Notice of Intent

Filed Under M.G.L. Chapter 131, Section 40
and the Boston Wetlands Ordinance
City of Boston Code, Ordinances, Chapter 7-14

Sub-parcel 6B
Massport Marine Terminal
Boston, Massachusetts

Prepared by:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, Massachusetts 01880
p. 781.246.2800 f. 781.246.7596
www.hayeseng.com

Applicant:

O'Hara, FJ & EAO, LLC
c/o Pilot Development Partners
24 Mt. Vernon Street
Suite 201
Boston, Massachusetts 02108

April 5, 2022

Revised May 3, 2022
May 17, 2022

Table of Contents

Appendices

Plans

Civil Site Plan – O'Hara Pangea Building at Massport Maritime Terminal, Raymond L. Flynn Marine Park, Boston, Massachusetts
Prepared by Hayes Engineering, Inc.
Date: August 2, 2021 revised through May 16, 2022
(10 sheets)

Section 1 – Notice of Intent Forms

- Notice of Intent Application – Boston Wetlands Ordinance
- Massachusetts Department of Environmental Protection WPA Form 3 – Notice of Intent
- NOI Wetland Fee Transmittal
- Filing Fee Calculation
- Filing Fee Checks
- Stormwater Checklist
- Boston Climate Resiliency Checklist
- Affidavit of Service for Abutter Notification
- Abutters List
- Notice to Abutters – Boston Conservation Commission

City of Boston Environment

NOTICE OF INTENT APPLICATION FORM
Boston Wetlands Ordinance
City of Boston Code, Ordinances, Chapter 7-1.4

Boston File Number

MassDEP File Number

A. GENERAL INFORMATION

1. Project Location

a. Street Address	b. City/Town	c. Zip Code
Fid Kennedy Avenue	Boston	MA

f. Assessors Map/Plat Number	g. Parcel /Lot Number
6010B	Block 2A Parcel 2674

2. Applicant

a. First Name	b. Last Name	c. Company
Eden Milroy	O'Hara, FJ&EAO, LLC c/o Pilot Development Partners, LLC	

d. Mailing Address: 24 Mt. Vernon Street, Suite 201

e. City/Town	f. State	g. Zip Code
Boston	MA	02108

h. Phone Number	i. Fax Number	j. Email address
617.542.0450		emilroy@pilotdevelopment.com

3. Property Owner

a. First Name	b. Last Name	c. Company
Dennis	Davis	City of Boston EDIC

d. Mailing Address: One City Hall Square, 9th Floor

e. City/Town	f. State	g. Zip Code
Boston	MA	02201

h. Phone Number	i. Fax Number	j. Email address
617.918.6254		dennis.davis@cityofboston.gov

❑ 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)

a. First Name	b. Last Name	c. Company
Anthony	Capachietti, PE	Hayes Engineering, Inc.

d. Mailing Address: 603 Salem Street

e. City/Town	f. State	g. Zip Code
Wakefield	MA	01880

h. Phone Number	i. Fax Number	j. Email address
781.246.2800		tcapachietti@hayeseng.com

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

Construction of a proposed building addition and loading areas within sub-parcel 6B of the Massport Marine Terminal within Land Subject to Coastal Storm Flowage (LSCSF)

7. Project Type Checklist

a. ☐ Single Family Home
b. ☐ Residential Subdivision
c. ☐ Limited Project Driveway Crossing
d. ☒ Commercial/Industrial
e. ☐ Dock/Pier
f. ☐ Utilities
g. ☐ Coastal Engineering Structure
h. ☐ Agriculture – cranberries, forestry
i. ☐ Transportation
j. ☐ Other

8. Property recorded at the Registry of Deeds

Suffolk
a. County

247
b. Page Number

9444
c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

$2,012.50
a. Total Fee Paid

$512.50
b. State Fee Paid

$1,500.00
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

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Coastal Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *100-foot Salt Marsh Area*	*Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	*Square feet*	*Square feet*	*Square feet*

2. Inland Resource Areas

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Inland Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *Isolated Wetlands*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool Habitat (vernal pool + 100 ft. upland area)*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *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?

FAA Approval for Building and Crane ; Boston Water and Sewer Review;

EPA Construction General Permit (NPDES); Massport Tenant Alteration Application;

State Building Permit

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 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/nhesp/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*

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.

Signature of Applicant — Date: 4-5-22

Signature of Property Owner (if different) — Date:

Signature of Representative (if any) — Date: 4-5-22

781.246.2800 tcapachietti@hayeseng.com

Massachusetts Port Authority
One Harborside Drive, Suite 200S
East Boston, MA 02128-2909
Telephone (617) 568-5000
www.massport.com

March 23, 2022

Pilot Seafood Properties III LLC
24 Mt. Vernon Street
Suite 201
Boston, Massachusetts 02108

Re: MMT Subparcel 6B – O'Hara, FJ & EAO, LLC

Dear Mr. Milroy:

As we have discussed, neither Massport nor its tenants are subject to local regulations and ordinances. Massport's Enabling Act provides that it is not subject to the supervision or regulation of the department of public works or of any department, commission, board, bureau or agency of the Commonwealth except as specifically provided in the Enabling Act. Other than specific powers granted to municipalities in Massport's Enabling Act, no municipal powers over Massport or its tenants exist. In cases where the actions of a tenant are reasonably related to the public purposes set forth in Massport's Enabling Act, Massport's tenants and lessees are exempt from local regulation. This proposition is supported by Teasdale v. Newell & Snowling Construction Co., 192 Mass. 440, Medford v. Marinucci Bros. & Co., 344 Mass. 50 (1962), and Op. Atty. Gen. No. 103 Rep. A.G; Pub. Doc. 12, 1967.

O'Hara, FJ & EAO, LLC's (the "LLC") proposed project on the Massport Marine Terminal Subparcel 6B, which consists of the design and construction of an approximately 26,776-square foot footprint building to house seafood processing and distribution operations is in fulfillment of one of Massport's essential government functions and, therefore, the project is exempt from local regulation.

However, in light of the fact that the project site is owned by the Economic Development and Industrial Corporation (EDIC) of Boston, Massport acknowledges that in this case, the LLC has elected to voluntarily address consistency with the City of Boston's Wetland Ordinance by filing a Notice of Intent thereunder.

Sincerely,

Michele E. DeTour
Deputy Chief Legal Counsel

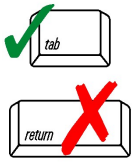
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Fid Kennedy Avenue — a. Street Address
Boston — b. City/Town
MA — c. Zip Code
Latitude and Longitude:
42.347732 — d. Latitude
-71.029164 — e. Longitude
6010B — f. Assessors Map/Plat Number
Block 2A Parcel 2674 — g. Parcel /Lot Number

2. Applicant:

Eden — a. First Name
Milroy — b. Last Name
O'Hara, FJ &EAO, LLC c/o Pilot Development Partners — c. Organization
24 Mount Vernon Street - Suite 201 — d. Street Address
Boston — e. City/Town
MA — f. State
02108 — g. Zip Code
617.542.0450 — h. Phone Number
i. Fax Number
emilroy@pilotdevelopment.com — j. Email Address

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

Dennis — a. First Name
Davis — b. Last Name
City of Boston Economic Development Industrial Corporation — c. Organization
One City Hall Square, 9th Floor — d. Street Address
Boston — e. City/Town
MA — f. State
02201 — g. Zip Code
617.918.5230 — h. Phone Number
i. Fax Number
dennis.davis@cityofboston.gov — j. Email address

4. Representative (if any):

Anthony — a. First Name
Capachietti — b. Last Name
Hayes Engineering, Inc. — c. Company
603 Salem Street — d. Street Address
Wakefield — e. City/Town
MA — f. State
01880 — g. Zip Code
781.246.2800 — h. Phone Number
i. Fax Number
tcapachietti@hayeseng.com — j. Email address

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

$2,012.50 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$1,500.00 — c. City/Town Fee Paid

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:

The Applicant seeks to construct a commercial/industrial seafood facility within the Land Subject to Coastal Storm Flowage (LSCSF) resource area.

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)
Suffolk	
c. Book	d. Page Number
9444	247

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
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.

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

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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☒ Land Subject to Coastal Storm Flowage	60,512 1. square feet	

4. ☐ Restoration/Enhancement

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

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

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

8/1/2021
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*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-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.

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

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:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston
City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

   a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

   b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

   a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

   a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

   a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

      1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

      2. ☒ A portion of the site constitutes redevelopment

      3. ☐ Proprietary BMPs are included in the Stormwater Management System.

   b. ☐ No. Check why the project is exempt:

      1. ☐ Single-family house

      2. ☐ Emergency road repair

      3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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

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.

Civil Site Plan - O'Hara-Pangea Building at MMT
a. Plan Title

Hayes Engineering, Inc.
b. Prepared By

Anthony M. Capachietti, PE
c. Signed and Stamped by

5/16/22
d. Final Revision Date

1"=20'
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:

108 and 87845
2. Municipal Check Number

4/5/22 and 1/19/22
3. Check date

87846
4. State Check Number

1/19/22
5. Check date

Hayes Engineeering, 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

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	2. Date: May 3, 2022
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date: May 3, 2022

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

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

A. Applicant Information

1. Location of Project:

Fid Kennedy Ave	Boston
a. Street Address	b. City/Town
87846	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Eden		Milroy	
a. First Name		b. Last Name	
O'Hara, FJ &EAO, LLC c/o Pilot Development Partners			
c. Organization			
24 Mt. Vernon Street, Suite 201			
d. Mailing Address			
Boston	MA	02108	
e. City/Town	f. State	g. Zip Code	
617.542.0450		emilroy@pilotdevelopment.com	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

Dennis		Davis	
a. First Name		b. Last Name	
City of Boston EDIC			
c. Organization			
One City Hall Square, 9th Floor			
d. Mailing Address			
Boston	MA	02201	
e. City/Town	f. State	g. Zip Code	
617.918.5230		dennis.davis@cityofboston.gov	
h. Phone Number	i. Fax Number	j. Email Address	

B. Fees

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

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

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

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

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

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b. Each building incl. site	1	$1,050	$1,050

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	$2,012.50 a. Total Fee from Step 5
State share of filing Fee:	$512.50 b. 1/2 Total Fee **less $**12.50
City/Town share of filling Fee:	$1,500.00 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 planning & development agency

Economic Development & Industrial Corporation of Boston
Raymond L. Flynn Marine Park

January 19, 2022
Boston Conservation Commission
City Hall Plaza, Room 709
Boston, MA 02109

Re: Consent to File a Notice Intent
Massport Marine Terminal
Assessor's Map Plat 6010B, Block 2A, Parcel 2674
a/k/a 6 Codfish Way, South Boston, MA

Dear Mr. Chairmen and Commissioners,

The Economic Development Corporation of Boston (EDIC), d/b/a Boston Planning and Development Agency (BPDA), is the fee owner of the land known as the Massport Marine Terminal in South Boston.

EDIC hereby authorizes Pilot Seafood Properties III LLC and its duly authorized agents to file a Notice of Intent under the Massachusetts Wetlands Protection Act and related City of Boston Ordinances subject to the review and permit authority of the Boston Conservation Commission.

Please do not hesitate to call me at 617-918-4431 if you have any questions in this matter.

Sincerely,

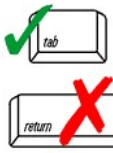
Devin L. Quirk
Director of Real Estate

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

Checklist for Stormwater Report

A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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

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

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

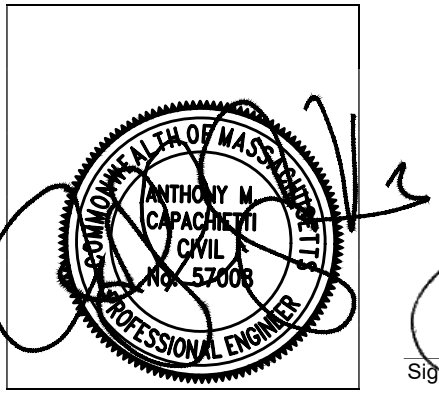
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



4-5-2022

Signature and Date

Checklist

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

☐ New development

☐ Redevelopment

☒ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☒ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

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

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

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

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☒ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☒ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☒ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☒ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

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

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

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☒ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☐ An Illicit Discharge Compliance Statement is attached;

☒ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION

Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance

I, Anthony M. Capachietti, 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 BST Development c/o Pilot Seafood Properties III, LLC for Construction of an addition to a seafood facility within Land Subject to Coastal Storm Flowage. located at Parcel 6B at the Massport Marine Terminal (MMT) off Fid Kennedy Ave.

