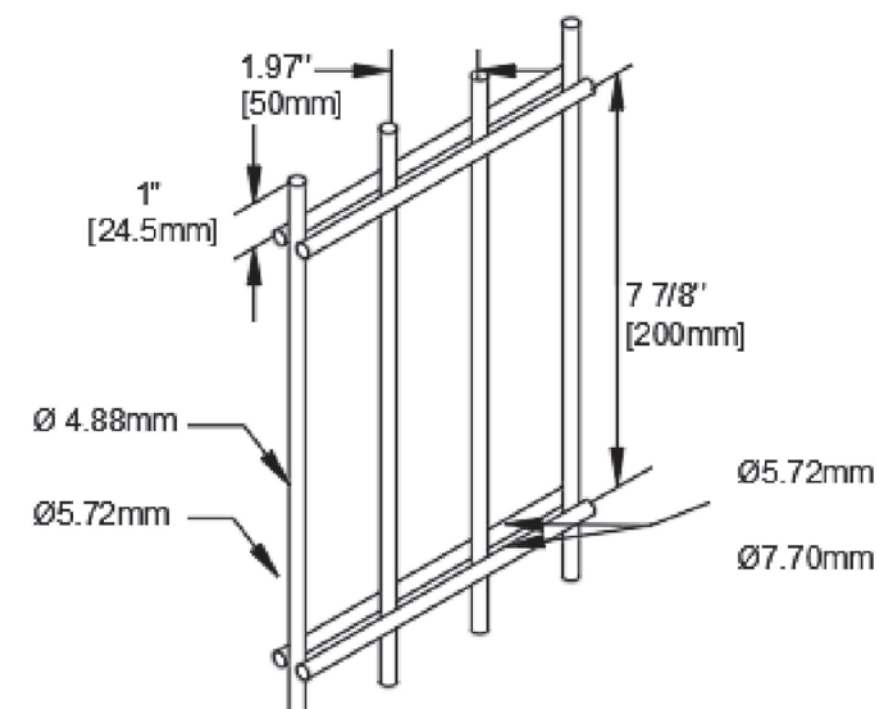
1 RESOURCE AREA CROSS SECTIONAL DETAIL
SCALE: NTS



NOTES:

1. FINAL FENCE PRODUCT TO BE SELECTED BY OWNER.
2. FENCE TO BE OMEGA DOUBLE WIRE ELITE, OR APPROVED EQUIVALENT.
3. INSTALL FENCE PER MANUFACTURER INSTRUCTIONS.
4. FENCE PANEL HEIGHT SHALL BE 6 FEET.

2 TYPICAL WELDED WIRE FENCE DETAIL
SCALE: NTS



GATE POST DIMENSIONS		
PANEL (H)	OPENING	POSTS
4' & 6'	3' to 8'	3" x 3" 11ga
8'	3' to 7'	3" x 3" 11ga

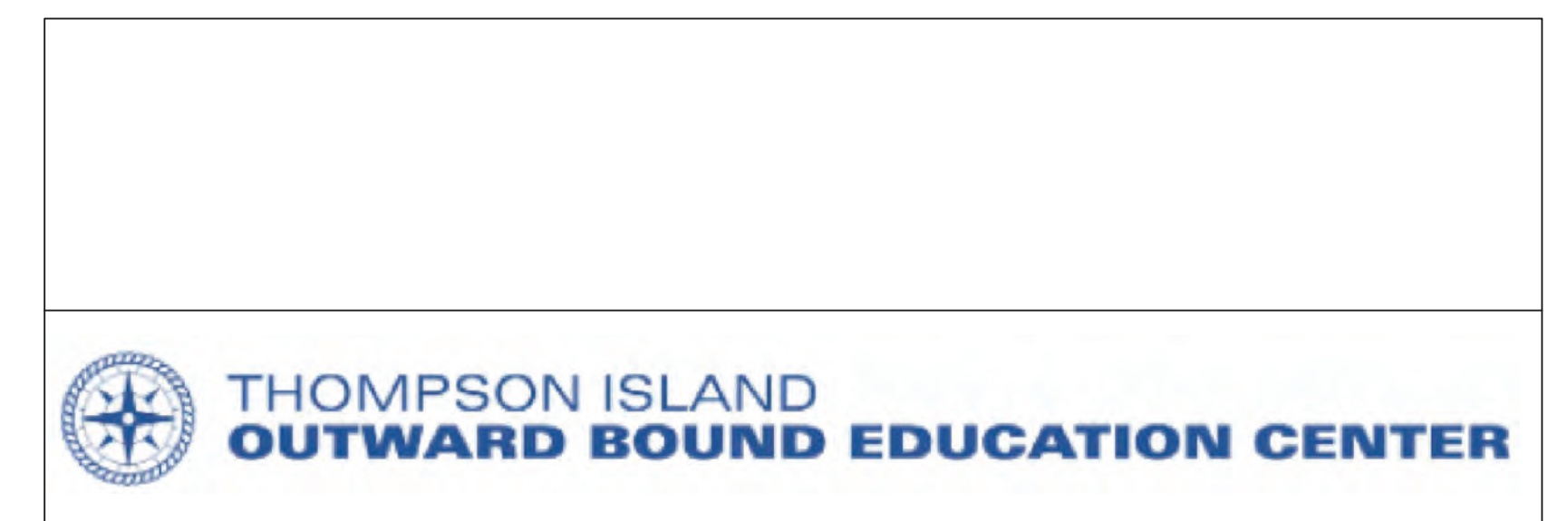
NOTES:

1. FINAL GATE PRODUCT TO BE SELECTED BY OWNER.
2. GATE TO BE OMEGA DOUBLE WIRE SWING GATE MODEL GPM 30 - 40, OR APPROVED EQUIVALENT.
3. INSTALL GATE PER MANUFACTURER INSTRUCTIONS.
4. GATE PANEL HEIGHT SHALL BE 6 FEET.

3 TYPICAL WELDED WIRE GATE DETAIL
SCALE: NTS



FRONT / BACK VIEW



SIDE VIEW

NOTES:

1. FINAL SHADE STRUCTURE PRODUCT TO BE SELECTED BY OWNER AND APPROVED BY BOSTON PLANNING AND DEVELOPMENT AGENCY.
2. INSTALL SHADE STRUCTURE PER MANUFACTURER INSTRUCTIONS.
3. CLEARANCE FROM LOWEST POINT ON SHADE STRUCTURE TO SIDEWALK ELEVATION SHALL BE 7 FEET.

4 SHADE STRUCTURE GRAPHIC DETAIL
SCALE: NTS

DATE: Aug 31, 2021, 3:11PM FILENAME: J:\1337-000 Thompson Island - Reserved Channel Dock Replacement\04_08\04\1337-000 Drawings\04_08\04\1337 Thompson Island - DETAILS.dwg

THOMPSON ISLAND OUTWARD BOUND EDUCATION CENTER
21 DRYDOCK AVENUE, SUITE 320W
BOSTON, MA 02210

THOMPSON ISLAND BERTH 10, RESERVED CHANNEL BOSTON MASSACHUSETTS

2021.08.31 15:24:48 -04'00'

No.	REVISION	DATE	DRAWN	DESIGN	CHK

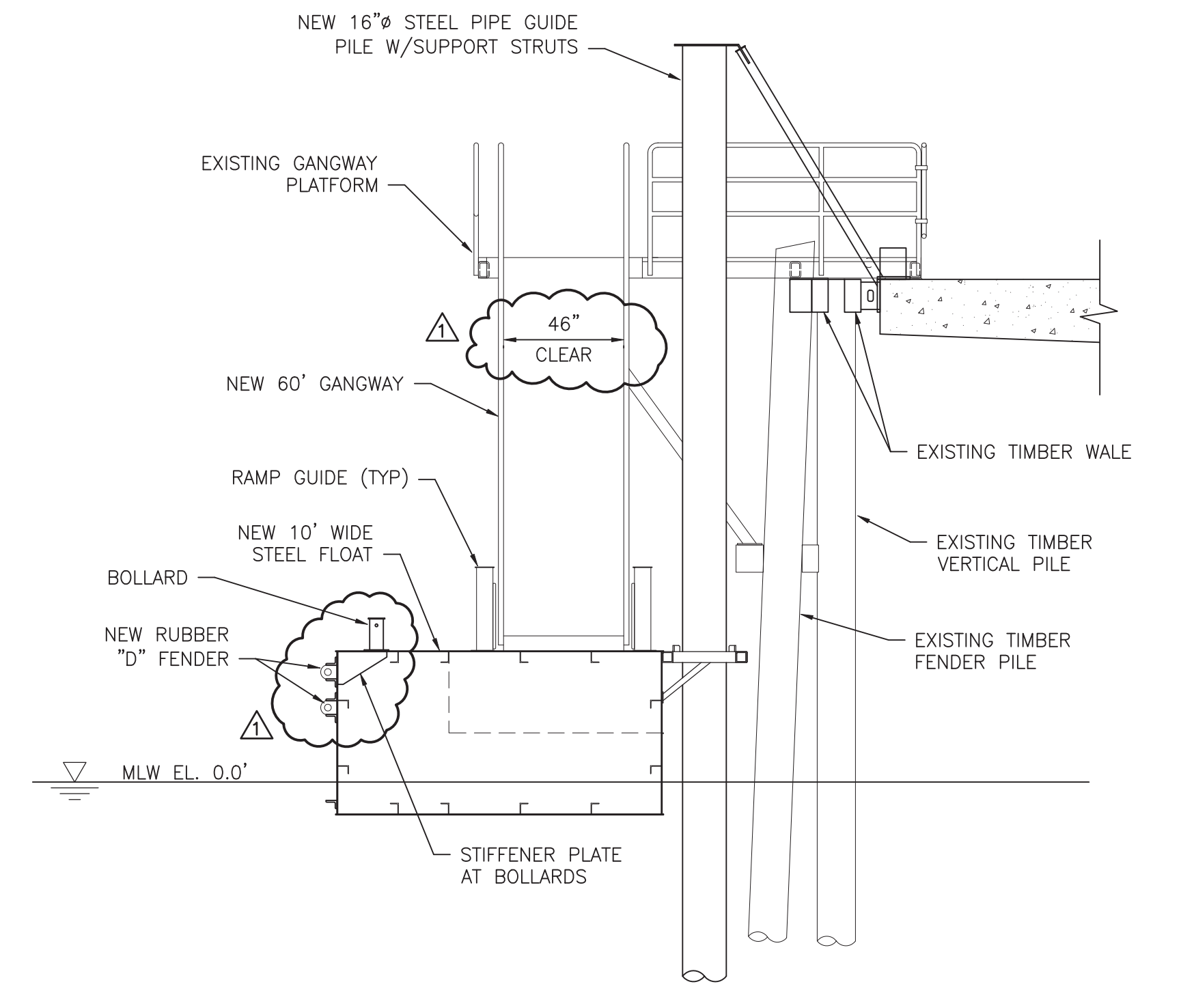
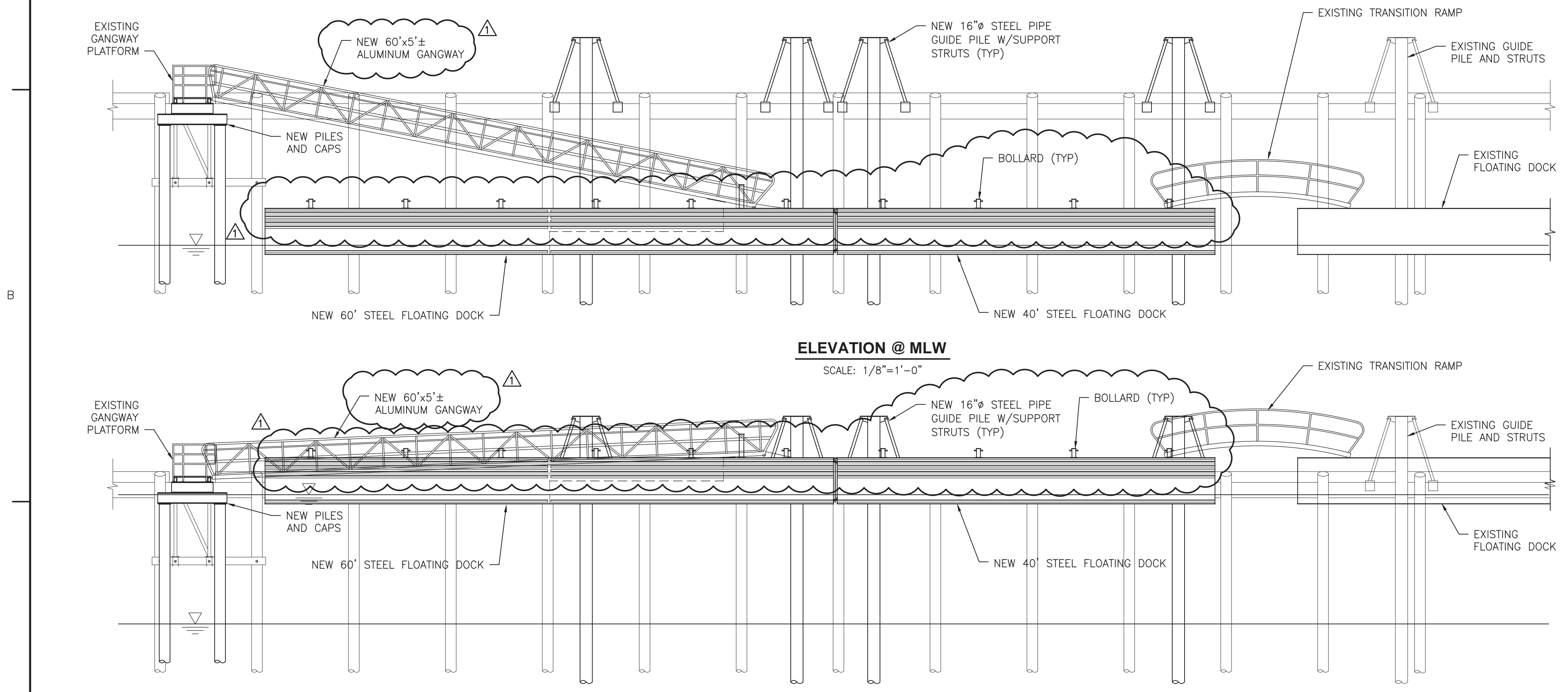
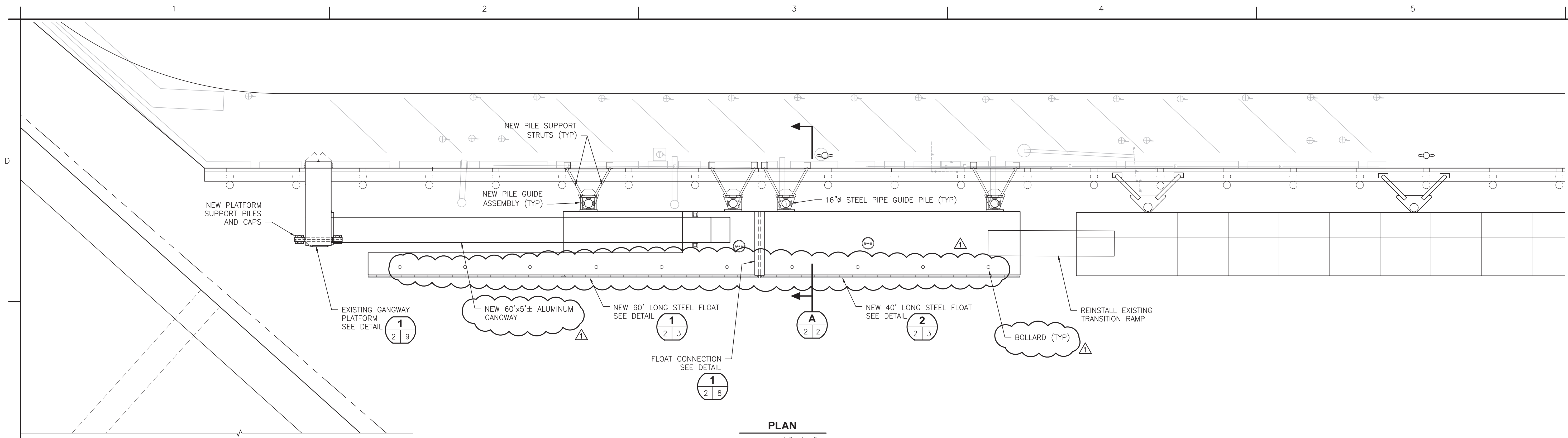
IN-KIND FLOAT REPLACEMENT DETAILS

FOR PERMITTING ONLY

DRAWING NO: **D-1**

PROJECT NO: T337-000
DATE OF ISSUE: 08/31/2021
SHEET NO: 5 OF 5

QUINT K:\2757-17.00 THOMPSON ISLAND FLOATING DOCK - ESS\CADD\CURRENT WORKING DWGS\275717 X-102 PROPOSED PLAN W-NEW 100 FT FLOAT.DWG Jul 09, 2021 - 12:48pm



CHILDS ENGINEERING
34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com

COMMONWEALTH OF MASSACHUSETTS
DAVID LIVINGSTON PORTER
No. 3010
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2024

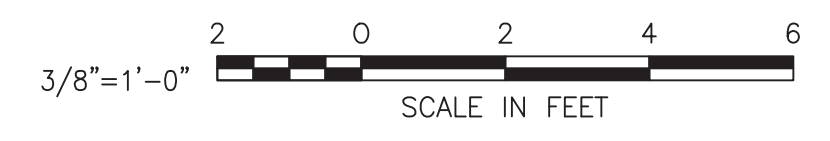
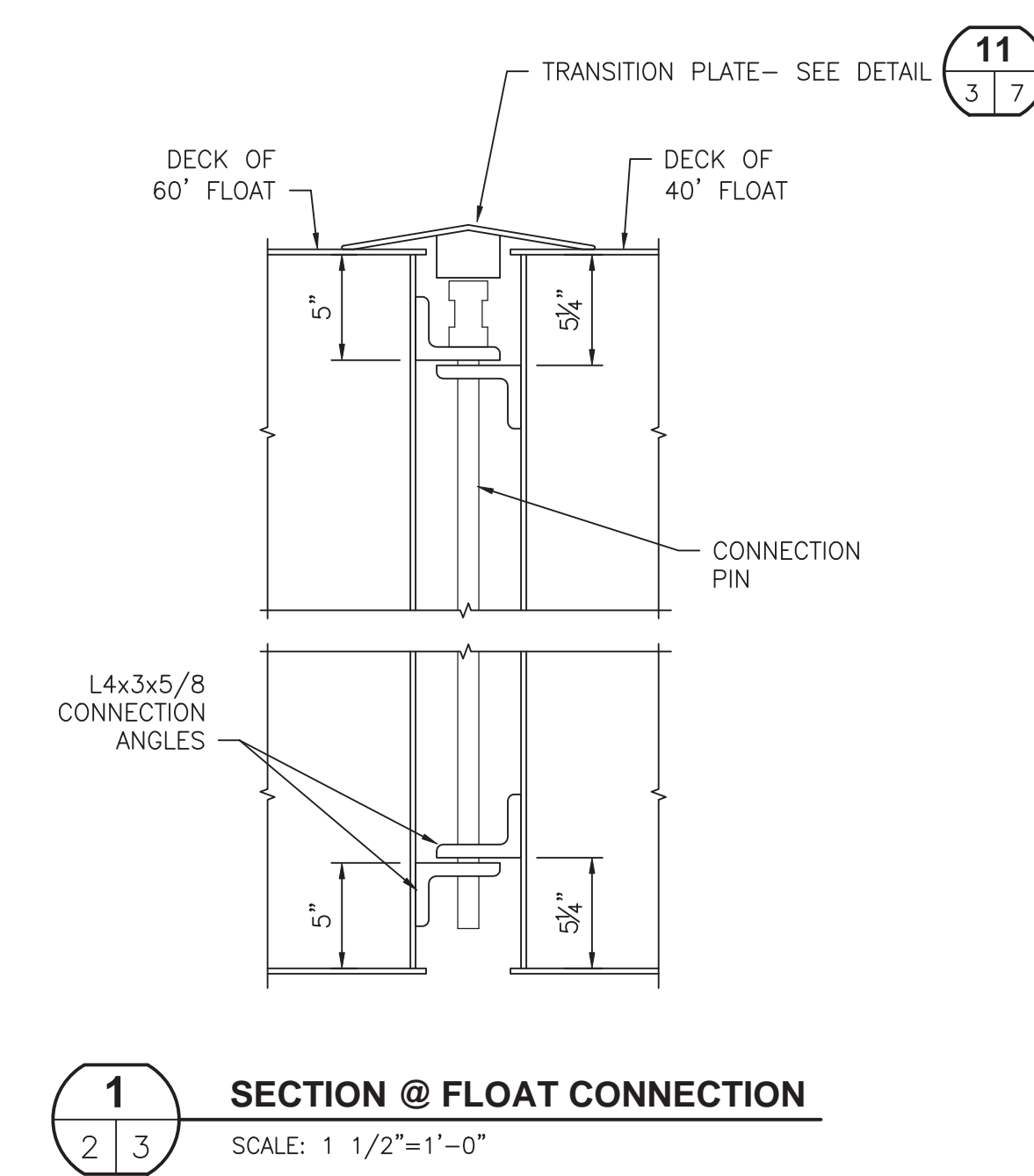
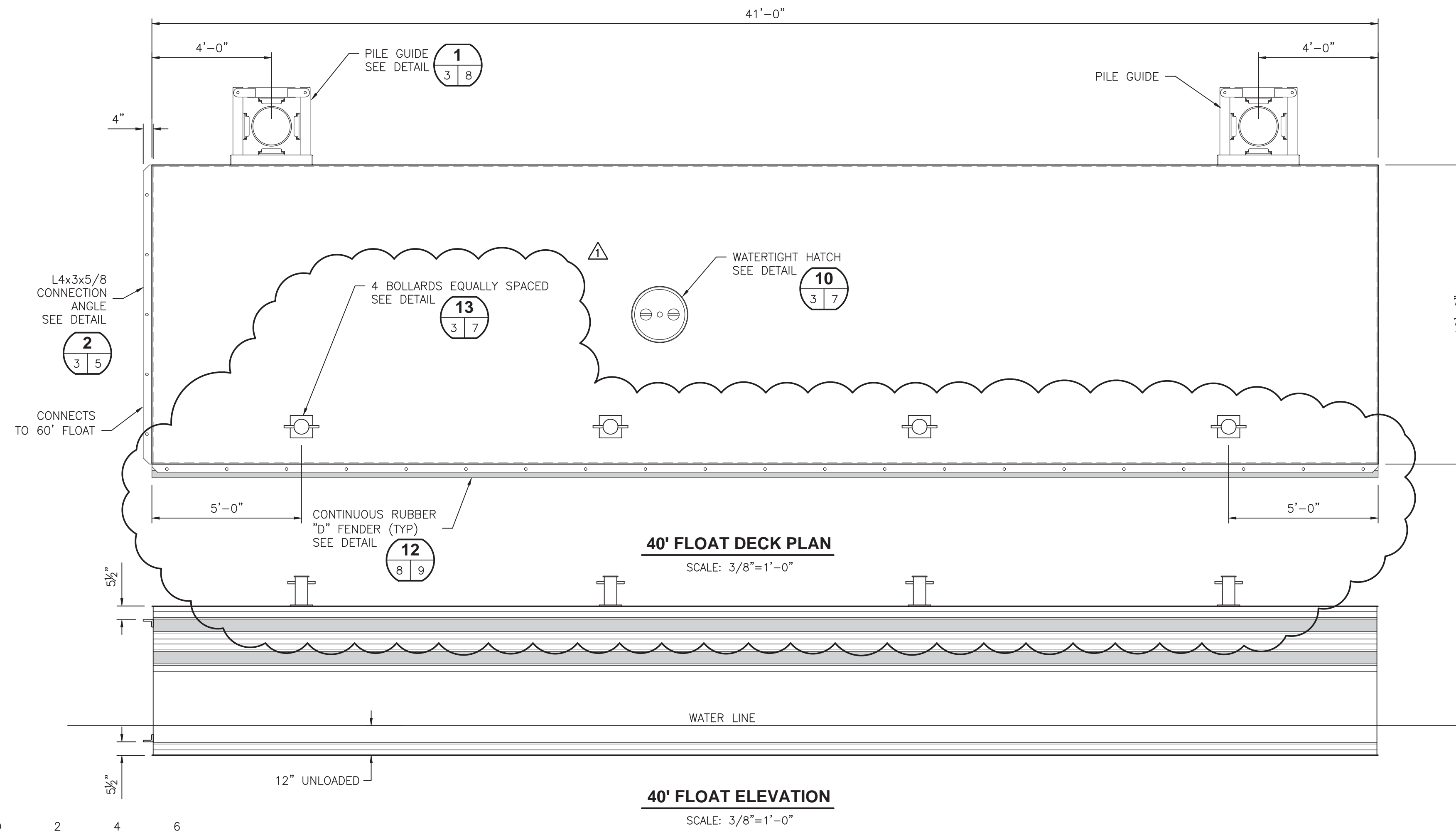
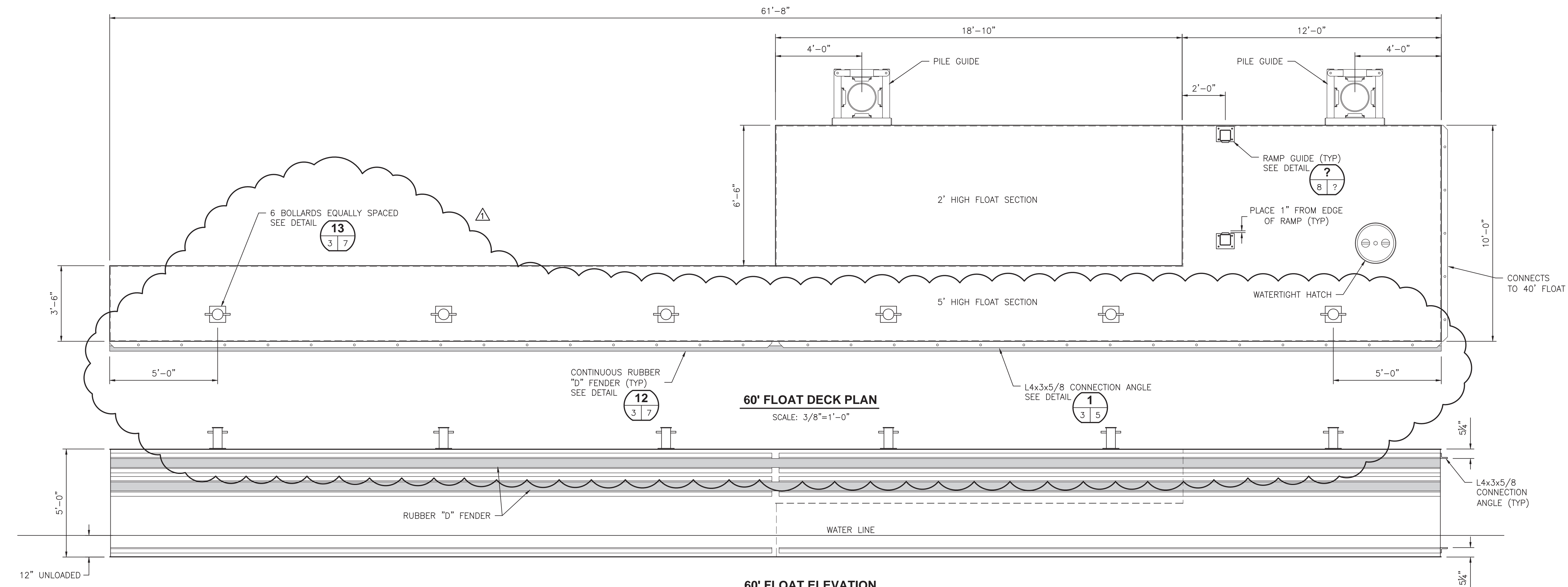
Date	Appr.	Description
7/09/21 <td>DLP <td>BOLLARDS ADDED TO FLOAT</td> </td>	DLP <td>BOLLARDS ADDED TO FLOAT</td>	BOLLARDS ADDED TO FLOAT