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

Name

4-6-2022
Date

Boston Planning & Development Agency
Climate Resiliency Report Summary

boston planning & development agency

Submitted: 12/23/2021 16:48:52

A.1 - Project Information

Project Name:	6B.1 O'Hara Pangea			
Project Address:	Fid Kennedy Avenue			
Filing Type:	Design / Building Permit (prior to final design approval)			
Filing Contact:	Patricia Burke	Soden Sustainability Consulting	patricia@sodensustainability.com	16177929281
Is MEPA approval required?	No	MEPA date:		

A.2 - Project Team

Owner / Developer:	MCP 6B.1 LLC
Architect:	Spalding Tougias Architects
Engineer:	C3
Sustainability / LEED:	Soden Sustainability
Permitting:	Pilot
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Marine industrial
List the First Floor Uses:	Process and distribution
List any Critical Site Infrastructure and or Building Uses:	

Site and Building:

Site Area (SF):	91150	Building Area (SF):	26,777
Building Height (Ft):	50	Building Height (Stories):	2
Existing Site Elevation – Low (Ft BCB):	14.34	Existing Site Elevation – High (Ft BCB):	26.15 (stockpile)
Proposed Site Elevation – Low (Ft BCB):	16.79	Proposed Site Elevation – High (Ft BCB):	23.50 (Trans. Pad.)
Proposed First Floor Elevation (Ft BCB):	22.17	Below grade spaces/levels (#):	0

Article 37 Green Building:

LEED Version - Rating System:	LEED V4 BD+C	LEED Certification:	No

Boston Planning & Development Agency
Climate Resiliency Report Summary

boston planning & development agency

Proposed LEED rating:	Silver	Proposed LEED point score (Pts.):	56

Building Envelope:

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

Roof:	R-64	Exposed Floor :	n/a
Foundation Wall:	R-10, 4 ft down	Slab Edge (at or below grade):	R-10, 4 ft down

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

Area of Opaque Curtain Wall & Spandrel Assembly:	0	Wall & Spandrel Assembly Value:	U-0.030
Area of Framed & Insulated / Standard Wall:	89.5	Wall Value:	R-32.8
Area of Vision Window:	1.5	Window Glazing Assembly Value:	U-0.38
		Window Glazing SHGC:	0.38 SHGC
Area of Doors:	9	Door Assembly Value :	U-0.040

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	eQuest 3.65 Refrigeration/DOE2.2 with Input from Refrigeration Controls Vendor		
Annual Electric (kWh):	1111911	Peak Electric (kW):	991.8
Annual Heating (MMbtu/hr):	0.38	Peak Heating (MMbtu):	570
Annual Cooling (Tons/hr):	90.0	Peak Cooling (Tons):	
Energy Use - Below ASHRAE 90.1 - 2013 (%):	22.6	Have the local utilities reviewed the building energy performance?:	Yes
Energy Use - Below Mass. Code (%):	22.6	Energy Use Intensity (kBtu/SF):	119.4

Back-up / Emergency Power System

Electrical Generation Output (kW):	0	Number of Power Units:	0
System Type (kW):	none	Fuel Source:	none

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

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

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

Boston Planning & Development Agency
Climate Resiliency Report Summary

boston planning & development agency

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

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons): 297.4

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

Early design was informed by past Mass Save support at a neighboring similar property. Strategies were explored via initial modeling at mid-Design with results supporting the project's proposal for a Mass Save Path 4 technical assistance study. Feedback from the modeling process informed final equipment and system selections.

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

As a refrigerated facility, the thermal and infiltration performance of the envelope plays a large role in reducing energy consumption of refrigeration systems. The insulated panels used in the envelope exceed ASHRAE default requirements, resulting in a 40% UA reduction relative to prescriptive requirements and 29% relative to IECC 2018 C406.8. Continuous use of the same exterior panel system minimizes gaps between different assembly types. Dock doors are selected to have very good seals to minimize infiltration, which can lead to troublesome ice buildup on evaporators and jam door operators. Massing and orientation are not issues for this large insulated box given the limited fenestration and compact aspect ratio typical for this type of facility.

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

Most energy savings arise from optimization of refrigeration controls, including evaporator fan cycling and demand-based defrost. Interior lighting power demand is reduced as part of IECC C406.3, and this reduction in power demand is magnified as a reduction in space loads on the refrigeration systems. High-speed doors at a large freezer accessed from the refrigerated loading dock reduces heat and moisture transfer between the two spaces. Use of higher performing HVAC systems to support non-refrigerated spaces as part of IECC C406.2 also contributes to electricity savings. Condensing water heaters and low-flow fixtures contributes to natural gas savings.

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

Aside from the passive and active load reducing strategies described above, the site is not planning to install PV as part of initial construction. The roof can potentially support a 164.9 kW DC array that could potentially offset about 16% of site electricity use.

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

This project does not have any connections to district-scale emission reduction systems aside from the general push to green the grid.

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

Mass Save Path 4 technical assistance study was issued 9/29/21.

B.2 - GHG Reduction - Adaptation Strategies

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

The roof has the capacity to install an additional 164.9 kW DC array that could offset 16.3% of projected annual electricity use. Due to the high process load at the site, it is unlikely that the building would ever be carbon neutral through on-site reductions. The grid would have to improve to pull this site along. Fortunately, the HVAC and service water heating systems have low gas use (7.3% of total site EUI). Small HVAC equipment can potentially be changed out for heat pumps when they are due for replacement (approximately 10-15 years depending on corrosion).

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.):	-4	Temperature Range - High (Deg.):	99
Annual Heating Degree Days:	5616	Annual Cooling Degree Days	2873

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

Days - Above 90° (#):	90	Days - Above 100° (#):	6
Number of Heatwaves / Year (#):	6	Average Duration of Heatwave (Days):	5

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

The building will have a white roof.

C.2 - Extreme Heat – Adaptation Strategies

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

The building is located adjacent to Boston Harbor, and is less likely to be negatively impacted by elevated temperatures that metro Boston may experience. As a facility that has much lower ventilation requirements than a typical commercial building, elevated ambient heat will generally not impact loads but will degrade refrigeration system performance.

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

The building does not have an emergency generator and needs a reliable source of power to function normally. Product can likely stay cold for several days if refrigerated storage spaces (coolers, freezers) are not accessed.

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

What is the project design precipitation level? (In. / 24 Hours)	Not applicable

Describe all building and site measures for reducing storm water run-off:

The project is tributary to tidal waters, as such, peak flow rate of runoff is not applicable. The site has been designed to convey water from the site without increases in off-site flooding up to and including the 25-year storm event.

D.2 - Extreme Precipitation - Adaptation Strategies

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

The project is designed to detain the first 1.25 inches of stormwater runoff. As identified in response D1, above, the project is immediately tributary to a tidal waterway (Boston Harbor) and the site has been designed to capture and convey up to and including the 25-year storm event. Backwater valves are also provided for wastewater systems for the project.

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA Special Flood Hazard Area?	Yes	What Zone:	VE

Boston Planning & Development Agency
Climate Resiliency Report Summary

boston planning & development agency

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)?	16.46
Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see SLR-FHA online map)?	Yes

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2' of sea level rise above 2013 tide levels, an additional 2.5" to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project's Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12" of freeboard for buildings, and 24" of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	16.46		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	18.13	First Floor Elevation (Ft BCB):	22.17
What are the Site Elevations at Building (Ft BCB)?	18.0	What is the Accessible Route Elevation (Ft BCB)?	21.8±

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

All vital building components (electric panels, transformers, etc) are proposed above elevation 23.5 BCB

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

The building is proposed well above the DFE including 20 inches of sea level rise.

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

Building is located above DFE, water and sewer are to be watertight construction with backwater valve for wastewater service

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

The building FFE is significantly above the DFE.

Boston Planning & Development Agency
Climate Resiliency Report Summary

boston planning & development agency

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

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

The site has been designed to accommodate 68-inches of sea level rise. Critical infrastructure has been designed to accommodate 84-inches of sea level rise.

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

The site has been designed to accommodate 68-inches of sea level rise. Critical infrastructure has been designed to accommodate 84-inches of sea level rise.

Thank you for completing the Boston Climate Change Checklist!

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

OBJECTID	PID	PID_LONG	GIS_ID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
50839	602674260	602674260	602674260	20 FID KENNEDY AVE	BOSTON	02210	PILOT SEAFOOD PROPERTIES III LLC - SUB LESSEE	24 MT VERNON ST #201	C/O PILOT DEVELOPMENT PARTNERS INC	BOSTON	MA	02108
39868	602674205	602674205	602674205	20 FID KENNEDY DR	BOSTON	02210	MASSACHUSETTS PORT AUTHORITY	20 FID KENNEDY DR	C/O CHRISTOPHER GIULIANI	BOSTON	MA	02210

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. O'Hara, FJ&EAO, LLC c/o Pilot Development Partners 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 Parcel 6B Fid Kennedy Ave, Massport Marine Terminal.

C. The project involves Construction of a seafood industrial building in land subject to coastal storm flowage.

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 Hayes Engineering, Inc. by contacting them at 781.246.2800 between the hours of 8a-_____, _____.

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. 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: 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.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at CC@boston.gov by 12 PM the day before the hearing.

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.

CITY of BOSTON

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpurtanti** sobri bu direitus, rasponsabilidadis i/ó benefísius. 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.

CITY of BOSTON

City of Boston Environment

CITY of BOSTON Conservation Commission

波士頓保護委員會對毗鄰業主的通知

依據《麻塞諸塞州溼地保護法》、《麻塞諸塞一般法》第 131 章第 40 節和《波士頓溼地條例》，特此向您（作為向波士頓保護委員會備案的一個專案的毗鄰業主）發出通知。

A. Aquanor Marketing, Inc.
c/o Pilot Seafood Parcel 5, LLC

已依據《溼地保護法》（一般法第 131 章第 40 節）和《波士頓溼地條例》向波士頓保護委員會提交了一份 Notice of Intent（意向通知），尋求受保護區域變更許可。

B. 擬從事活動的地段地址是 Fid Kennedy Ave(Map 601 OB Block 2A Parcel 2674)。

C. 該專案涉及在受沿海風暴影響的土地和沿海岸邊 100 英呎（30 米）範圍內建造一座海鮮大樓和相關的停車場/車道。

D. 可透過聯絡波士頓保護委員會 (CC@boston.gov) 獲得 Notice of Intent（意向通知）的複本。
CC@boston.gov。

E. 意向書的複本可以從 Hayes Engineering, Inc. 獲得，聯絡電話是 781-246-2800，時間是週一至週五的上午 8 點-下午 4 點。

F. 依據《2021 年法案》第 20 章，公開聽證會將**以虛擬方式**在 https://zoom.us/j/6864582044 舉行。如果您無法接入網際網絡，您可以撥打 1-929-205-6099， 輸入會議 ID 686 458 2044 #，並將 # 用作您的參加者 ID。

G. 有關公眾聽證會日期和時間的資訊，可在**週一至週五上午 9 點至下午 5 點**之間，透過電郵 CC@boston.gov 或致電 **(617) 635-3850** 向 **Boston Conservation Commission（波士頓環境保護委員會）**索取。

注意：公開聽證會的通知，其中包括其日期、時間和地點，將至少提前五 (5) 天在 **Boston Herald（波士頓先驅報）**上公佈。

注意：聽證會的通知，其中包括日期、時間和地點，將至少提前四十八 (48) 小時在 www.boston.gov/public-notices 和波士頓市政廳公佈 (Boston City Hall) 公佈。如果您想提供意見，您可以參加公開聽證會，或將您的書面意見發給 CC@boston.gov 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：如果您想提供意見，您可以參加公開聽證會，或將您的書面意見發給 CC@boston.gov 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：您也可以聯絡波士頓保護委員會或環境保護部 (DEP) 東北地區辦公室，了解更多關於本申請或《溼地保護法案》的資訊。要聯絡 DEP，請致電：東北地區 (Northeast Region)：(978) 694-3200。

注意：如果您計劃參加公開聽證會並需要口譯，請在聽證會前一天中午 12 點前通知 CC@boston.gov 的工作人員。

ALTA Language Services, Inc.
Translation Certification

Documents:

NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION: Aquanor Marketing, Inc. c/o Pilot Seafood Parcel 5, LLC

NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION:
BST Waterfront Development, LLC c/o Pilot Seafoood Properties III, LLC

Original Language: English
Target Language: Traditional Chinese
Project Manager: Veronika Stone
Job Number: 121732

Sworn and subscribed before me on April 4, 2022

Notary Public, Gwinnett County, Georgia
My commission expires February 9, 2024

This is to certify that we have provided complete and accurate Chinese translation of the original English documents, and that the translator is competent to translate from this language into Chinese, to the best of my knowledge.