Designed by:	TEC	Checked by:	DLP	Date:	05/11/21
Drawn by:	TEC	Design file no.:	275717 X-102	Scale:	1"=20'-0"
Reviewed by:	CMR				

PROPOSED FLOATING DOCK
ESS/THOMPSON ISLAND OUTWARD BOUND
SOUTH BOSTON, MA
PROPOSED PLAN

Sheet reference number:
X-102
Sheet 2 of 9

QUINT K:\2757-17.00 THOMPSON ISLAND FLOATING DOCK - ESS\CADD\CURRENT WORKING DWGS\275717 X-103 NEW FLOATS .DWG Jul 09, 2021 - 12:44pm



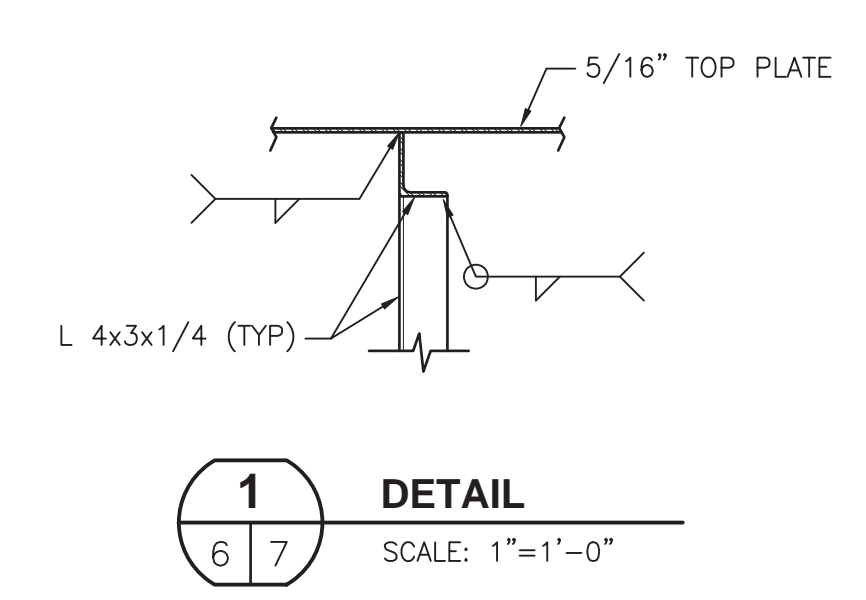
Mark	Description	Date	Appr.
1	BOLLARDS ADDED TO FLOAT	7/09/21	DLP

Designed by:	DLP	Date:	05/11/21
Drawn by:	TEC	Design file no.:	275717 X-103
Reviewed by:	CMR	Scale:	AS NOTED

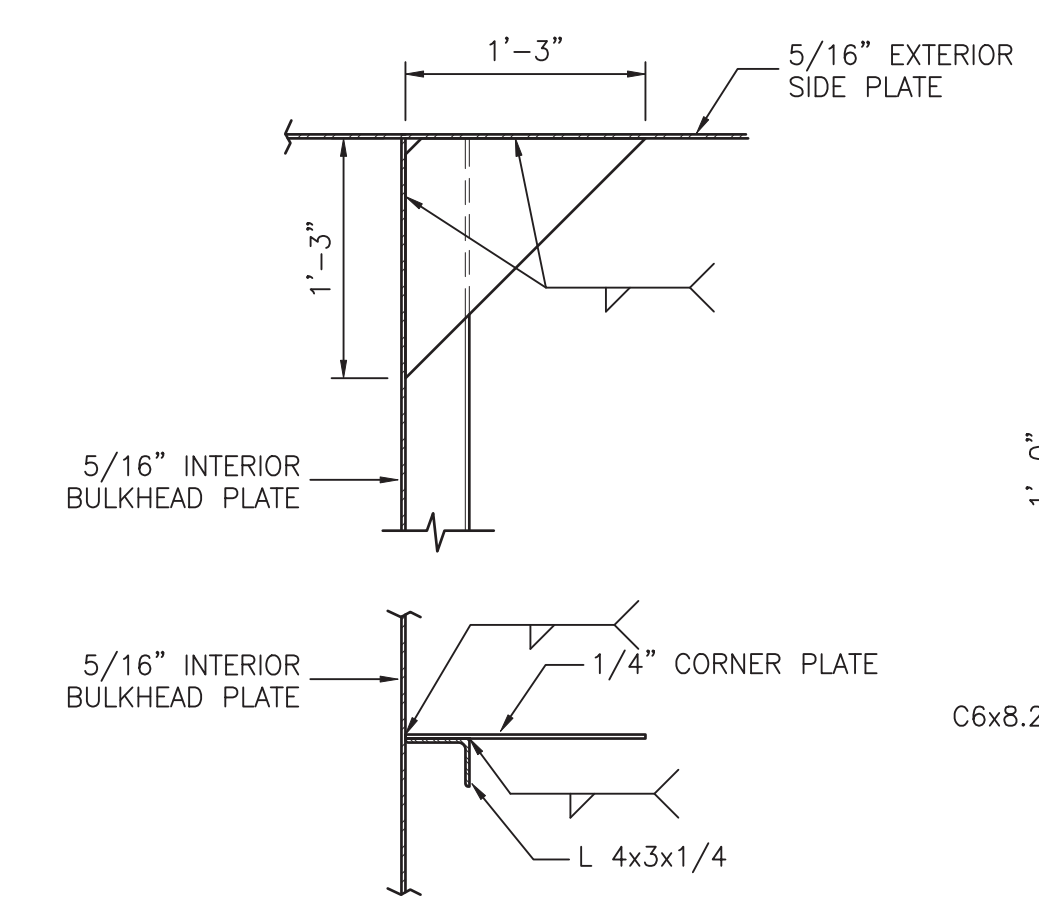
PROPOSED FLOATING DOCK
ESS/THOMPSON ISLAND OUTWARD BOUND
SOUTH BOSTON, MA
NEW FLOATING DOCKS

Sheet reference number:
X-103
Sheet 3 of 9

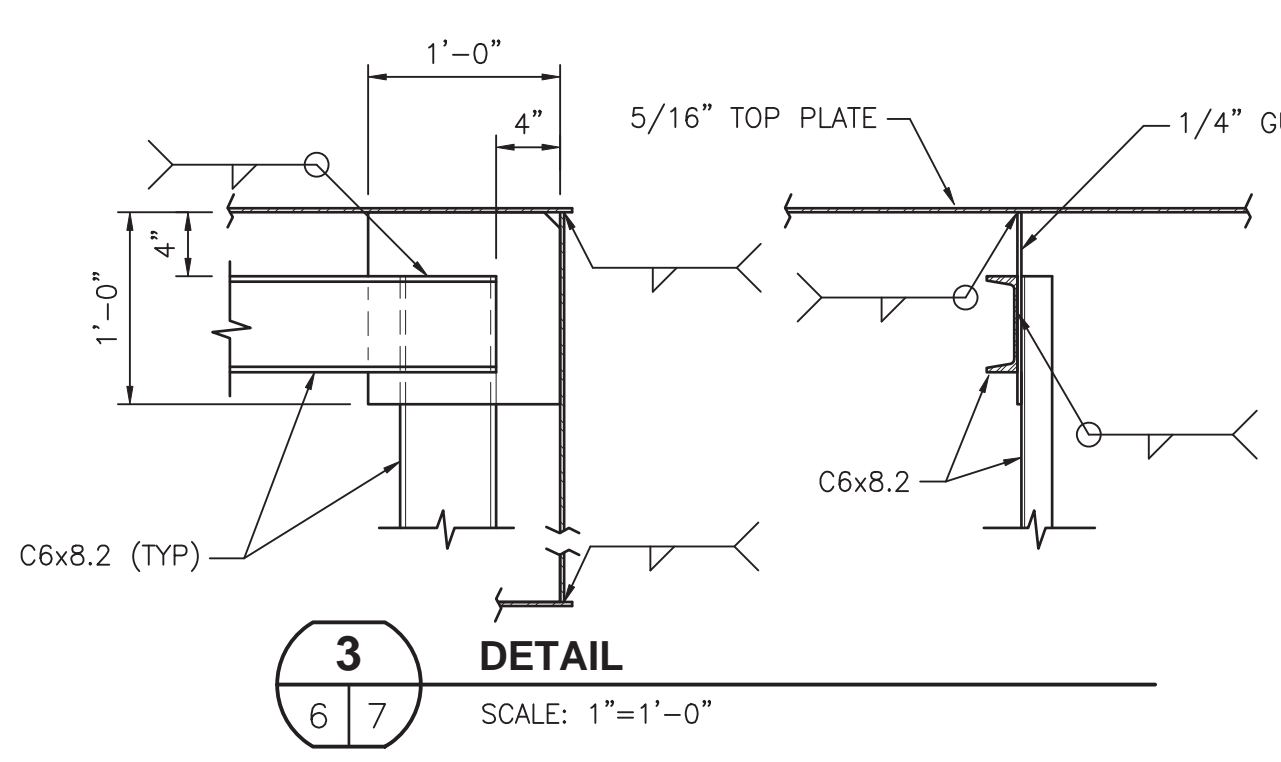
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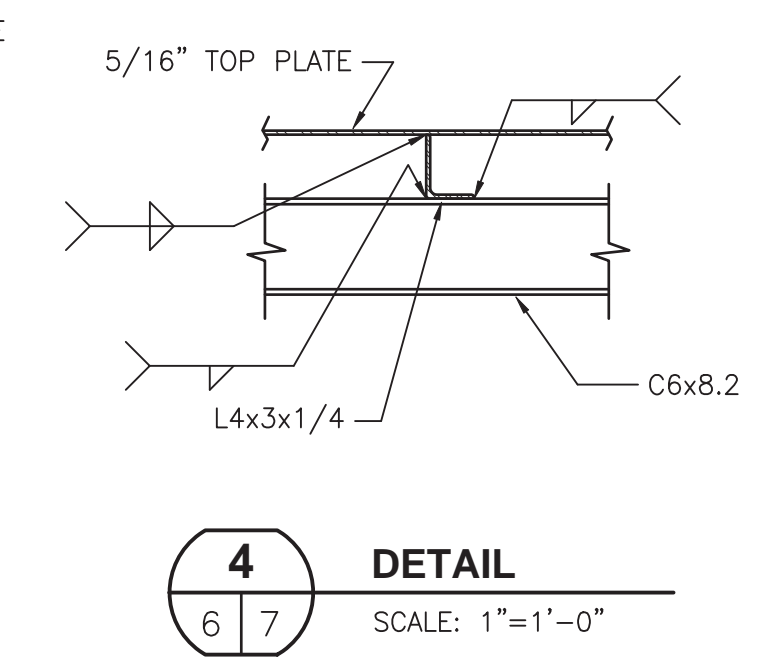
1 DETAIL
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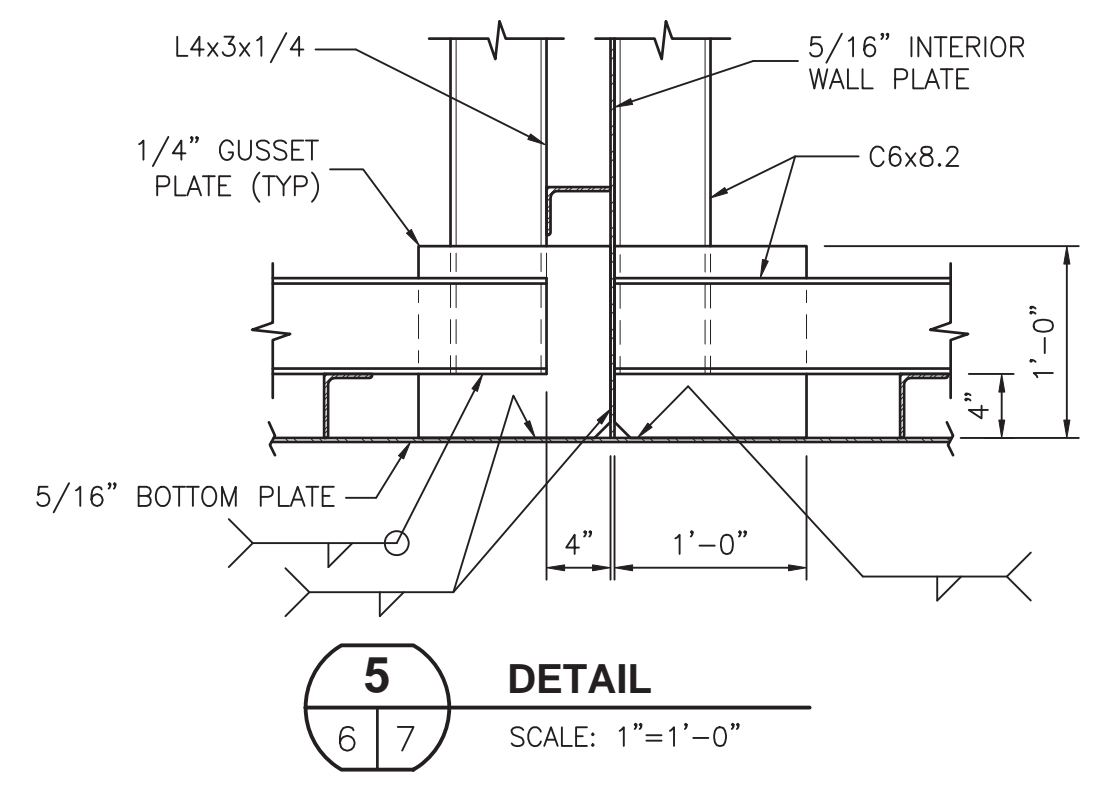
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SCALE: 1"=1'-0"



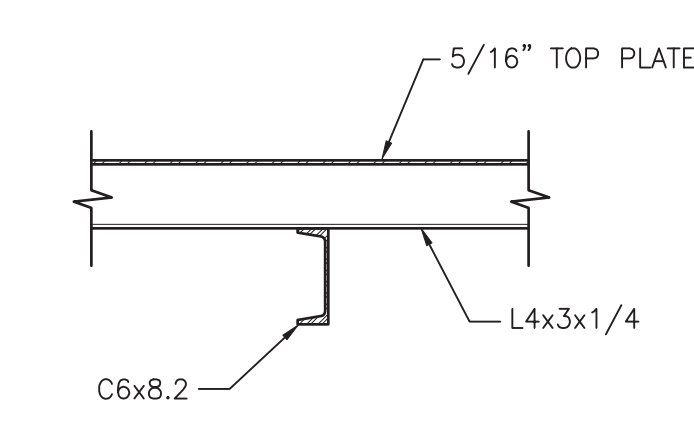
3 DETAIL
SCALE: 1"=1'-0"



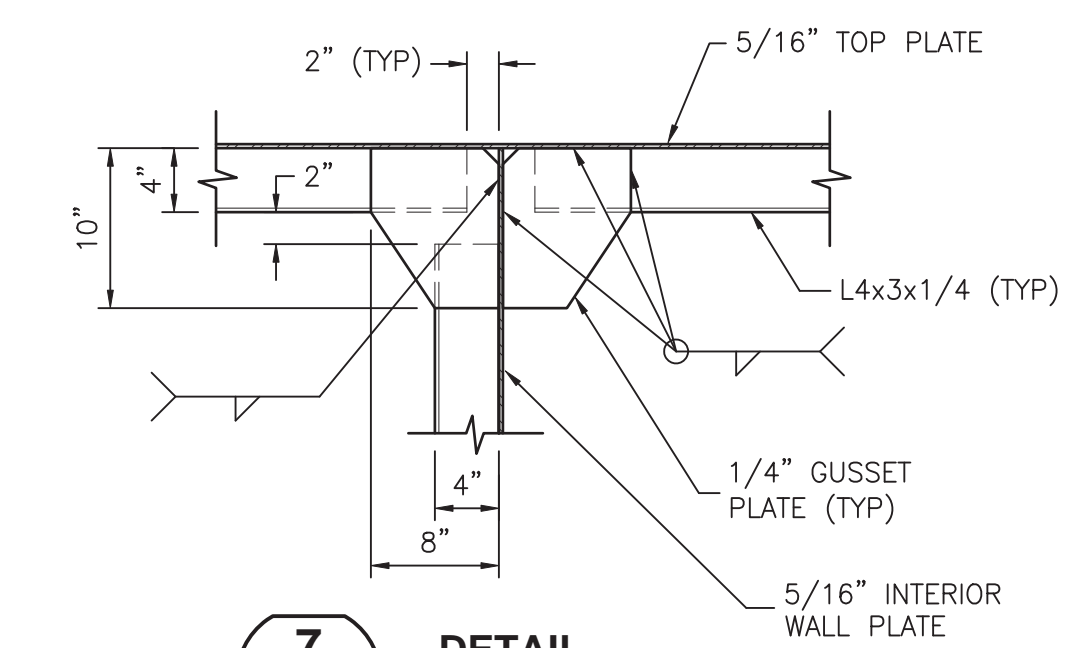
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SCALE: 1"=1'-0"



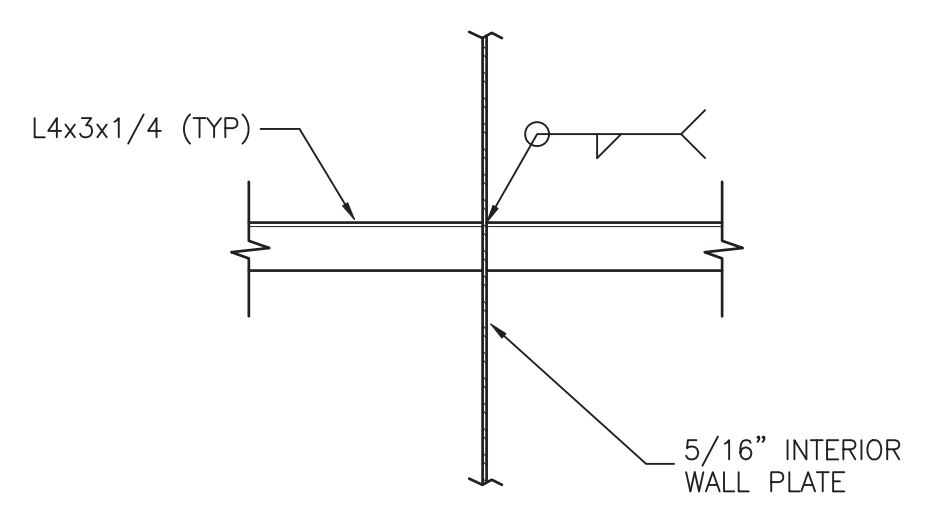
5 DETAIL
SCALE: 1"=1'-0"



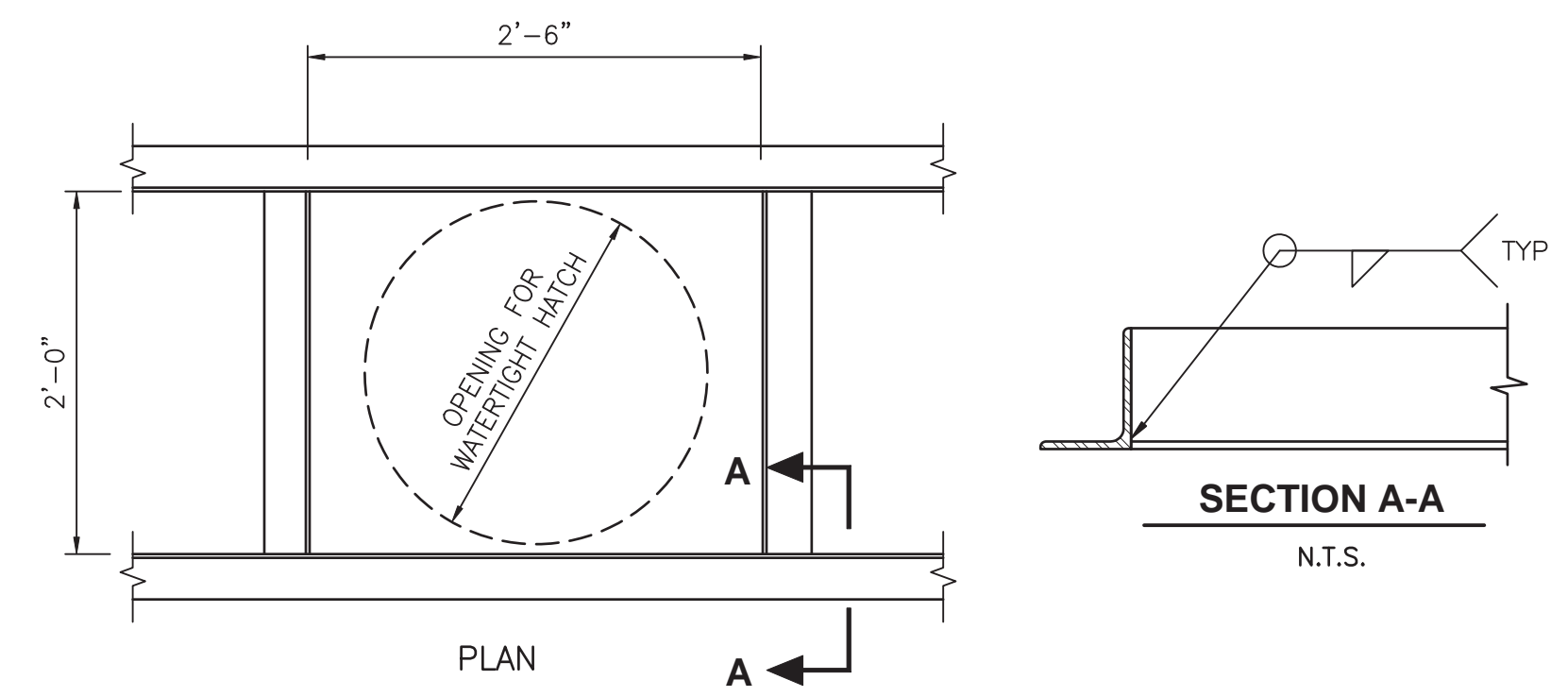
6 DETAIL
SCALE: 1"=1'-0"



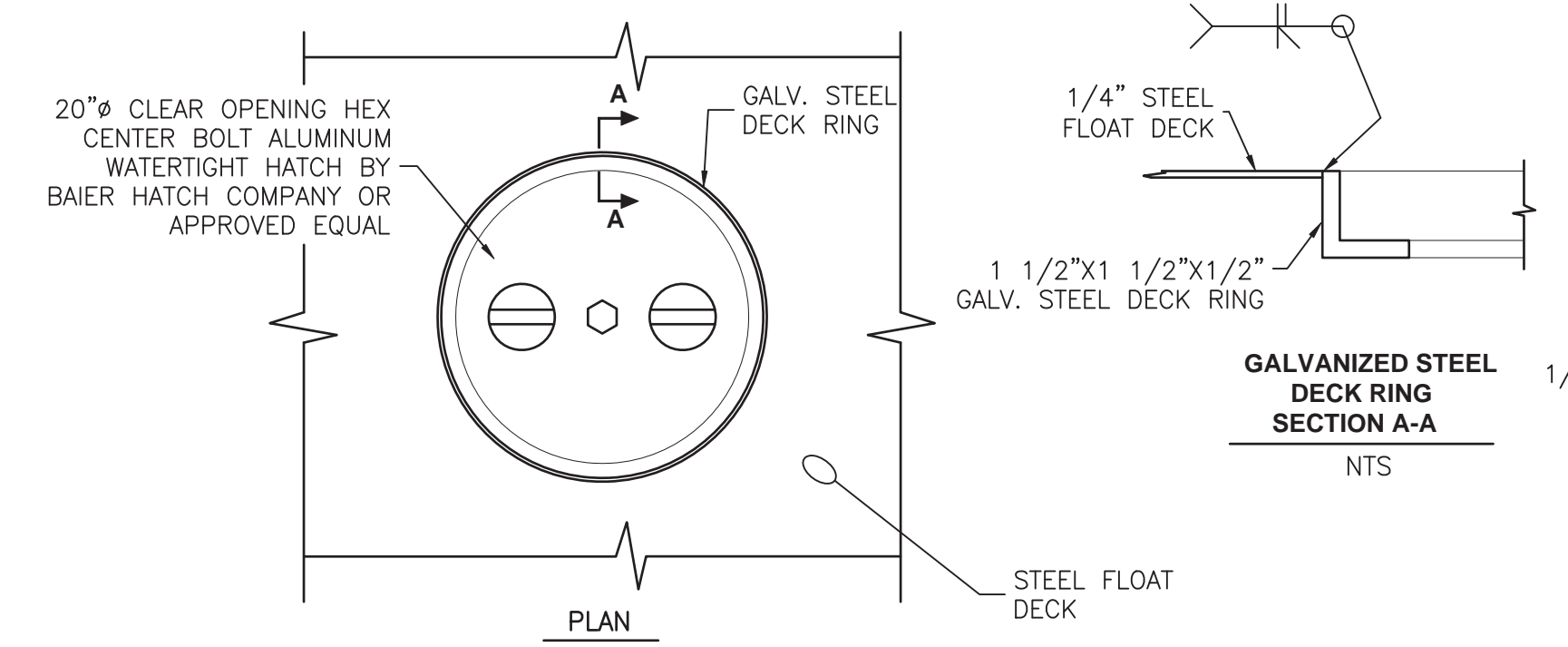
7 DETAIL
SCALE: 1"=1'-0"