Director
ALTA Language Services, Inc.
3355 Lenox Road, Suite 510
Atlanta, GA 30326
404-920-3838

ALTA

Section 2 – Project Narrative

- Introduction & Background
- Site Description
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Resiliency
- Sustainability
- Summary

Introduction and Background

O'Hara, FJ & EAO, LLC., a multinational seafood catcher, processor and distributor, seeks to construct a multi-tenant seafood industry building and associated parking areas within Subparcel 6B at the Massport Marine Terminal (MMT) within the Raymond L. Flynn Marine Park, along the South Boston waterfront. This is the second building to be constructed on the 6.5-acre lease area known as Parcel 6 of the 29.5-acre MMT as depicted on Figure 1, USGS Locus Map.

This Notice of Intent is being filed for the following work on the 2.1± acre sub-parcel known as Parcel 6B:

- Construction of a proposed building with a footprint of approximately 26,776 square feet
- Construction of driveways, parking, and maneuvering areas to support 41 on-site parking spaces and 21 loading bays;
- Construction of site utilities including:
  - → Domestic and fire suppression water services and on-site hydrants;
  - → Sanitary sewer service with backwater valve;
  - → Stormwater drainage and conveyance. The system is designed to store and infiltrate a volume that is equivalent to 1-¼ inches of runoff from impervious areas; and
  - → Underground electric and natural gas services

Development of the Project will be under the management of Pilot Development Partners. The proposed work will occur within jurisdictional resource areas and/or their buffer zones protected under the Massachusetts Wetlands Protection Act (MGL c. 131, Sec. 40' the Act) and its implementing Regulations (310 CMR 10.00, et seq.; the Regulations). While projects by Massport Tenants are typically exempt from local bylaws, as the property underlying the MMT is owned by the City of Boston, this Notice of Intent also discusses consistency with the City of Boston Wetland Ordinance.

The majority of Parcel 6B lies below elevation 10.0' (North American Vertical Datum of 1988, "NAVD88") [elevation 16.5' Boston City Base, "BCB"] as depicted on Figure 2, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. This elevation is associated with Flood Hazard Zone AE and represents the extent of the Land Subject to Coastal Storm Flowage (LSCSF) resource area. LSCSF is the sole resource area located on the project site.

The following narrative provides a description of the Project site, associated resource areas, proposed work activities, and construction mitigation measures. Specific Project details are depicted on the accompanying "Civil Site Plan" prepared by Hayes Engineering, Inc., dated August 2, 2021, and revised through March 11, 2022. **This Narrative has been revised to address comments and concerns raised by the Conservation Agent in their project review. Additional information and revisions to the original filing are presented in boldface in this report to assist in the on-going review of this filing.**

Site Description

The overall Project Site, MMT Parcel 6, includes approximately 6.5 acres of the overall 29.5-acre MMT and is bordered to the north by parcel 6A where the Seafood Processing facility permitted under DEP File No. 006-1595 currently exists, to the south by Parcel 6C heading toward Fid Kennedy Avenue, to the west by Codfish Way, and to the east by Swordfish Way. A USGS Locus Map of the Project Site is presented as Appendix A, Figure 1: USGS Locus Map (please note: the USGS map does not depict the subsequent filling of this section of the Raymond L. Flynn Marine Park which occurred in the 1980s).

The site was originally tidal flats which were filled in four phases between 1910 and the 1980s. During construction of the Central Artery/Tunnel (CA/T) project much of the MMT and the Project site were used as soil stockpiling and staging areas.

The Project site is owned by the Boston Planning and Development Agency / Economic Development and Industrial Corporation of Boston (BPDA/EDIC). Massport controls the overall MMT site under a long-term lease from EDIC extending until February 20, 2120. Massport's development objectives include seafood, non-seafood maritime industrial, and other complementary uses that provide programmatic enhancement to Boston's seafood cluster. The Proponent, Pilot Development Partners, intends to enter into a long-term sub-lease agreement with Massport.

Jurisdictional Resource Areas

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, being 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 extent of the resource area was determined through information provided by the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Map 25025C0082J (see Figure 2 - FIRM), revised through March 16, 2016. The extent of the resource area is elevation 10.0' NAVD (elevation 16.5' BCB).

Work in Resource Areas

Land Subject to Coastal Storm Flowage

The Project is depicted as mostly lying within the Zone AE described above, containing approximately 60,512 square feet of Land Subject to Coastal Storm Flowage on the site. The entirety of the site will be disturbed by the proposed redevelopment.

Natural Heritage and Endangered Species Program

The site does not contain any Priority or Estimated Habitat Areas, nor does it contain any Certified or Potential Vernal Pools as depicted on Figure 3 – NHESP Map.

Work in Buffer Zone(s)

There is no work proposed within jurisdictional buffer zones to resource areas.

Construction Mitigation Measures

Construction activities, including foundation excavation and grading, will temporarily create erodible surfaces and will be limited to those areas necessary to safely operate equipment and conduct the proposed work. A construction period pollution prevention plan accompanies this submission detailing the Project's construction best practices.

Structural Practices

Structural erosion and sedimentation controls on the site include barriers, catch basin inlet protection, and stabilized construction entrances.

Erosion Control Barriers

Prior to any construction activities on the site, a barrier of staked straw wattles ("*swattle"*), with biodegradable netting, will be installed in accordance with the accompanying plans. As construction progresses, additional rows of swattle will be installed around the base of stockpiles and other erosion prone areas.

Swattle installation will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the swattle barrier, it will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged section of swattle will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

All existing and proposed catch basins on-site and adjacent to the Project, at those locations specified on the accompanying plan(s), shall be fitted with Siltsack®, or equivalent, catch basin filters. Catch basin filters will be inspected weekly, at a minimum, during construction activities and after significant rainfall events. If sediment has accumulated to a depth impairing the proper function of the filter, the sediment will be removed and reused on-site or disposed of at a suitable offsite location. Any damaged catch basin filters will be repaired or replaced immediately upon discovery.

Stabilized Construction Entrance

A stabilized construction entrance will be installed along the sub-parcel frontage to the west on Codfish Way. The construction entrance will consist of 1-½-inch crushed stone placed 12-inches deep. The construction entrance will be a minimum of 25-feet in width and 50-feet in length. The entrance will be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require the periodic

topdressing with additional stone. The entrance will be inspected weekly and after significant rainfall events. Any mud or sediment tracked onto adjacent roadways will be removed immediately.

Non-structural Practices

Non-structural best management practices to be used during construction include pavement sweeping, dust control, temporary stabilization and temporary seeding. These practices will be applied as applicable during construction activities.

Pavement Sweeping

On-site driveways, parking areas and adjacent roadways will be swept as necessary during construction activities. Sweeping may be done by hand or mechanically.

Dust Control

Dust control will be provided by soil wetting only, the use of calcium chloride or other chemical means of dust prevention will not be used on the Project. When necessary, exposed surfaces will be wetted to prevent wind-borne transport of sediment (dust). Water will be applied in a volume equivalent to ½-inch over the exposed areas. The water will be applied in a manner that minimizes erosion, such as a mechanical sprayer mounted to a water truck.

Temporary Stabilization

Any areas of exposed soil or soil stockpiles that will remain inactive for more than 14-days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 square feet. The mulch will be anchored with a tacking coat, applied by hydro seeder. Steep slopes (greater than 15%) will be covered with fiber mats and anchored with photodegradable staples at a density in accordance with the manufacturer's specifications.

Temporary Seeding

If conditions allow, temporary vegetative cover should be established on areas of exposed soil (including soil stockpiles) that remain inactive for more than 60-days. The seed mixture will be applied by a hydroseeder with a tacking coat and should include a mixture of rapid germinating grasses that are indigenous to New England.

Project Construction

Prior to the commencement of construction, the Contractor shall inform the Commission or its Agent that they intend to begin work and schedule a pre-construction meeting. Prior to the meeting the Contractor shall install Erosion Control and other Construction

Mitigation Measures in accordance with the submitted Site Preparation & Erosion Control Plan. The Contractor shall comply with any specific Pre-Construction conditions included in the Order of Conditions. Upon completion of the Pre-Construction requirements a meeting with Agent(s) of the Commission shall occur on-site for inspection of the installed best management practices.

The general scope of work for the Project is as follows:

1. **Site Preparation, including the removal of existing bituminous pavement and rough grading of the parcel. This work will be accomplished using excavation and loading equipment and dump trucks for the removal, redistribution, and importing of materials at the site.**
2. **Foundation and grade beam installation, including driven, load bearing piles, concrete footings and foundations. This work will be accomplished using crane mounted pile driving equipment, excavation equipment, and concrete trucks and pumps.**
3. **Installation of utilities and subsurface stormwater areas. This work will be accomplished using excavation equipment, loaders, dump trucks and compaction equipment.**
4. **Vertical building construction using cranes, lifts, and manual means.**
5. **Interior upfit.**
6. **Final site work including grading, paving, concrete work, and parking lot striping. This work will be accomplished with grading, paving, concrete, and other mechanical methods.**

The work is anticipated to commence in late June or early July of 2022 and will take between 18 to 24 months to complete.

Stormwater Management

The Project, as proposed, is subject to the Stormwater Management Standards. A completed MassDEP Stormwater Checklist accompanies this report and is summarized below:

Standard 1: No New Untreated Discharges

The Project, as proposed, does will not create new untreated discharges of stormwater runoff. Stormwater from the project site is directed to deep sump and hooded catch basins that collect and convey storm water to swirl particle separators and ultimately recharge chambers that have been sized to store 1¼-inches of runoff from impervious surfaces at the site.

Standard 2: Peak Rate Attenuation

The Project is exempt from this standard as it discharges to tidal waters.

Standard 3: Recharge

The Project as proposed exceeds the MaDEP stormwater recharge requirements and has been designed to recharge a volume equal to 1¼-inches over all impervious surfaces at the project site.

Standard 4: Water Quality

Stormwater runoff from the impervious surfaces is directed to the following treatment train:

- Deep Sump and Hooded Catch Basins 25% TSS Removal
- Stormceptor STC 900 77% TSS Removal
- Subsurface Infiltration 80% TSS Removal

The presumptive TSS removal for the above treatment train is 96.6% and exceeds the required TSS removal rate of 80%.

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

There are no Land Uses with Higher Potential Pollutant Loads (LUHPPLs) associated with the Project.

Standard 6: Critical Areas

There are no Critical Areas associated with the Project.

Standard 7: Projects Subject to the Standards only to the maximum extent practicable

The Project is not a redevelopment site.

Standard 8: Construction Period Pollution Prevention & Sedimentation Control

A construction period pollution prevention plan is provided in this report. The Project is subject to a NPDES Construction General Permit as it is one of several projects by Pilot that will exceed one-acre of land disturbance. A Stormwater Pollution Prevention Plan (SWPPP) will be provided prior to the commencement of work.

Standard 9: Operations and Maintenance Plan

A post-construction Operation and Maintenance Plan (Long-Term Pollution Prevention Plan) is provided in this report.

Standard 10: Prohibition of Illicit Discharges

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Discharges to the stormwater management system from the following activities or facilities are permissible: Firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential buildings without detergents. All other illicit discharges are prohibited.

There are no known illicit discharges anticipated through the completion of this project. During construction and post construction procedures are provided to dissipate the potential for illicit discharges to the drainage system. Post construction preventions of illicit discharges are described in the Operation and Long-Term Maintenance Plan under the Good Housekeeping Practices section of the report.

Regulatory Compliance

The Regulations under the Act identify no Performance Standards for proposed work activities within jurisdictional resource areas and buffer zones.

Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (310 CMR 10.04) 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 extent of Zone AE is identified on FIRM Map No. 25025C0082J, effective March 16, 2016 as elevation 10.0' NAVD88 which equates to elevation 16.5' BCB. MassDEP has not established a Performance Standard for this resource area.

The Proponent is proposing a first-floor elevation 5.67 feet (5 feet, 8 inches) above the flood elevation and intends to construct all critical building systems above this grade to provide resiliency during coastal storm events and mitigate the effects of sea level rise.

Resiliency

The Massport resiliency Design Flood Elevation (DFE) standard includes 3 feet of freeboard above Base Flood Elevation (BFE), designated as the projected 2070 100-year flood elevation for the Project Site, and is elevation 17.00' NAVD 88, or 23.46' BCB. The Project's 1st floor is proposed at elevation 15.71' NAVD88 or 22.17' BCB. The relationship of the proposed building to the existing streets and relationship to truck maneuvering, loading docks and site drainage catchment, effectively precludes a higher first floor elevation. It should be noted that all critical infrastructure will be constructed above the projected 2070 100-year flood elevation.

The Project intends to incorporate dry floodproofing and, in addition, raise all electrical equipment and connections above the DFE. The site electrical transformer will also be located above DFE. The building structure will be designed to resist buoyancy issues caused by the elevation differential. The City of Boston Resiliency Checklist is provided in Section 1 of this Notice of Intent.

Sustainability

The Proponent and the Project design team for Parcel 6B are committed to an integrated design approach and are using the LEED Building Design and Construction v4 rating system and intend to voluntarily meet Boston Article 37 LEED requirements. However, it should be noted there is no LEED certification available for seafood distribution facilities. As such the building will not be LEED certified but will be designed and constructed as such. This rating will meet or exceed Boston's Green Building standard. The LEED rating system tracks the sustainable

features of the project by achieving points in following categories: Location & Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

The Project is located within Land Subject to Coastal Storm flowage and is less susceptible to increases in extreme precipitation events and more susceptible to sea level rise. As identified above accommodations have been made to elevate critical infrastructure above the 2070 100-year flood elevation. In an effort to reduce heat island effects, which would be prevalent in the site's previous use as a wholly paved parking area, light colored concrete and roof materials have been integrated into the design.

Summary

The proposed Project consists of the construction of an industrial building with associated site amenities and utilities on Sub-Parcel 6B within the Massport Marine Terminal.

The work is designed in compliance with the performance standards for the Land Subject to Coastal Storm Flowage resource area. The project meets the requirements of MassDEP and is consistent with the City of Boston Wetland Ordinance. The proposed Project has been designed in accordance with the Massachusetts Stormwater Handbook and is consistent with the requirements of the City of Boston Conservation Commission.

The Proponent respectfully requests that the Boston Conservation Commission, as issuing authority under MGL c131 Sec. 40, issue an Order of Conditions for the Project as proposed.

Construction Period Erosion and Sedimentation Plan

Project Name: O'Hara, FJ & EAO, LLC

Owner's Name: City of Boston EDIC

Applicant's Name: O'Hara, FJ & EAO, LLC c/o Pilot Development Partners

Party Responsible for Maintenance: To be determined

Project Description:

FJ O'Hara seeks to construct a building and associated parking areas within Subparcel 6B at the Massport Marine Terminal (MMT). The Project will be subject to an Environmental Protection Agency (EPA) Construction General Permit (CGP) which requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will address illicit discharges, fuel spill prevention and other potential on-site contaminants.

Erosion and Sedimentation Control Measures During Construction Activities:

Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed in all catch basin units. The purpose of the filter is to prevent the inflow of sediment into the closed drainage system(s). The filters shall remain in place until a permanent vegetative cover is established, and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after significant storm events. Significant storm events are those having greater than one-quarter (1/4) inch of precipitation in a 24-hour period.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and sedimentation. No construction sediment shall be allowed to enter infiltration areas. All disturbed slopes shall be stabilized with a permanent vegetative cover. Some or all of the following measures can be used on the Project as conditions may warrant:

- Temporary Seeding
- Temporary Mulching
- Placement of Hay
- Placement of Geo-Synthetic Fabrics
- Hydroseeding
- Permanent Seeding
- Placement of Sod

INSPECTION SCHEDULE and EVALUATION CHECKLIST

To be completed weekly and within 24-hours of significant rainfall events (greater than 1/4-inches in a 24-hour period).

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

Days since last rainfall: _____ days Amount of last rainfall: _____inches

Stabilization Measures

Sub-Catchment	Date of Last Disturbance	Date of Next Disturbance	Stabilized (Yes or No)	Stabilized With:	Condition

Stabilization required: _____

_____

_____

_____

_____

_____

_____

To be performed by: _____ on or before: _____

PERIMETER CONTROLS

Date of Inspection: _____

Straw Wattle:

Direction:	Has sediment reached 1/3 height of wattle? (Yes or No)	Depth of Silt (inches)	Is wattle secure? (Yes or No)	Is there evidence of bypass or overtopping? (Yes or No)	Describe location of Problem(s), if any.

Maintenance required for straw wattles: _____

_____

_____

To be performed by: _____ on or before: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Signature: _____ Date: _____

Long-Term Erosion and Sedimentation Plan

Project Name: O'Hara, FJ & EAO, LLC

Owner's Name: City of Boston EDIC

Applicant's Name: O'Hara, FJ & EAO, LLC c/o Pilot Development Partners

Party Responsible for Maintenance: To be determined

Project Description:

FJ O'Hara seeks to construct a building and associated parking areas within Subparcel 6B at the Massport Marine Terminal (MMT). The Project will be subject to an Environmental Protection Agency (EPA) Construction General Permit (CGP) which requires a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will address illicit discharges, fuel spill prevention and other potential on-site contaminants.

Post-Construction Inspection and Maintenance Measures:

Erosion Control

Sedimentation caused from erosion of soils can adversely affect the performance of the storm water management system. Areas that are barren and/or showing signs of erosion should be stabilized through immediate re-vegetation.

Debris and Litter Removal

Litter and other debris may collect in storm water best management practices (BMPs), potentially causing clogging of facilities. All debris and litter shall be removed as necessary, at a minimum of four (4) times per year in the spring, summer, fall and winter.

Deep Sump and Hooded Catch Basins

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook as summarized below:

Inspect or clean deep sump catch basins at least four (4) times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four (4) times per year or whenever the depth of deposits is greater than or equal to one-half (1/2) the depth from the invert of the lowest pipe in the basin to the bottom of the basin (the sump). If handling runoff from land uses with higher potential pollutant loads (LUHPPLs) or discharging near or to a critical area, more frequent cleaning may be necessary.

Deep sump and hooded catch basins should be cleaned with vacuum trucks only. Clamshell buckets shall not be used to clean hooded catch basins. Vacuum trucks remove more sediment and supernatant, and are less likely to snap the hood within the deep sump basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.

Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, MassDEP does not routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.000, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior MassDEP approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. MassDEP also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

MassDEP regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise the catch basin cleanings must undergo a Paint Filter Liquids Test. Go to www. Mass.gov/dep/ recycle/laws/cafacts.doc for information on all of the MassDEP requirements pertaining to the disposal of catch basin cleanings.

Sediment Forebay

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook as summarized below:

Sediments and associated pollutants are removed only when sediment forebays are actually cleaned out, so regular maintenance is essential. Frequently removing accumulated sediments will make it less likely that sediments will be resuspended. At a minimum, inspect sediment forebays monthly and clean them out at least four times per year. Stabilize the floor and sidewalls of the sediment forebay before making it operational, otherwise the practice will discharge excess amounts of suspended sediments. When mowing grasses, keep the grass height no greater than 6 inches. Set mower blades no lower than 3 to 4 inches. Check for signs of rilling and gullying and repair as needed. After removing the sediment, replace any vegetation damaged during the clean-out by either reseeding or resodding. When reseeding, incorporate practices such as hydroseeding with a tackifier, blanket, or similar practice to ensure that no scour occurs in the forebay, while the seeds germinate and develop roots.

Particle Separator

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:

Inspect and maintain in accordance with manufacturer requirements, but no less than twice a year following installation, and no less than once a year thereafter. Please refer to the accompanying literature from the product manufacturer.

Remove sediment and other trapped pollutants at frequency or level specified by manufacturer. Dispose of in accordance with the solid waste requirements for catch basin cleanings, above.

Subsurface Structure

In accordance with Volume 2, Chapter 2 of the MassDEP Storm Water Handbook and Manufacturer's recommendations as summarized below:

Inspect inlets at least twice per year including the outlet structure. Remove any debris that might clog the system. Inspect level of sediment and observe any standing water from the inspection ports.

Inspect in accordance with manufacturer requirements, but no less than twice a year following installation, and no less than once a year thereafter. Please refer to the accompanying literature from the product manufacturer.

Good Housekeeping Practices:

Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover:

- All materials stored on-site shall be in a neat, orderly manner in their appropriate containers with original manufacturer's label(s);
- Only store enough material as needed; whenever possible, all of a product shall be used prior to disposing of container;
- Manufacturer, federal, state and local recommendations for proper use and disposal shall be followed.

Vehicle Washing Controls:

- Use commercial car washes whenever possible. Car washes treat and/or recycle wash water;
- Cars shall be washed on gravel, grass or other permeable surfaces to allow filtration to occur;
- Use biodegradable soaps only;
- Use hose nozzles that automatically turn off when unattended.

Routine Inspection and Maintenance of Storm Water BMPs

- Previously addressed.

Spill Prevention and Response Plans

- Spill control practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water Pollution Prevention Plan (SWPPP).

Maintenance of Lawns, Gardens and Other Landscaped Areas:

- Grass shall not be cut shorter than two (2) inches and mulch clipping should be left on lawns as a natural fertilizer;
- Use low volume water approaches for irrigation such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems;
- Mulch shall be used wherever practicable. Mulch helps retain water and prevents erosion.

Storage and Use of Fertilizers, Herbicides and Pesticides:

- Fertilizers shall be applied in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to storm water. Storage will be in covered areas only. Contents of partially used bags shall be transferred into sealable plastic containers to avoid spills;
- Do not fertilize before or during rain events;
- Consider the use of organic fertilizers;
- Pesticides shall be applied only when necessary and only in the minimum amounts recommended by the manufacturer.

Pet Waste Management

- Scoop up and seal pet waste in plastic bags. Dispose of in garbage.

Solid Waste Management

- All solid waste shall be disposed of or recycled in accordance with all federal, state and local regulations.

List of Emergency Contacts for Plan Implementation

To be determined by Owner.

POST-CONSTRUCTION
OPERATION AND MAINTENANCE LOG

Inspector's Name: _____ Date: _____

Qualifications: _____

_____

Inspection Type: ☐ Routine ☐ Spill ☐ Other: _____

☐ Post-Rainfall (Precipitation in Inches: _____)

BMP	Frequency	Date Last Performed	Comments
Litter and Debris Removal	After Significant Rain Events		
Deep Sump and Hooded Catch Basins	Inspect four (4) times per year Maintenance when sump is ½ full		
Vegetated Areas	Inspect as necessary for erosion		
Particle Separator(s)	Inspect two (2) times per year Maintenance as necessary		
Subsurface Structure	Inspect two (2) times per year Maintenance as necessary		

Appendix A: Figures

- Figure 1 – USGS Locus Map
- Figure 2 – FEMA Flood Insurance Rate Map
- Figure 3 – NHESP Map

Figure 1 - USGS Locus Map

8/22/2021, 3:15:21 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS

National Flood Hazard Layer FIRMette

FEMA

71°1'59"W 42°21'1"N

71°1'21"W 42°20'35"N

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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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 *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

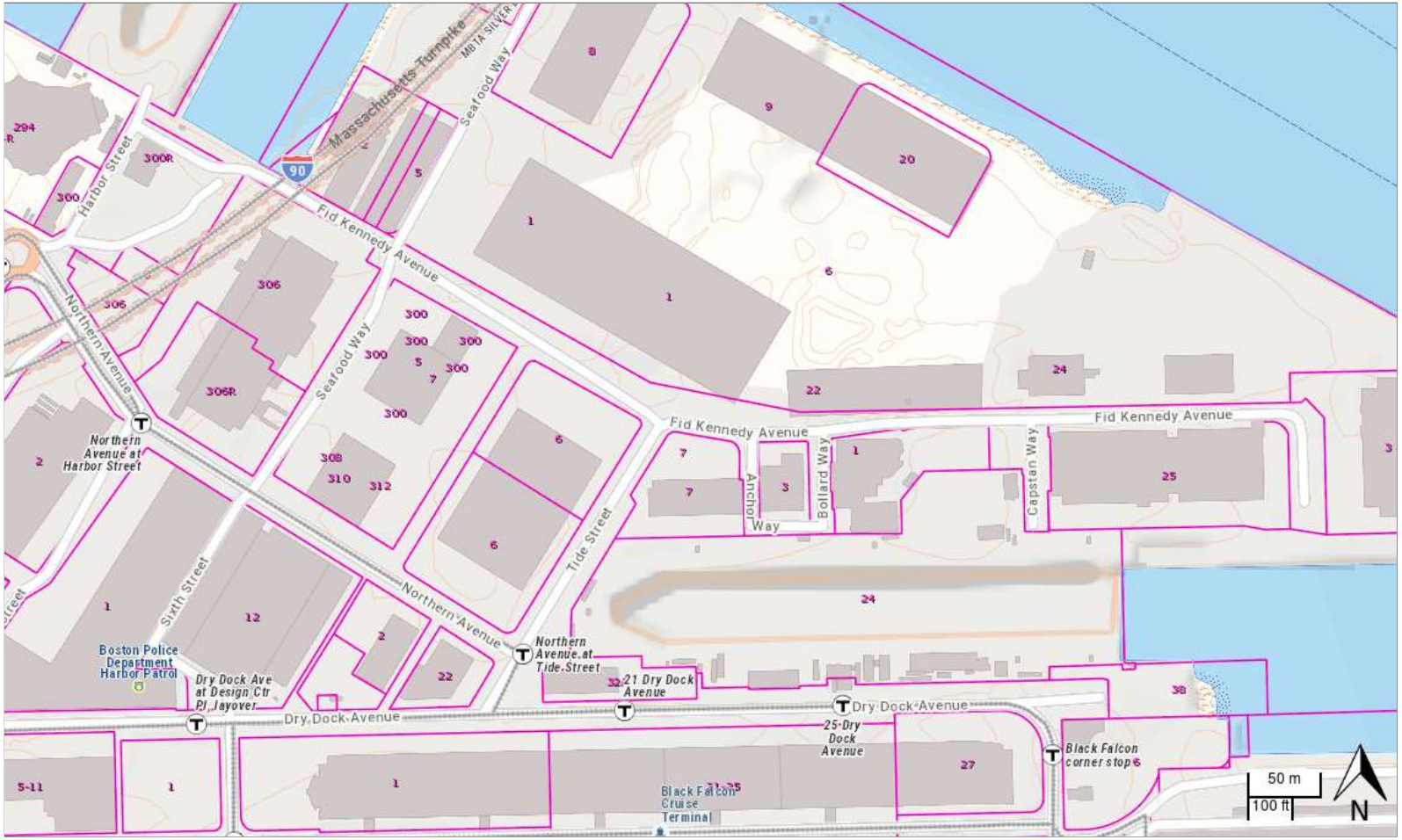
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/22/2021 at 4:37 PM 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.