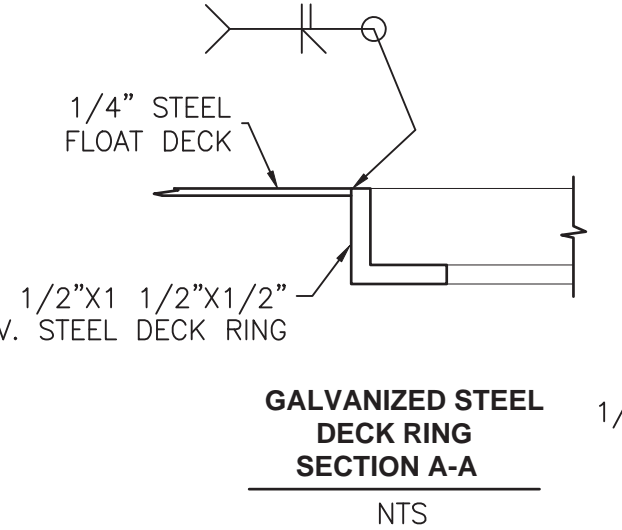
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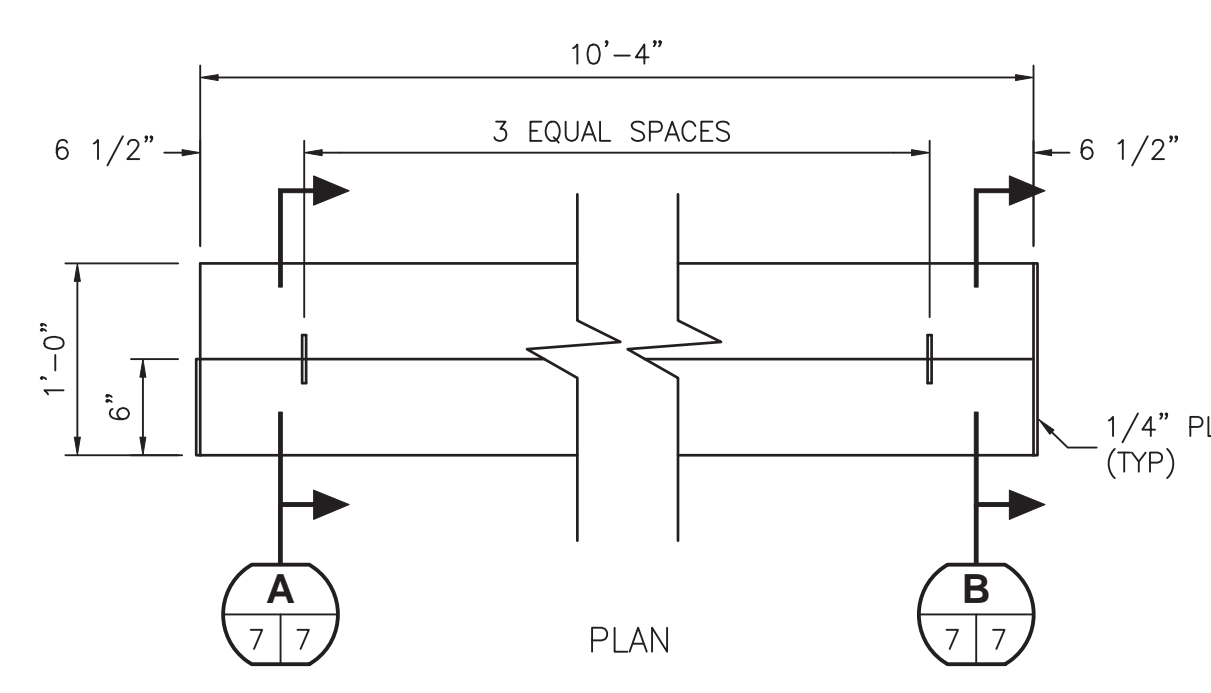
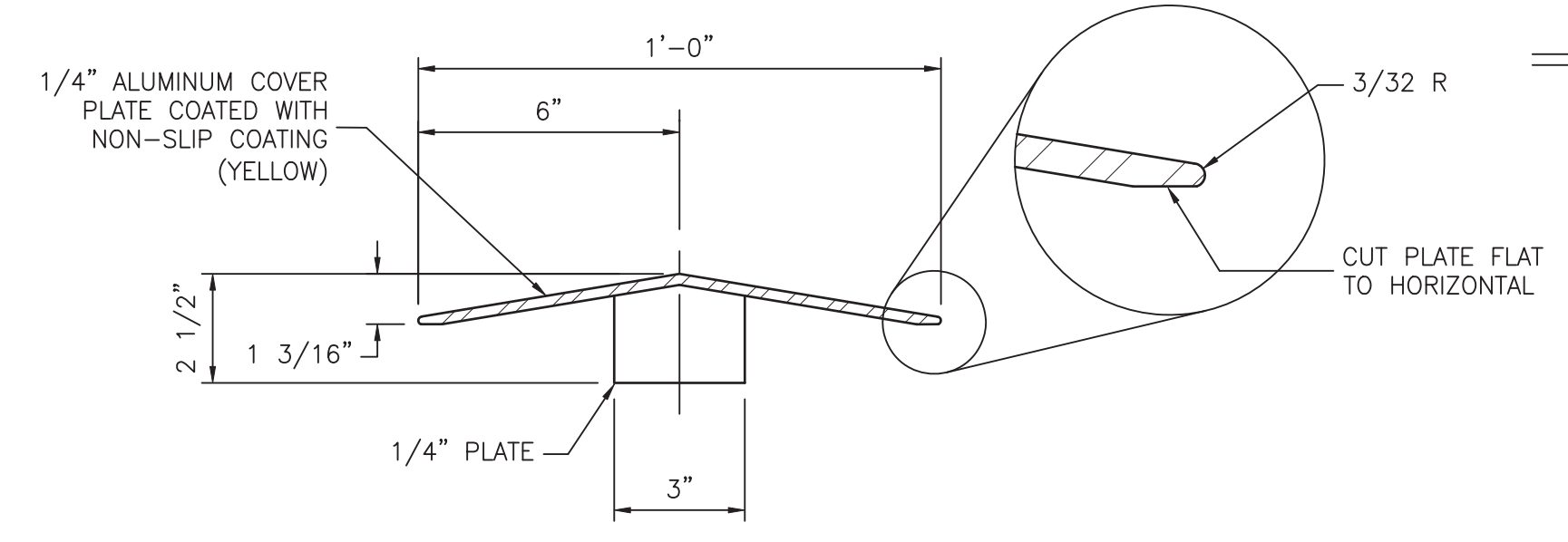
9 WATERTIGHT HATCH OPENING DETAILS
SCALE: 1"=1'-0"



10 WATERTIGHT HATCH DETAILS
SCALE: 1"=1'-0"

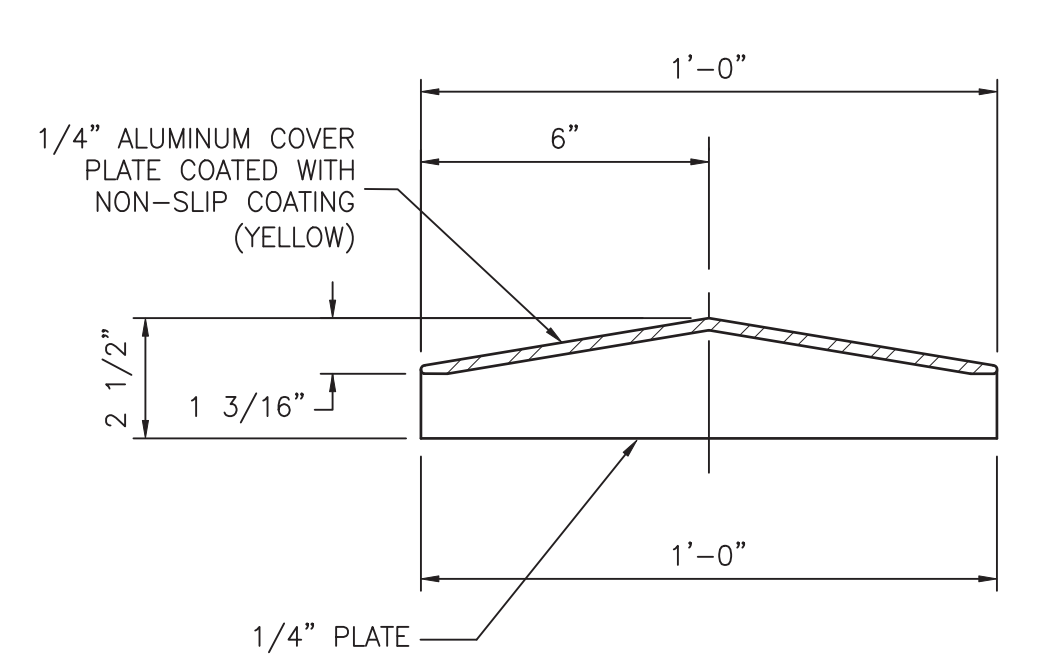


GALVANIZED STEEL DECK RING SECTION A-A
N.T.S.