Figure 3 NHESP Map



Potential Vernal Pools

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare Species

NHESP Certified Vernal Pools

Tax Parcels for Query

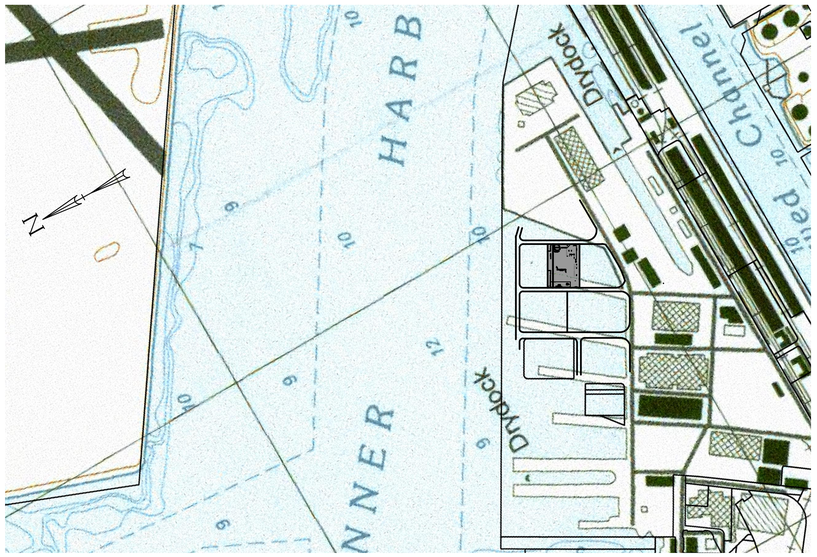
Detailed Features

Tax Parcels for Display

Structures

MassGIS Topographic Features Basemap

EXISTING		PROPOSED
BM No.1	BENCH MARK	P-BM No.1
BB	BITUMINOUS BERM	PBB
CCB	BITUMINOUS CAPE COD BERM	PCCB
	BUILDING	
	UNDERGROUND CABLE	
57	COUNTOUR (1')	57
60	CONTOUR (5')	60
EL. 57.2	ZONE A (100-YEAR FLOOD ZONE)	N/A
CONC.	CEMENT CONCRETE	
SGC	SLOPED GRANITE CURB	PSGC
VGC	VERTICAL GRANITE CURB	PVGC
EOD	EDGE OF DISTURBANCE	
	UNDERGROUND DRAIN PIPE	
	CATCH BASIN	
	DRAIN MANHOLE	
	ROUND CATCH BASIN	
	UNDERGROUND ELECTRIC	
	CHAIN LINK FENCE	
	POST & RAIL FENCE	
	STOCKADE FENCE	
	VINYL FENCE	
FFE= 60.43 GFE= 57.65	FINISHED FLOOR ELEVATION	FF= 60.43 GF= 57.65
	GARAGE FLOOR ELEVATION	
	FOUNDATION	Yr=110.00
	UNDERGROUND GAS MAIN	
	UNDERGROUND GAS SERVICE	
GRAVEL	EDGE OF GRAVEL	GRAVEL
x 57.83	SPOT GRADE	+18.32
GUARD RAIL	GUARD RAIL	GUARD RAIL
	HANDICAP PLACARD PARKING	
WCR	WHEEL CHAIR RAMP	
HW	HEADWALL	
LDSCP	LANDSCAPE AREA	P-LDSCP
LEDGE OUTCROP	LEDGE OUTCROP	PROP. LEDGE OUTCROP
	BOLLARD	
	OVERHEAD WIRE	
UP No. 1	UTILITY POLE	PROP. UP
7 spaces	PAINTED PARKING & SPACE COUNT	7 spaces
PATH	PATH	PR. PATH
EP	EDGE OF PAVEMENT	
BOULDER R-1 RIP-RAP & SLOPE	BOULDER RIP-RAP & SLOPE	R-1 RIP-RAP
	UNDERGROUND SEWER	
	UNDERGROUND SEWER SERVICE	
S	SEWER MANHOLE	S
	SEWER CLEANOUT	
BIT. SIDEWALK 4'w	BITUMINOUS CONCRETE SIDEWALK	4'w BIT. SIDEWALK
SIGN	SIGN	SIGN
	EROSION & SEDIMENTATION CONTROL	
	STEPS	
BLDR	BOULDER	BLDR
	STONEWALL	
	CENTERLINE OF SWALE	SWALE
	UNDERGROUND TELEPHONE	
TH#1 MW1	TESTHOLE LOCATION	TH#1 P-MW
	MONITORING WELL LOCATION	
	PERCOLATION TEST LOCATION	
SINGLE WHITE	PAINTED TRAFFIC LINE & TYPE	PR. SINGLE WHITE
12" MAPLE	DECIDUOUS TREE, SIZE & TYPE	2" OAK
6" PINE	CONIFEROUS TREE, SIZE & TYPE	2" PINE
	HEDGE ROW AND TYPE	
RW=50.5 TW=48.5	RETAINING WALL	
	UNDERGROUND WATER MAIN	
	UNDERGROUND WATER SERVICE	
	PAINTED UNDERGROUND WATER	N/A
	WATER GATE VALVE BOX	
	WATER SERVICE CURB BOX	



USGS Locus Map
Massport Marine Terminal Parcel 6B.1
Scale: 1 inch = 500± feet

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON AUGUST 28, 2018, JANUARY 6, 2020, FEBRUARY 12, 2020 and JUNE 18, 2020 THE DATUM IS BOSTON CITY BASE (BCB).
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
5. THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

RESOURCE AREA NOTES:

1. THE PARCEL IS LOCATED IN FLOOD ZONE AE (ELEVATION 16.46 BCB) PER FEMA NFIP FLOOD INSURANCE RATE MAP NUMBER 25025C0082J, DATED MARCH 16, 2016.
2. THE SITE IS LOCATED WITHIN THE LAND SUBJECT TO COASTAL STORM FLOWAGE RESOURCE AREA.
3. THE PROJECT IS A WATER-DEPENDENT USE AND EXEMPT FROM THE REQUIREMENTS OF CHAPTER 91.

SITE CONSTRUCTION NOTES:

1. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
2. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
4. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN;
5. THE PROJECT SITE IS SUBJECT TO AN ACTIVITIES AND USE LIMITATION (AUL). ALL EXCAVATION MUST OCCUR UNDER THE SUPERVISION OF A LICENSED SITE PROFESSIONAL (LSP).
6. ALL DRAINAGE PIPE TO RCP CLASS V ONLY.

EROSION CONTROL NOTES:

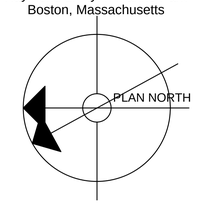
1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS;
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE (12) HOURS AFTER EACH STORM EVENT. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS;
3. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEM.

CIVIL SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
INDEX & NOTES	C.01
EXISTING CONDITIONS	C.02
SITE PREPARATION & EROSION CONTROL PLAN	C.03
LAYOUT & MATERIALS	C.04
GRADING & DRAINAGE	C.05
UTILITIES	C.06
PHOTOMETRIC PLAN	C.07
DETAILS	C.08
DETAILS	C.09
DETAILS	C.10

O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts



SCALE: 1" = 20'

TAA #M416

CIVIL

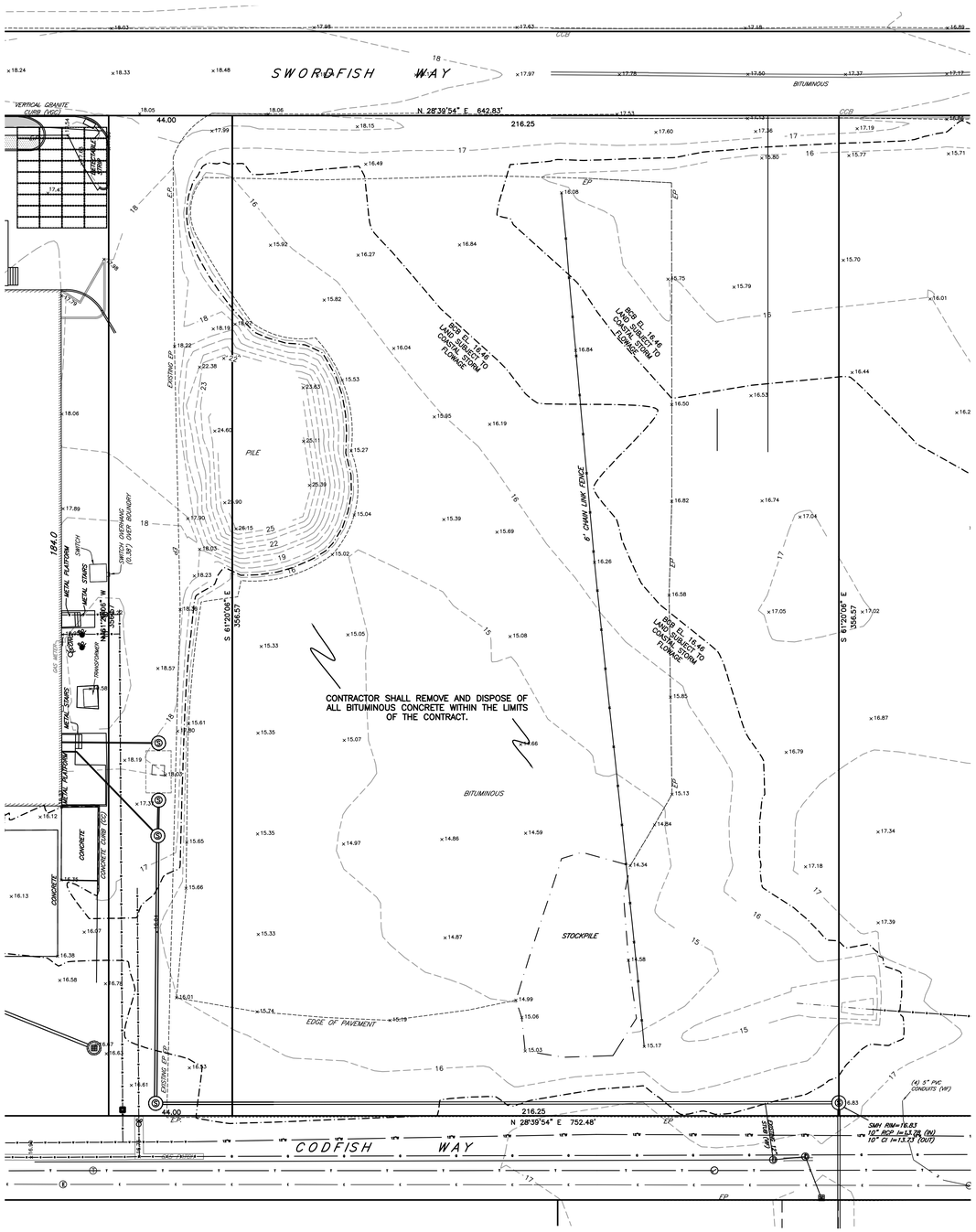
INDEX AND NOTES

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. CICCHETTI
CIVIL
57008
REGISTERED PROFESSIONAL ENGINEER
9/17/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.01



O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

CIVIL

SITE PREPARATION & EROSION CONTROL PLAN

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

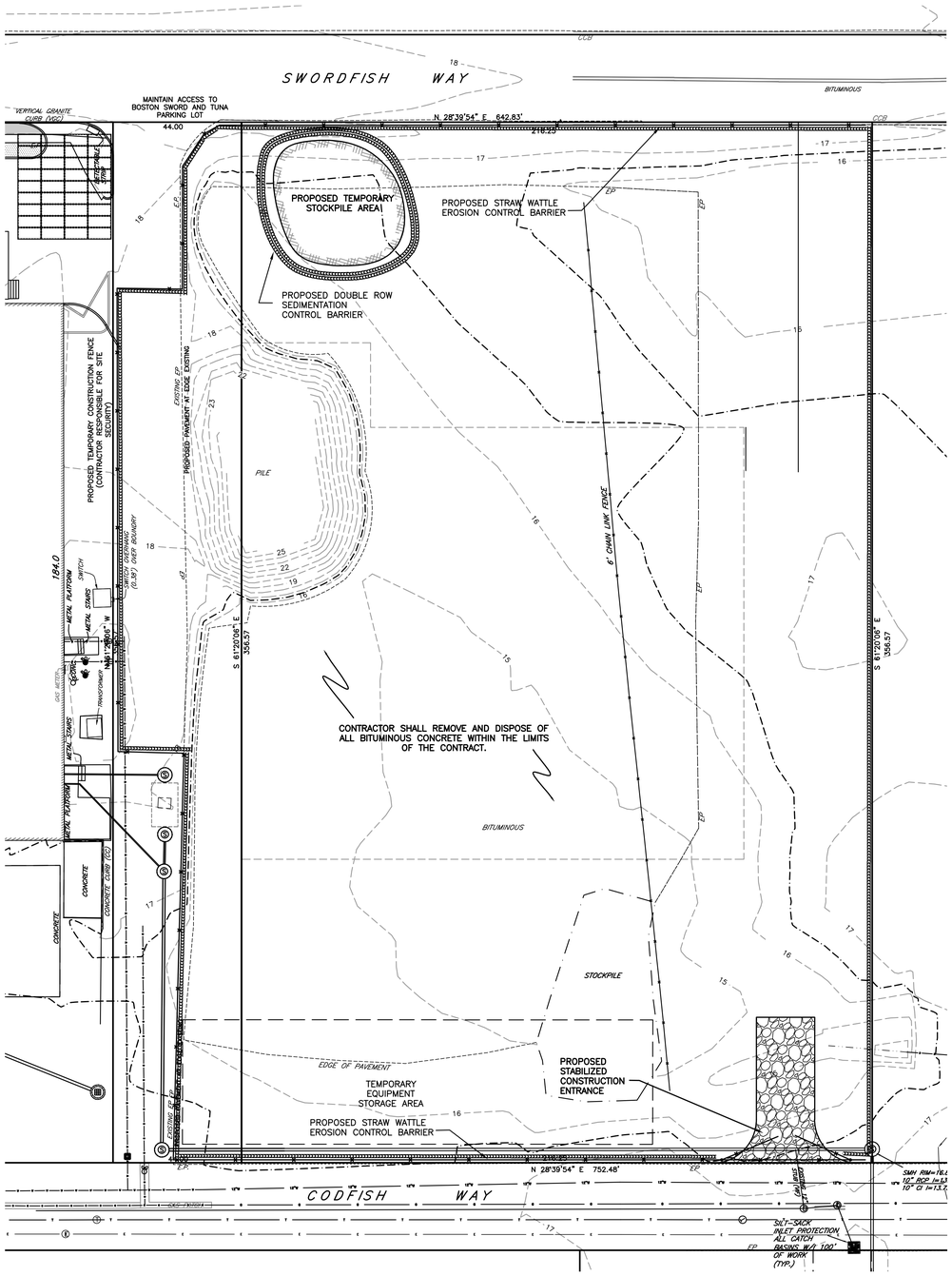
COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. CIANCHETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER
9/17/22

ISSUE DATE: 08.02.2021

DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2

Drawn By:
Checked By:

C.02



O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

CIVIL

SITE PREPARATION & EROSION CONTROL PLAN

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. MANCINELLI
CIVIL
37008
REGISTERED PROFESSIONAL ENGINEER
9/17/22

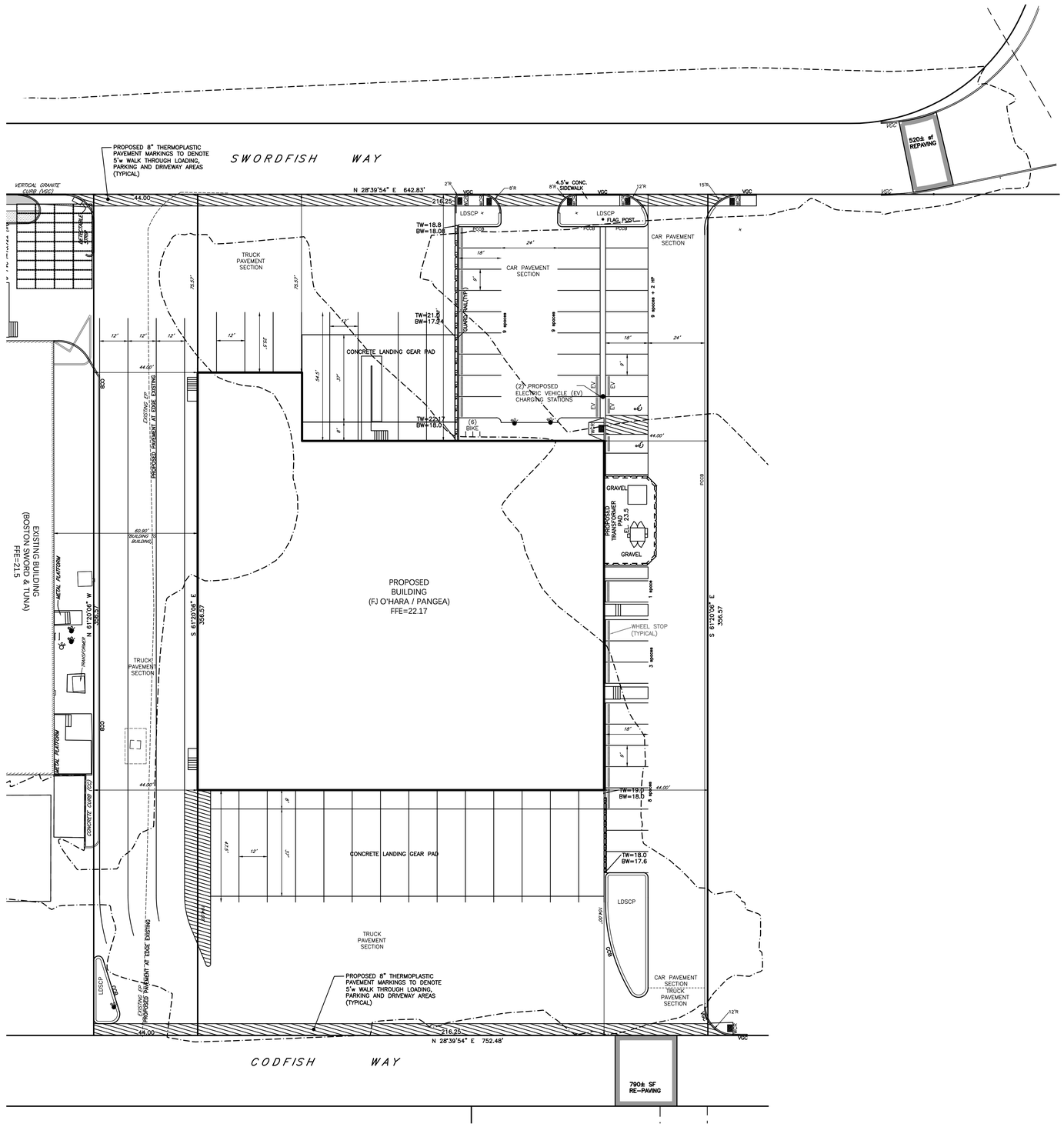
ISSUE DATE: 08.02.2021

DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2

Drawn By:
Checked By:

C.03

M:\BOSB\1\CD_Ohara_681_83.dwg, 5/18/2022 8:50:36 AM, TC



O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

CIVIL

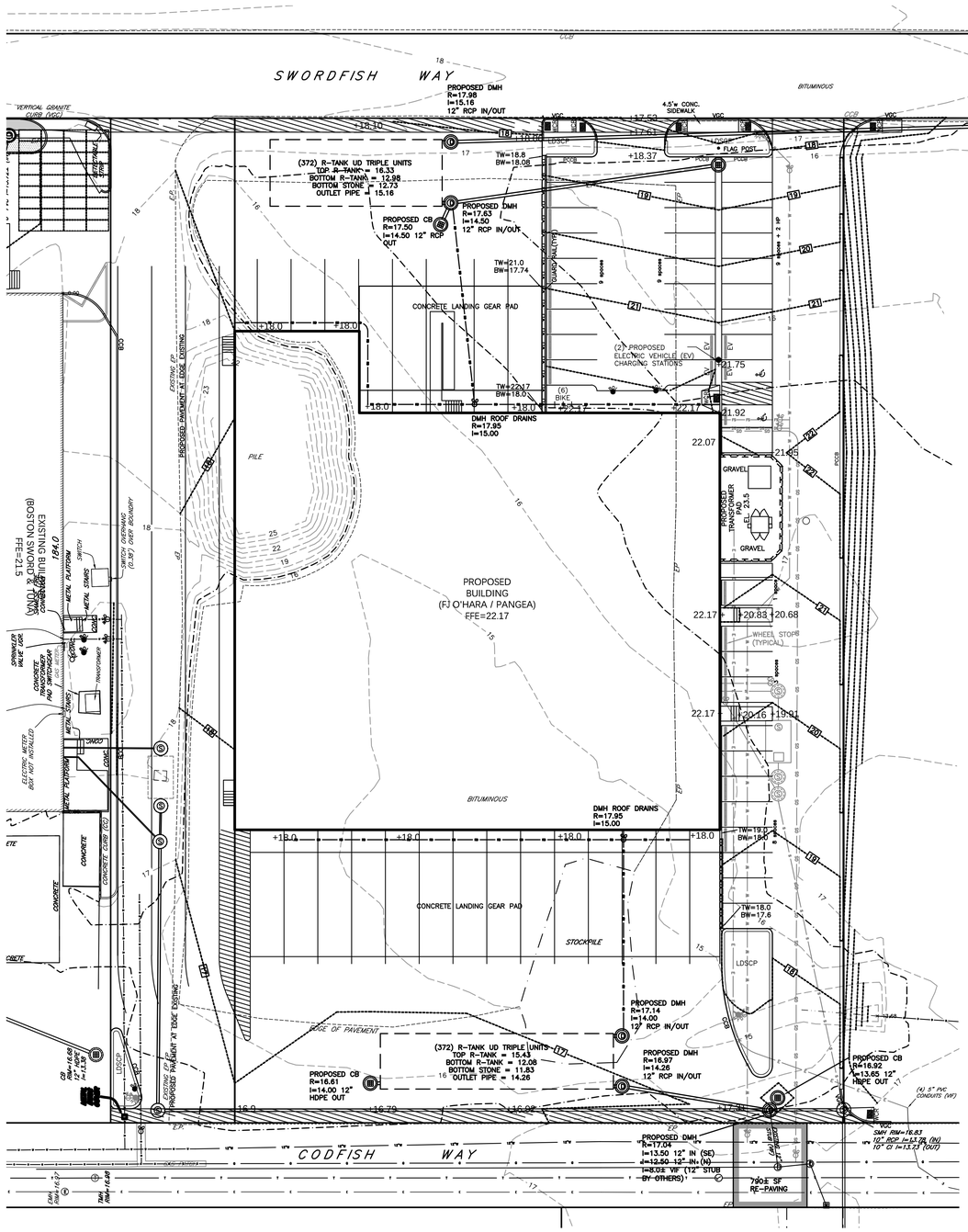
LAYOUT & MATERIALS

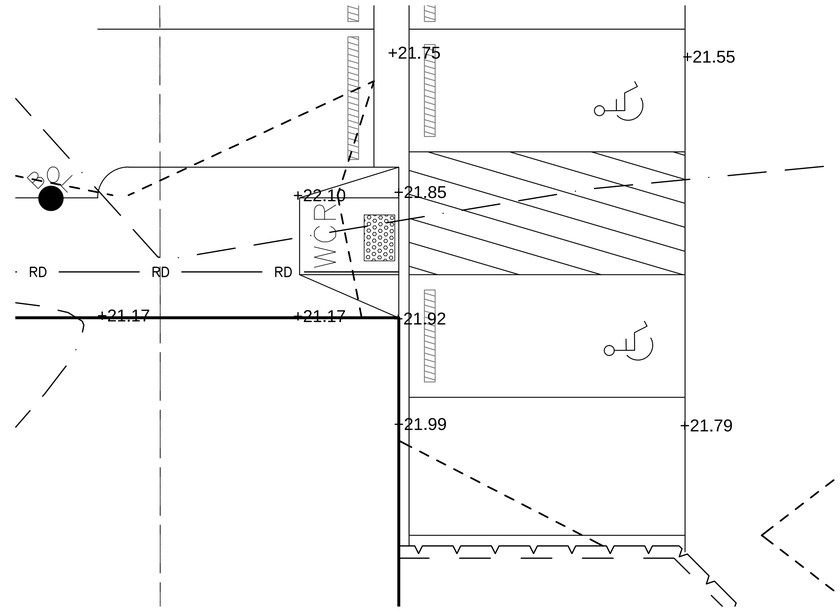
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. MANCINELLI
CIVIL
No. 57008
PROFESSIONAL ENGINEER
9/27/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.04