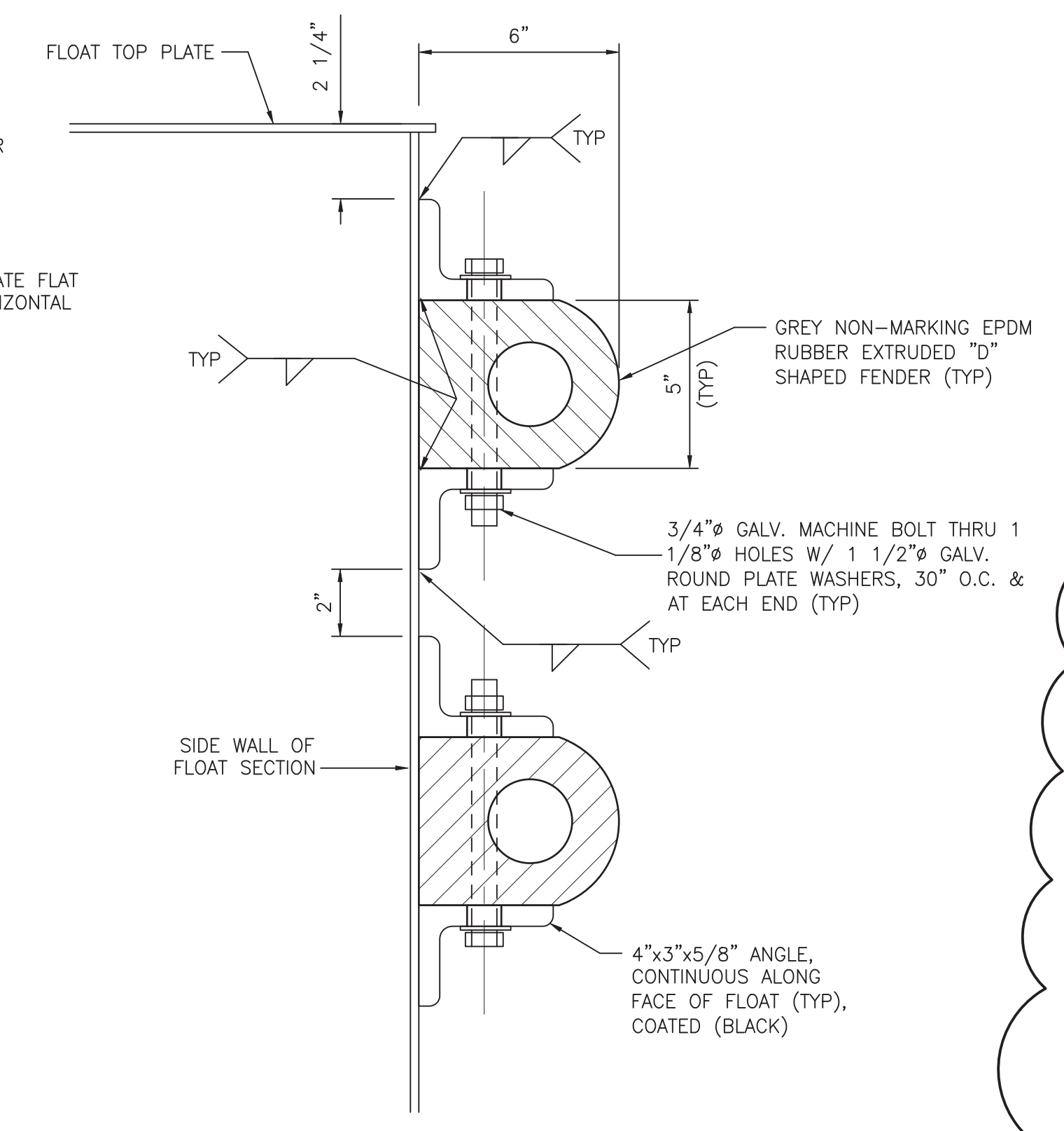


11 TRANSITION PLATE
SCALE: 1"=1'-0"

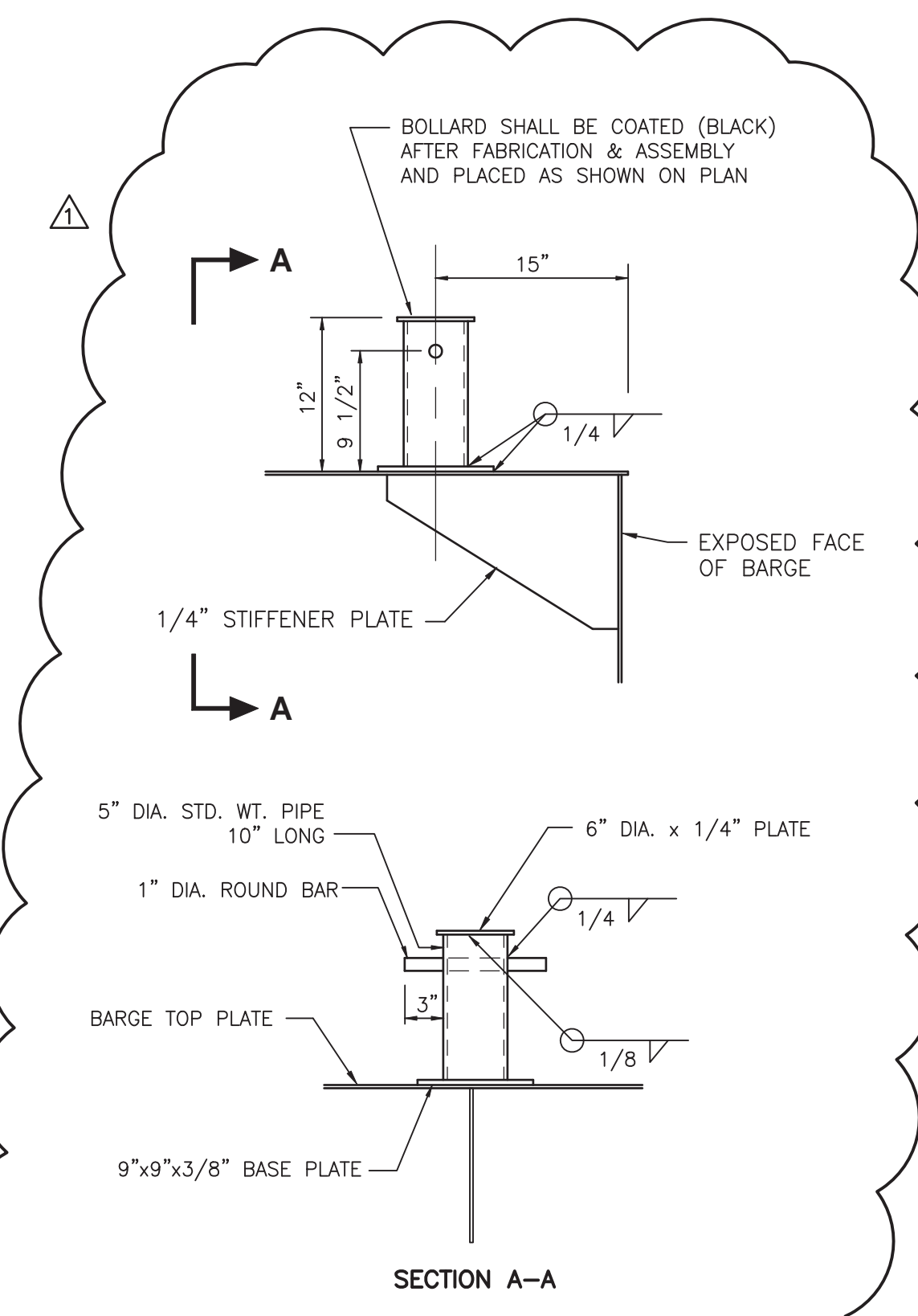
A TRANSITION PLATE SECTION
SCALE: 3"=1'-0"



B TRANSITION PLATE SECTION
SCALE: 3"=1'-0"



12 \"/>



13 MOORING BOLLARD DETAIL
SCALE: 1"=1'-0"

CHILDS ENGINEERING
34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com

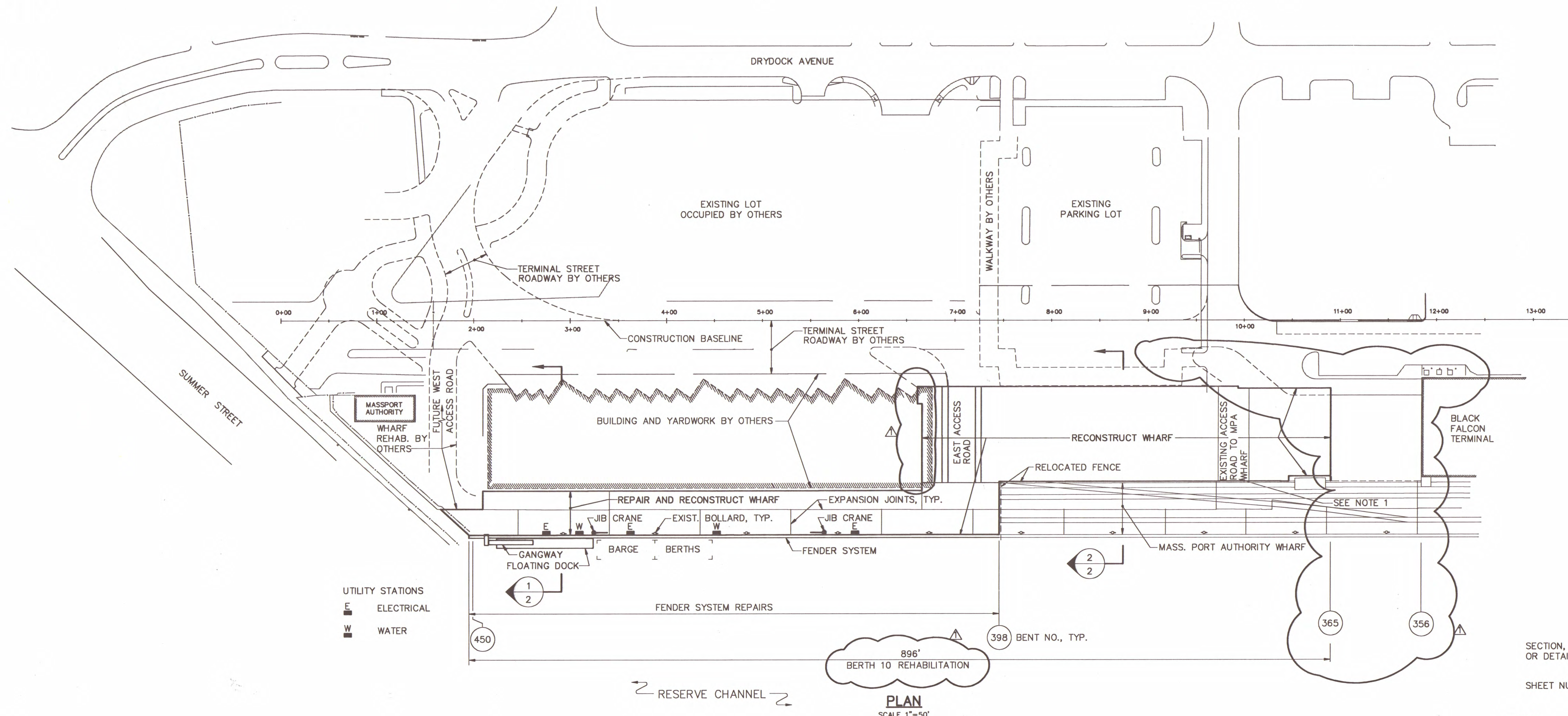
COMMONWEALTH OF MASSACHUSETTS
DAVID LIVINGSTON PORTER
No. 3010
REGISTERED PROFESSIONAL ENGINEER

Mark	Date	Appr.	Description
	7/9/21	DLP	BOLLARDS ADDED TO FLOAT

Date	Drawn by	Checked by	Design file no.	Scale	AS NOTED
05/11/21	DLP	TEQ	275717 X-107		

PROPOSED FLOATING DOCK
ESS/THOMPSON ISLAND OUTWARD BOUND
SOUTH BOSTON, MA
**NEW FLOATING DOCKS
DETAILS**

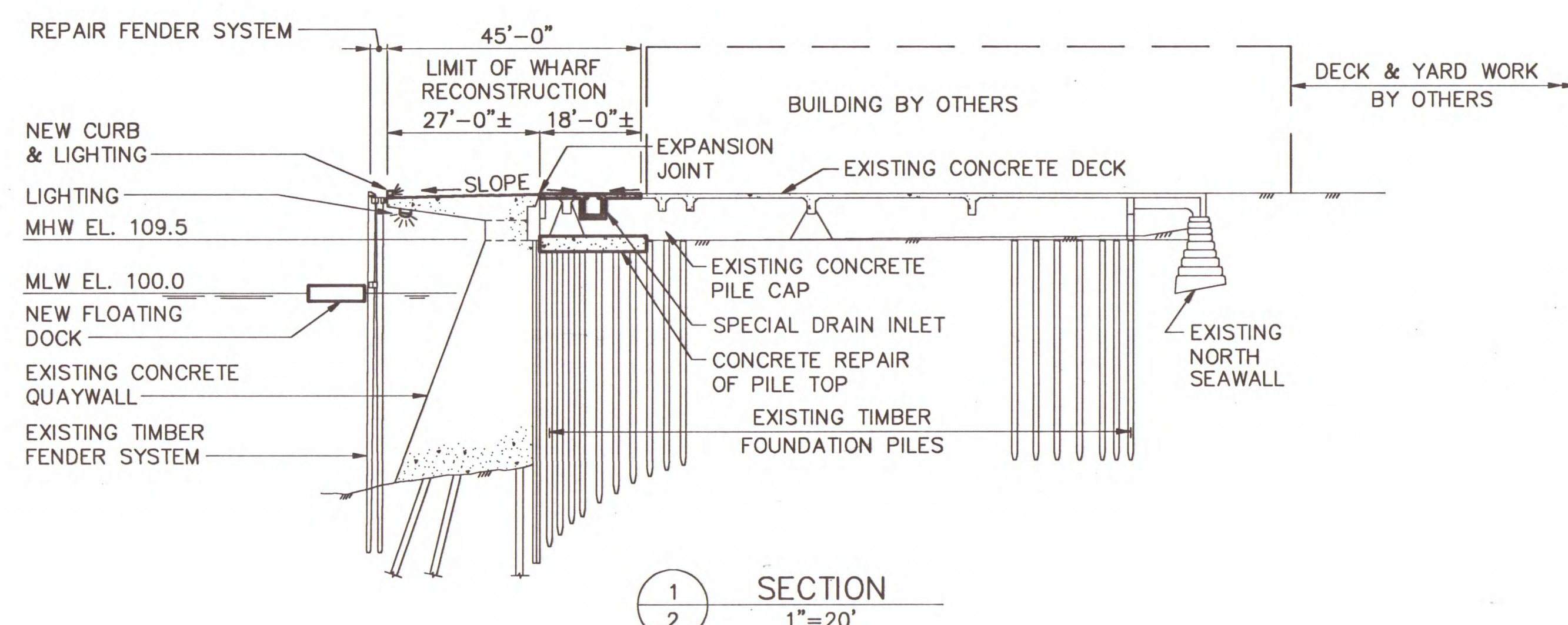
Sheet reference number:
X-107
Sheet 7 of 9



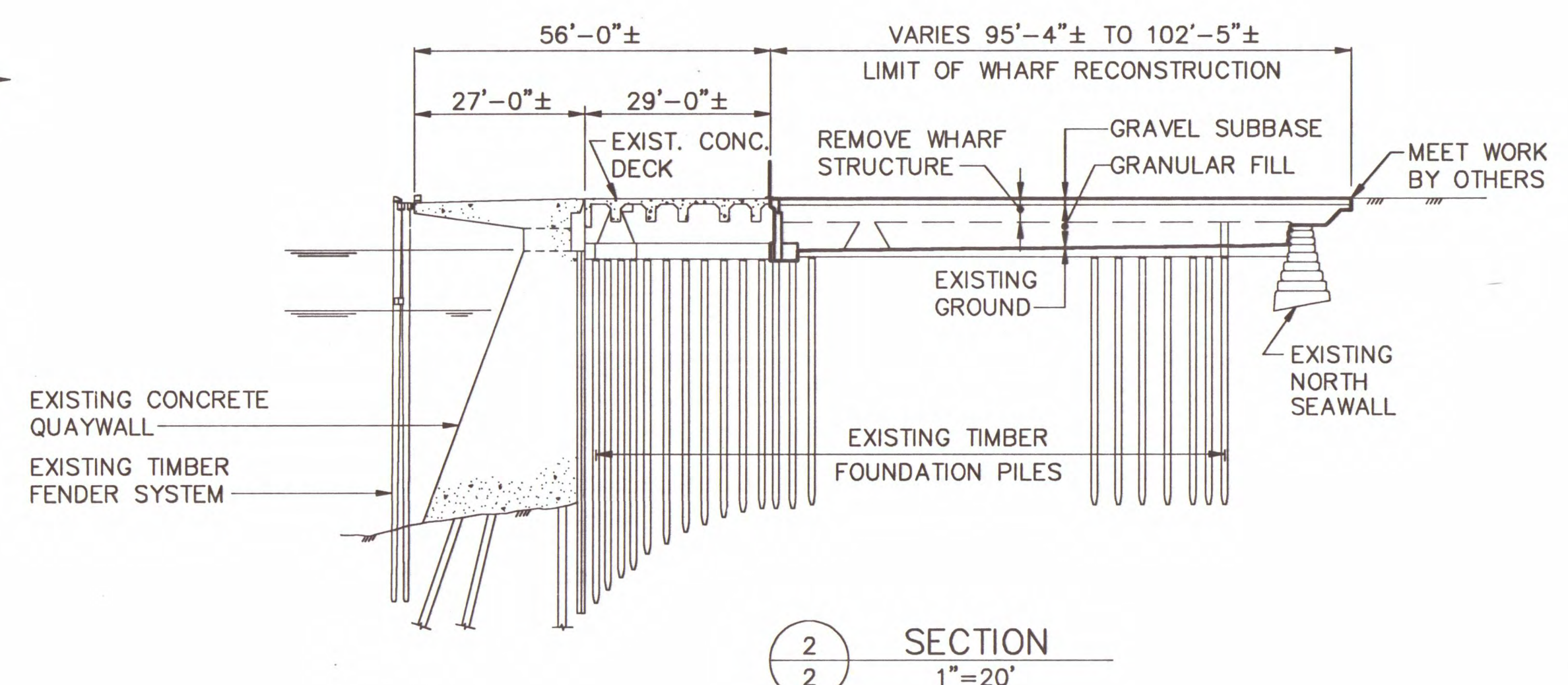
PLAN
SCALE 1"=50'

SECTION, ELEVATION, PLAN OR DETAIL NUMBER
SHEET NUMBER WHERE DRAWN

- NOTES:
- NO WORK SHALL BE DONE AT EXISTING ACCESS ROAD TO MPA WHARF UNTIL THE NEW EAST ACCESS ROAD IS COMPLETE AND OPEN TO TRAFFIC. THE CONTRACTOR'S ACCESS TO BERTH 10 WILL BE BY WAY OF EXISTING ACCESS ROAD TO MASSPORT WHARF.
 - THE DECK OF THE EXISTING WHARF IS IN VERY POOR CONDITION. NO CONSTRUCTION EQUIPMENT AND NO MATERIALS STORAGE IS ALLOWED ON THE DECK.



SECTION 1
1"=20'



SECTION 2
1"=20'

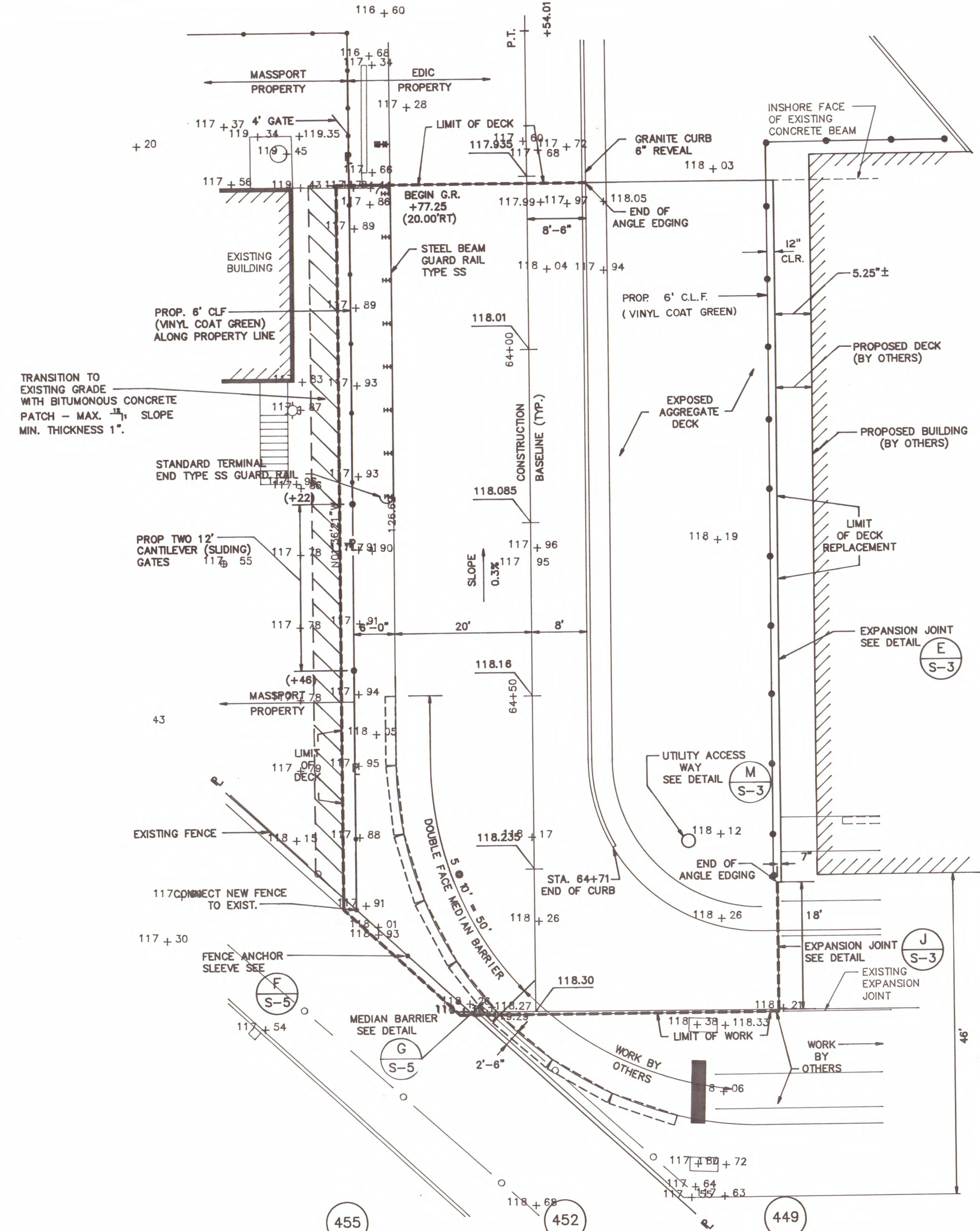
REV.	DATE	DESCRIPTION	BY	CHK.	APP'D.
1	2/18/93	LIMITS OF REHABILITATION	RWT	DWH	RSE

ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON
REHABILITATION OF BERTH 10 AT EDIC'S MARINE INDUSTRIAL PARK
GENERAL PLAN AND SECTIONS
FAY, SPOFFORD & THORNDIKE, INC., ENGINEERS, LEXINGTON, MA.

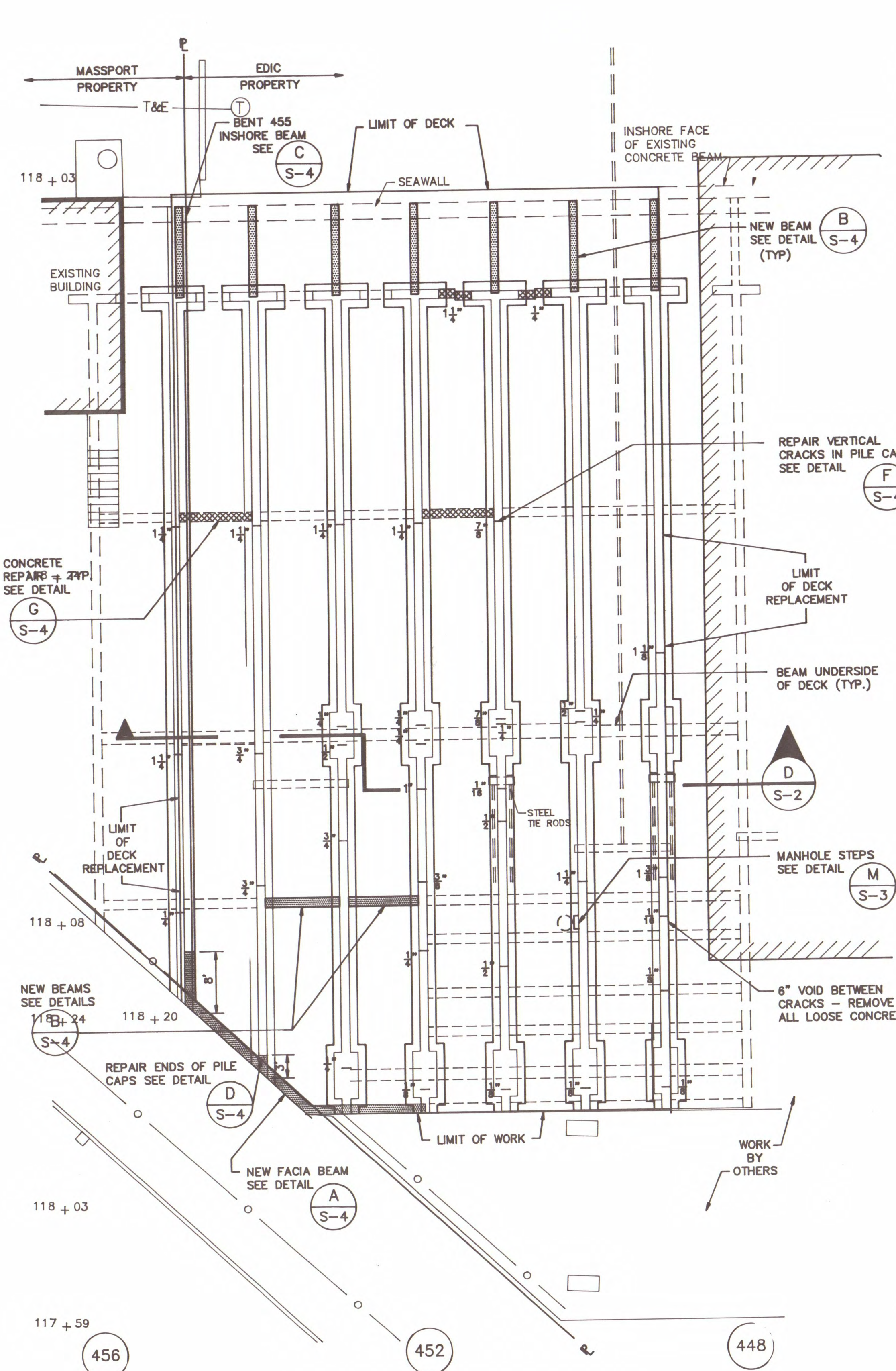


FS&T DRAWING NUMBER TB-235	SCALE: AS NOTED DATE: NOVEMBER 1992	DES. DWH DR. CML	CHK. REB PROJ. ENGR. DWH	APPROVED <i>[Signature]</i>
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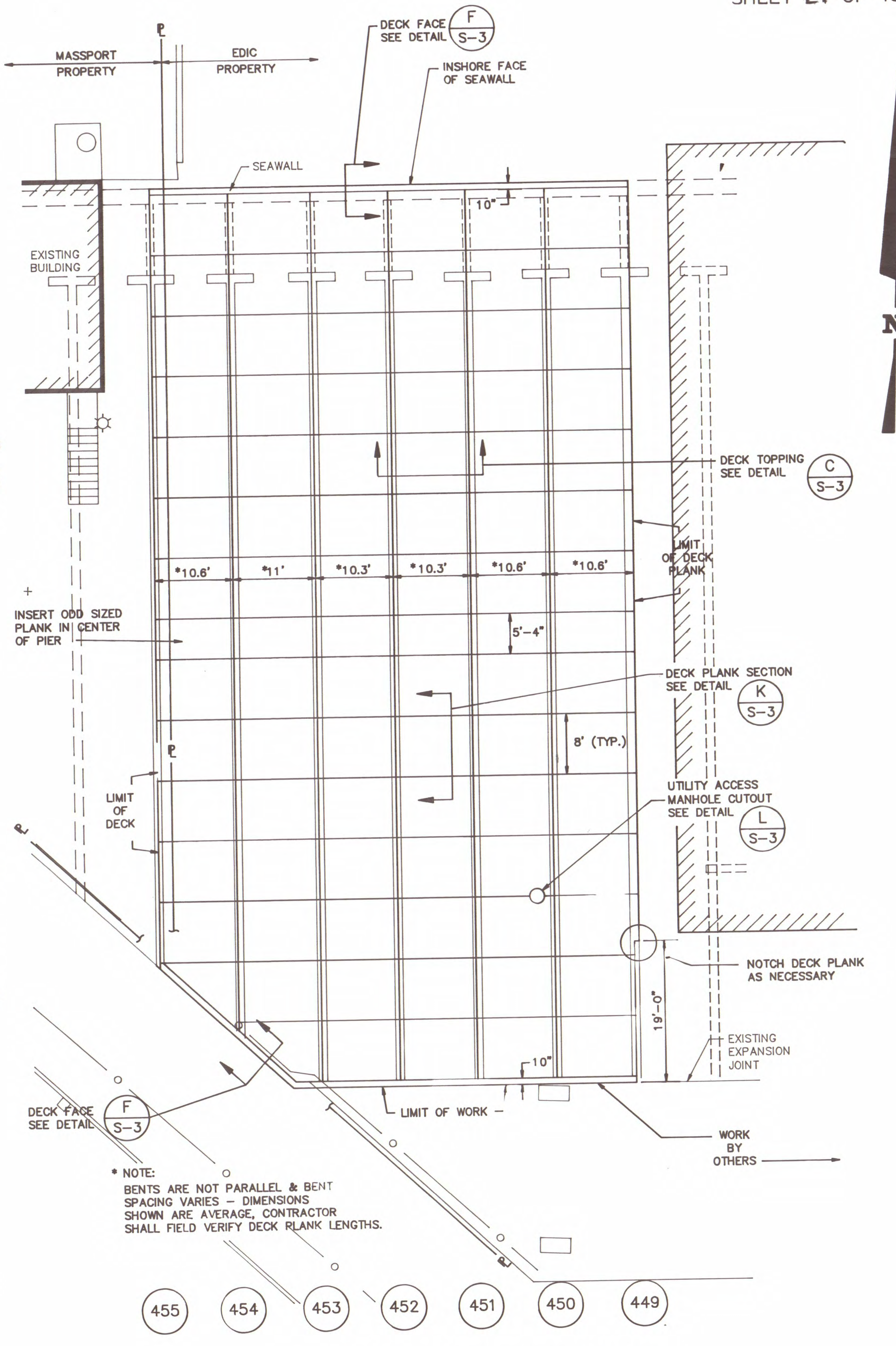
D:\YB-235\PRJ\6670TWS 02/11/93 08:10 [0.71]



A DECK PLAN
SCALE: 1" = 10'-0"

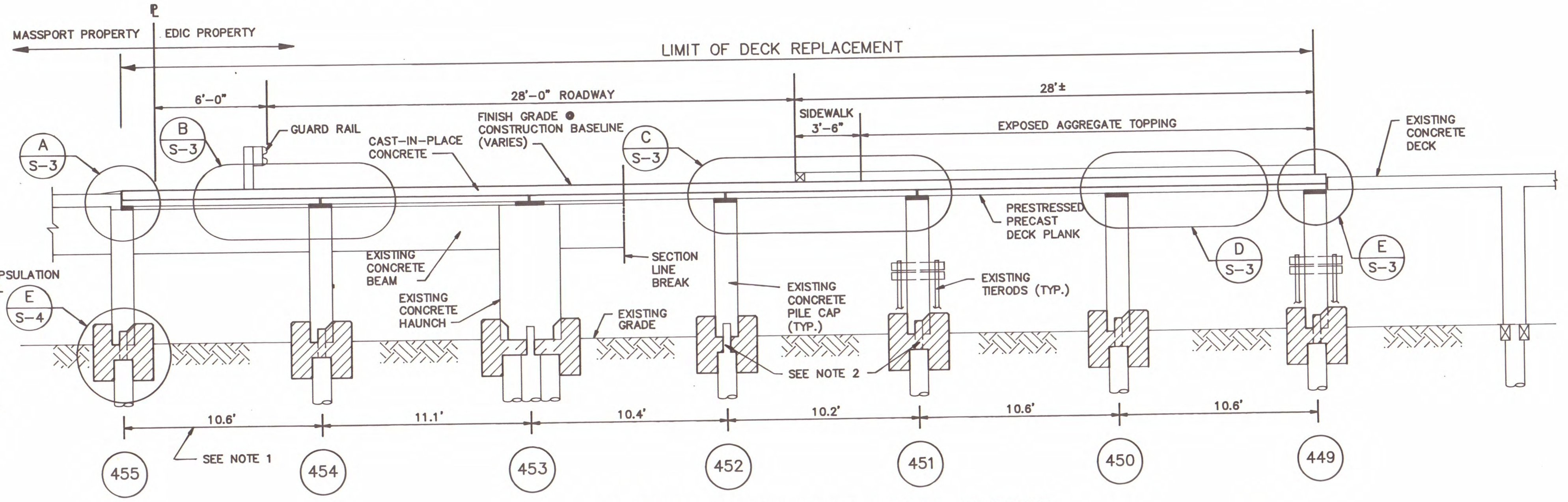


B PILE CAP REPAIR PLAN
SCALE: 1" = 10'-0"



C DECK PLANK LAYOUT PLAN
SCALE: 1" = 10'-0"

- NOTES:
- BENTS ARE NOT PARALLEL & BENT SPACING VARIES - DIMENSIONS SHOWN ARE AVERAGE, CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - NOT ALL PILES TO BE CUT TO SOUND TIMBER, PILES TO REMAIN SHALL BE DETERMINED BY ENGINEER PRIOR TO BEGINNING WORK.

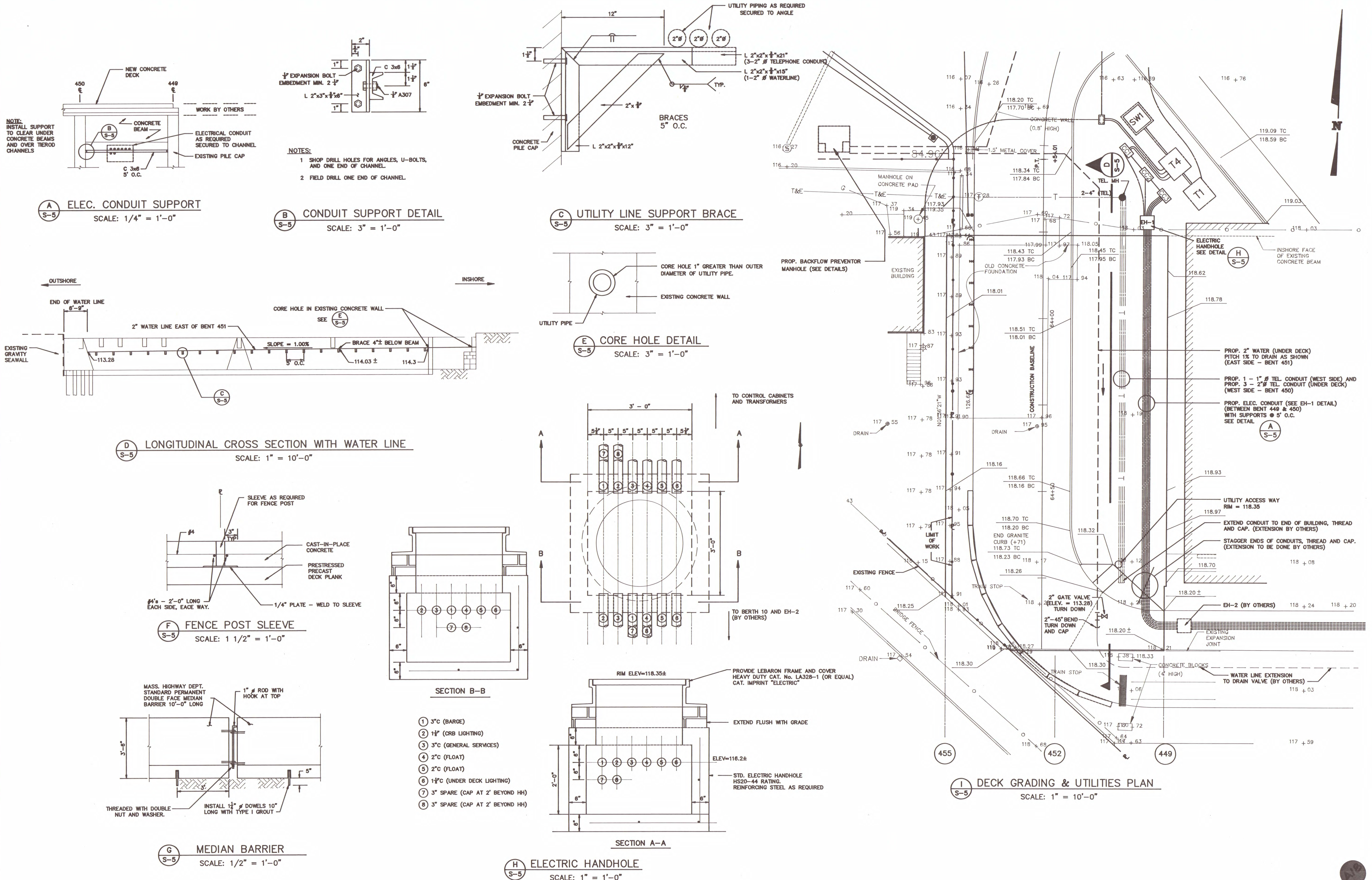


D DECK TRANSVERSE CROSS SECTION
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:

- ROADWAY AND DECK DESIGN LOADS: HS20-44 OR 500 POUNDS PER SQUARE FOOT.
- PRESTRESSED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 8000 PSI.
- CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
- GROUT TYPE I SHALL BE USED FOR ANCHORING OF DOWELS AND INSTALLATION OF PRESTRESSED DECK PLANKS. GROUT TYPE II SHALL BE USED FOR REPAIR OF CRACKS. GROUT TYPE III SHALL BE USED FOR PATCHING OF CONCRETE ON VERTICAL FACES AND OVERHEAD.
- STRANDS FOR PRESTRESSED DECK PLANKS SHALL BE UNCOATED, LOW RELAXATION CONFORMING TO ASTM A416, GRADE 270.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 AND BE EPOXY COATED IN CONFORMANCE WITH ASTM A775.
- SPLICES TO OCCUR AT MIDSPAN. MAXIMUM 50% OF STEEL SPLICED OCCURRING WITHIN LAP LENGTH. LAP LENGTH IS 33".
- PLACEMENT OF CONCRETE FOR PILE ENCAPSULATION SHALL OCCUR DURING PERIODS OF MID-TIDE OR LOWER WITH A FALLING TIDE. THE CONTRACTORS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN THE ENVIRONMENTAL PERMIT APPROVALS.
- BEARING PAD: 2" STRIPS OF HARD MULTIPOLYMER PLASTIC WITH ONE NON-SKID SURFACE WHICH GRIPS PILE CAP. TOP SURFACE TO BE SMOOTH. COMPRESSIVE STRENGTH MINIMUM OF 8000 PSI. COLD CHARACTERISTIC OF LESS THAN 1% AT 1000 PSI AND 73 F.

DESIGNED : RRB DRAWN : DJP CHECKED : RRB			SEAL : 		SUBMITTED : REVIEWED :		EDIC/Boston Economic Development and Industrial Corporation Bourne Consulting Engineering 430 Franklin Village Drive, Suite 145 Franklin, Massachusetts 02038		TERMINAL STREET RECONSTRUCTION AT EDIC'S MARINE INDUSTRIAL PARK DECK RECONSTRUCTION DETAILS		E.D.I.C. PROJECT NO. 4052 DRAWING NO. S-2 S.A.# 06-6670 SCALE : AS SHOWN	
NO.	DATE	BY	REVISION									
			DATE : DECEMBER 9, 1992									



NO.	DATE	BY	REVISION

DESIGNED :	RRB	SEAL :		SUBMITTED :	
DRAWN :	DJP				
CHECKED :	RRB			REVIEWED :	
DATE :	DECEMBER 9, 1992				

EDIC/Boston
 Economic Development and Industrial Corporation

Bourne Consulting Engineering
 430 Franklin Village Drive, Suite 145
 Franklin, Massachusetts 02038

TERMINAL STREET RECONSTRUCTION
AT EDIC'S MARINE INDUSTRIAL PARK

DECK UTILITIES & DETAILS

E.D.I.C. PROJECT NO.	4052
DRAWING NO.	S-5
S.A.#	06-6670
SCALE :	AS SHOWN



Table 1. Applicable Performance Standards for Coastal Wetland Resource Areas Under the MA Wetlands Protection Act

Thompson Island Outward Bound Educational Center Berth 10 In-Kind Float Replacement

Performance Standard	Applicability
Land Under the Ocean	
<p>310 CMR 10.25(3): Improvement dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in:</p> <p>(a) bottom topography which will result in increased flooding or erosion caused by an increase in the height or velocity of waves impacting the shore; (b) sediment transport processes which will increase flood or erosion hazards by affecting the natural replenishment of beaches; (c) water circulation which will result in an adverse change in flushing rate, temperature, or turbidity levels; or (d) marine productivity which will result from the suspension or transport of pollutants, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	<p>Not Applicable. Project does not involve dredging.</p>
<p>310 CMR 10.25(4): Maintenance dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in marine productivity which will result from the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.</p>	<p>Not Applicable. Project does not involve dredging.</p>
<p>310 CMR 10.25(5): Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.</p>	<p>Applicable. See Section 4.1.1 of Project Narrative for explanation of mitigation measures.</p>



Performance Standard	Applicability
<p>310 CMR 10.25(6): Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:</p> <p>(a) alterations in water circulation; (b) destruction of eelgrass (<i>Zostera marina</i>) or widgeon grass (<i>Ruppia maritima</i>) beds; (c) alterations in the distribution of sediment grain size; (d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or (e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.</p>	<p>Not Applicable. See Section 4.1.1 of the Project Narrative.</p>
<p>310 CMR 10.25(7): Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.</p>	<p>Not Applicable. See Section 4.1.1 of the Project Narrative as well as Figure 3.</p>
Designated Port Area	
<p>310 CMR 10.26(3): Projects shall be designed and constructed, using best practical measures, so as to minimize adverse effects on marine fisheries caused by changes in:</p> <p>(a) water circulation; (b) water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants.</p>	<p>Applicable. See Section 4.1.1 of the Project Narrative for explanation of mitigation measures.</p>
<p>310 CMR 10.26(4): Projects shall be designed and constructed, using the best practical measures, so as to minimize, adverse effects on storm damage prevention or flood control caused by changes in such land's ability to provide support for adjacent coastal banks or adjacent coastal engineering structures.</p>	<p>Not Applicable. See Section 4.1.1 of the Project Narrative.</p>



Performance Standard	Applicability
Coastal Bank	
<p>310 CMR 10.30(3): No new bulkhead, revetment, seawall, groin or other coastal engineering structure shall be permitted on such a coastal bank except that such a coastal engineering structure shall be permitted when required to prevent storm damage to buildings constructed prior to the effective date of 310 CMR 10.21 through 10.37 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.21 through 10.37 (August 10, 1978), including reconstructions of such buildings subsequent to the effective date of 310 CMR 10.21 through 10.37, provided that the following requirements are met: (a) a coastal engineering structure or a modification thereto shall be designed and constructed so as to minimize, using best available measures, adverse effects on adjacent or nearby coastal beaches due to changes in wave action, and (b) the applicant demonstrates that no method of protecting the building other than the proposed coastal engineering structure is feasible. (c) protective planting designed to reduce erosion may be permitted.</p>	<p>Not Applicable. Project does not involve construction of a new coastal structure on the coastal bank.</p>
<p>310 CMR 10.30(4): Any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.</p>	<p>Not Applicable. Project work will not affect sediment movement due to tidal action. All work landward of the coastal bank will take place on paved surfaces of the solid fill pier.</p>
<p>310 CMR 10.30(5): The Order of Conditions and the Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank permitted by the issuing authority under M.G.L. c. 131, § 40 shall contain the specific condition: 310 CMR 10.30(3), promulgated under M.G.L. c. 131, § 40, requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.</p>	<p>Not Applicable. Project does not include construction of any buildings.</p>





Performance Standard	Applicability
<p>310 CMR 10.30(6): Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.</p>	<p>Applicable. See Section 4.1.1 of the Project Narrative for explanation of mitigation measures.</p>
<p>310 CMR 10.30(7): Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.</p>	<p>Not Applicable. Project does not involve construction of a new coastal structure on the coastal bank.</p>
<p>310 CMR 10.30(8): Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.</p>	<p>Not Applicable. See Section 4.1.1 of the Project Narrative as well as Figure 3.</p>