ACCESSIBLE ROUTE DETAIL
SCALE: 1"=4'

O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

CIVIL

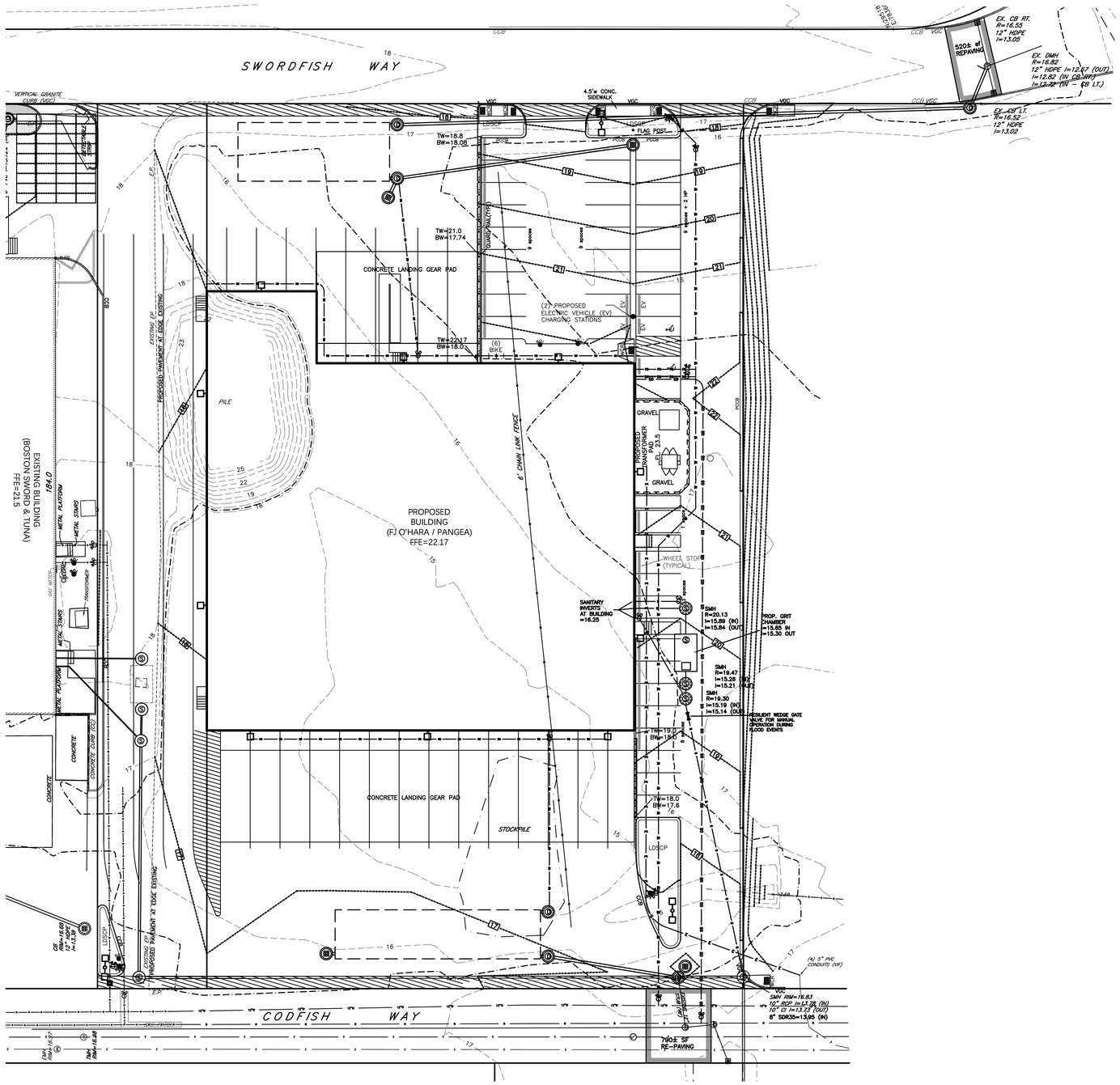
GRADING & DRAINAGE

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY J. ORLANDO
No. 37008
PROFESSIONAL ENGINEER
5/17/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.05



O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

CIVIL

UTILITIES

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. ORCHETTI
CIVIL
37008
REGISTERED PROFESSIONAL ENGINEER
5/27/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.06

PHOTOMETRIC LEGEND:

DENOTES ISOFOOTCANDLE VALUE 1.4

DENOTES ISOFOOTCANDLE LINE 2.0

GENERAL LIGHTING NOTES:

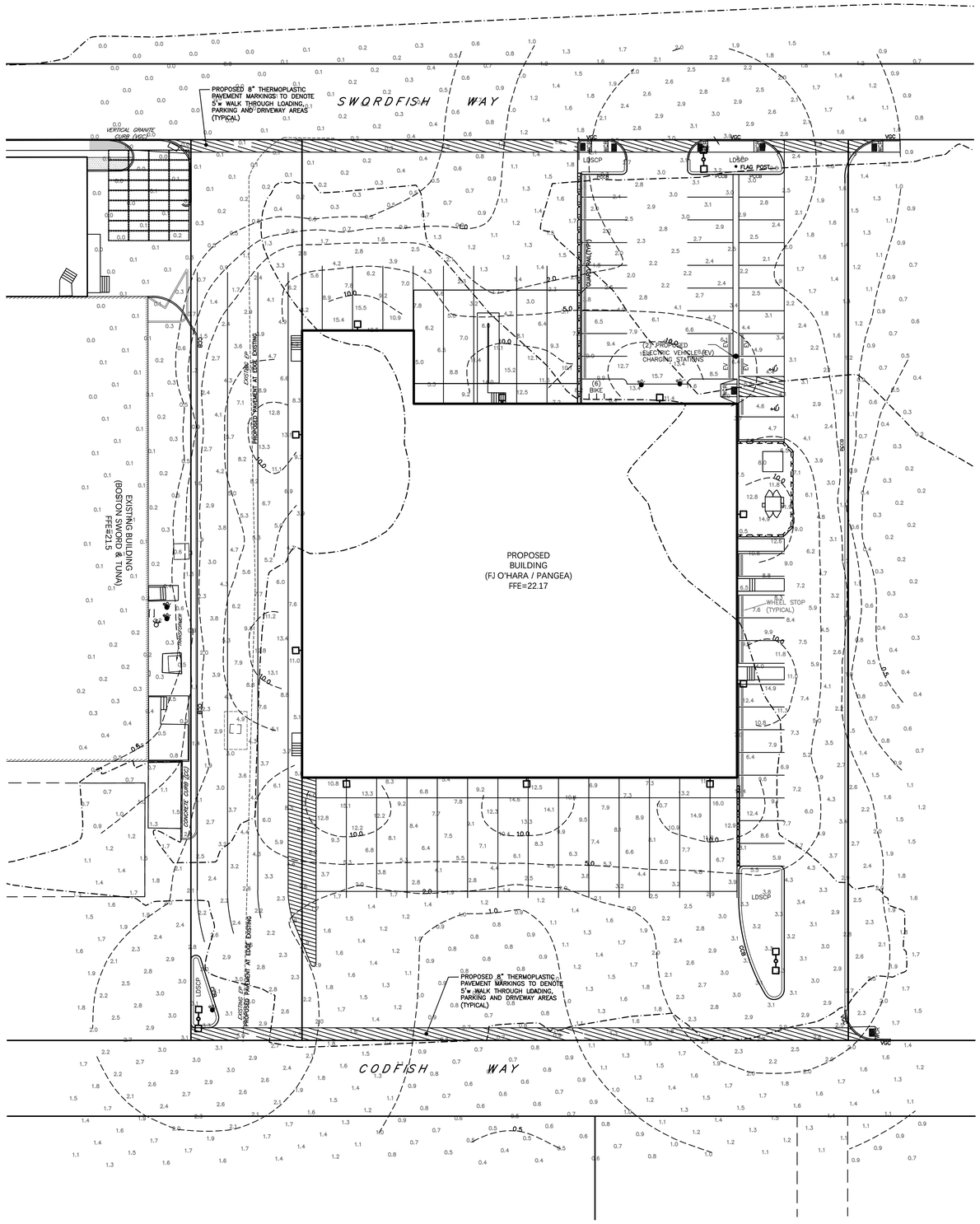
ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LABEL/DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
B1		RSX Area Luminaire Size 3 P5 Lumen Package 5000K CCT Type R2 Distribution	ELECTRONIC	WALL, 28'	Lithonia Lighting RSX2 LED P5 50K R2	120V 1P 2W	9
B2		RSX Area Fixture Size 2 P3 Lumen Package 5000K CCT Type R3 Distribution	ELECTRONIC	WALL, 14'	Lithonia Lighting RSX2 LED P3 50K R3	120V 1P 2W	1
S1		RSX Area Fixture Size 2 P6 Lumen Package 5000K CCT Type R5 Distribution	ELECTRONIC	POLE, 32'	Lithonia Lighting RSX2 LED P6 50K R5	120V 1P 2W	6

O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: 1" = 20'

TAA #M416

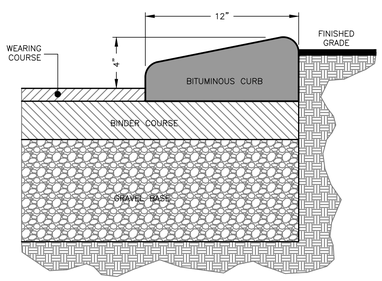
CIVIL

PHOTOMETRICS

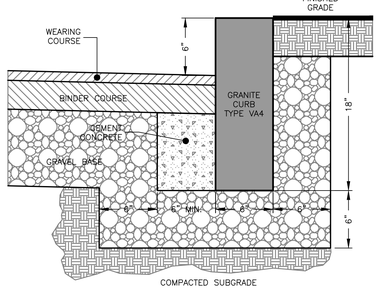
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

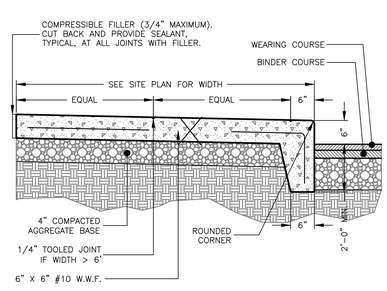
C.07



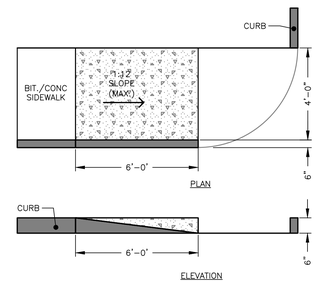
CAPE COD CURB
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



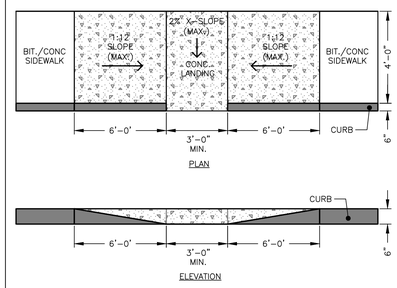
CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

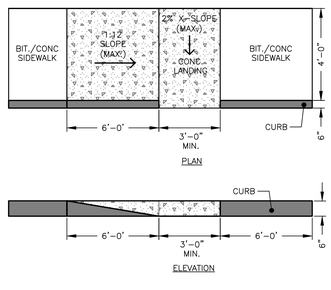
TO BE EQUIPPED WITH DETECTABLE WARNING PAD (SEE DETAIL)



WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

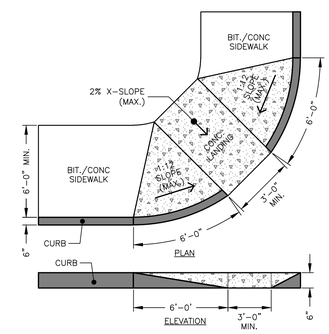
TO BE EQUIPPED WITH DETECTABLE WARNING PAD (SEE DETAIL)



WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

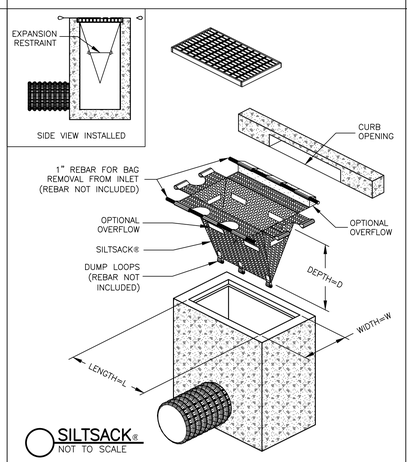
TO BE EQUIPPED WITH DETECTABLE WARNING PAD (SEE DETAIL)



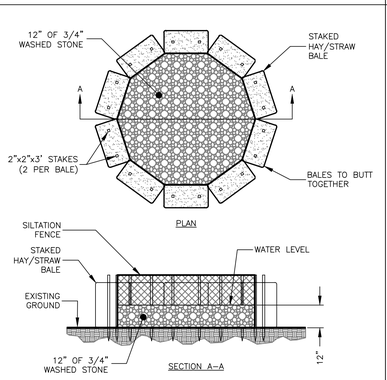
WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

TO BE EQUIPPED WITH DETECTABLE WARNING PAD (SEE DETAIL)

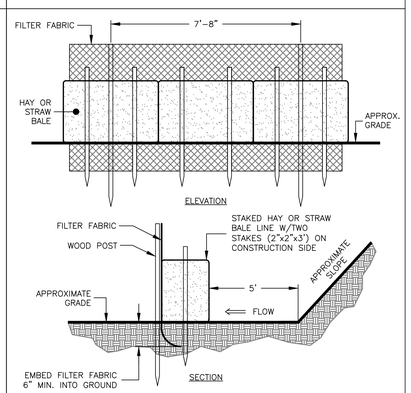


SILTSACK®
NOT TO SCALE



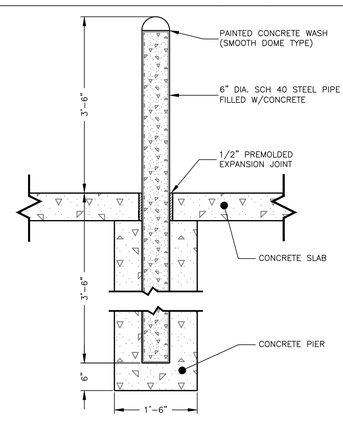
DEWATERING STATION
NOT TO SCALE

NOTES:
1. THE LOCATION OF THE DEWATERING AREA TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR WITH CONSERVATION COMMISSION APPROVAL.
2. DETAIL FROM: SEEKAMP ENVIRONMENTAL CONSULTING

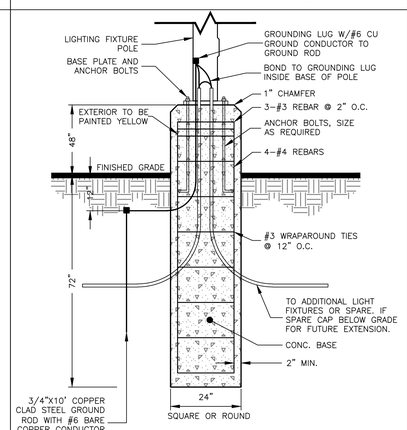


SILT FENCE & HAY/STRAW BALE
NOT TO SCALE

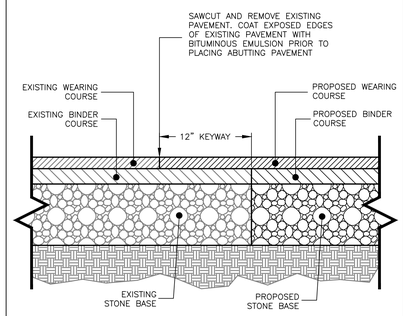
NOTE:
USE STRAW BALES ADJACENT TO WETLANDS



BOLLARD DETAIL
NOT TO SCALE

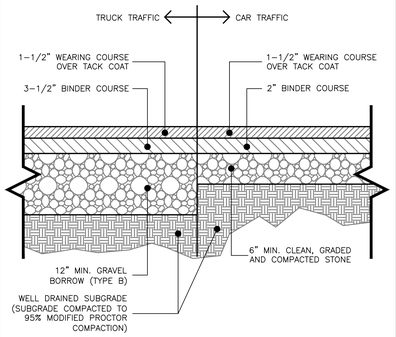


LIGHT POLE BASE
NOT TO SCALE



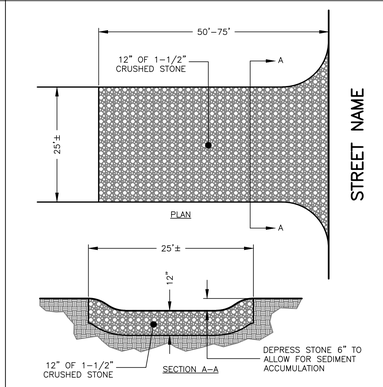
PAVEMENT KEYWAY
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



PAVEMENT SECTION
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



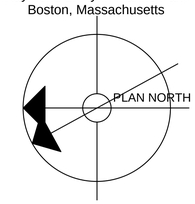
TIRE TRACKING PAD
NOT TO SCALE

NOTE:
PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY

O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts



SCALE: NTS

TAA #M416

CIVIL

DETAILS

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. ARCHETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER
9/27/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.08

O'HARA-PANGEA BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts

PLAN NORTH

SCALE: NTS

TAA #M416

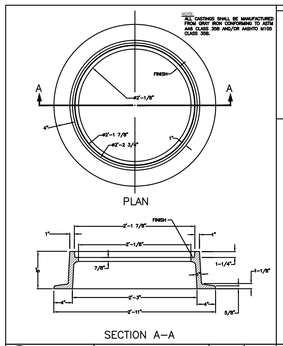
CIVIL

DETAILS

NOTE: ALL CASTINGS SHALL BE MANUFACTURED FROM GRAY IRON CONFORMING TO ASTM A48 CLASS 35B AND/OR AASHTO M105 CLASS 35B.

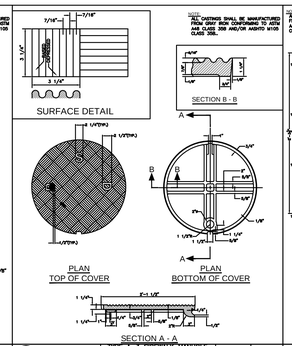
TYPE A MANHOLE FRAME NO.99880000

Scale: Not To Scale — Jan. 14, 2014 — Model



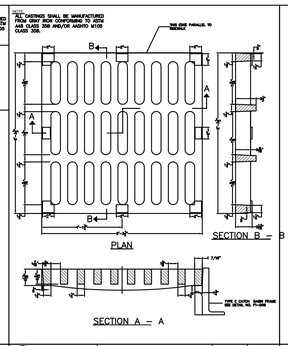
TYPE A-3 SIDEWALK MANHOLE COVER NO. 99870000

Scale: Not To Scale — Jan. 14, 2014 — Model



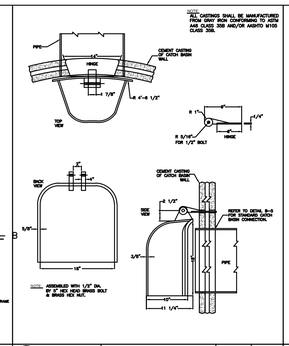
TYPE E-1 CATCH BASIN GRATE NO.99970000

Scale: Not To Scale — ********** — Model



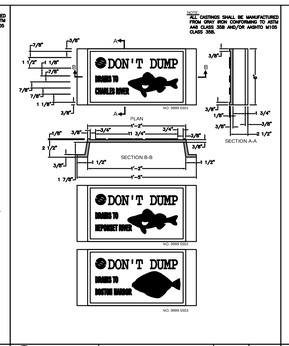
CATCH BASIN HOOD

Scale: Not To Scale — ********** — Model



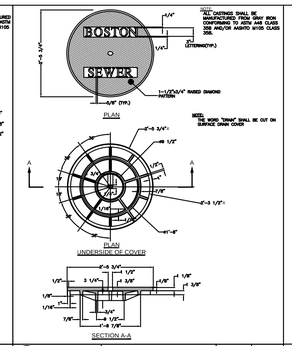
8X14 CATCH BASIN SIGN

Scale: Not To Scale — ********** — Model



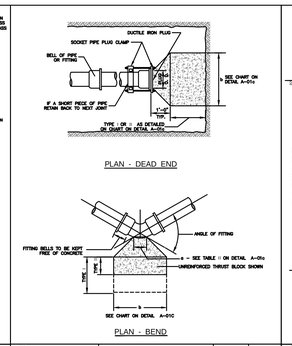
TYPE B-5 MANHOLE COVER NO.99920000 – NO.99920001

Scale: Not To Scale — ********** — Model



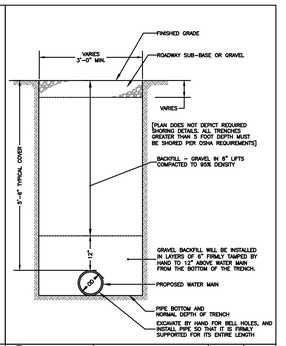
THRUST BLOCK DETAILS

Scale: Not To Scale — Apr. 30, 2012 — Model



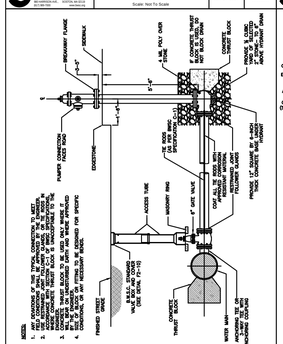
TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND

Scale: Not To Scale — Nov. 3, 2016 — Model



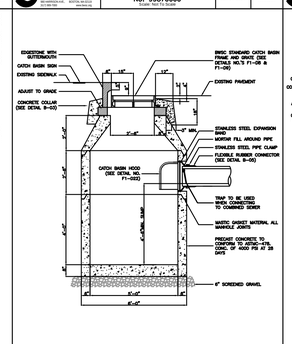
TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

Scale: Not To Scale — March 6, 2017 — Model



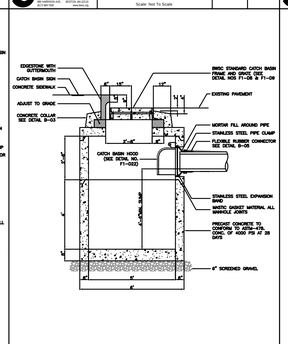
STANDARD CATCH BASIN NO. 5

Scale: Not To Scale — ********** — Model



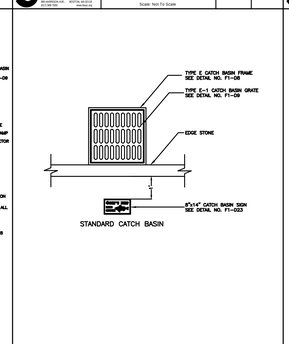
SHALLOW CATCH BASIN

Scale: Not To Scale — ********** — Model



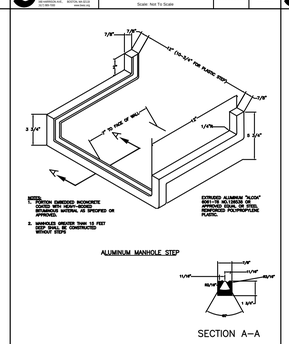
CATCH BASIN SIGN INSTALLATION

Scale: Not To Scale — June 30, 2012 — Model



ALUMINUM MANHOLE STEP

Scale: Not To Scale — June 30, 2012 — Model



MANHOLE STRUCTURES GENERAL NOTES

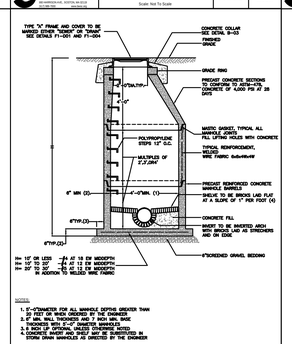
Scale: Not To Scale — June 30, 2012 — Model

NOTES:

1. ALL CAST IN PLACE CONCRETE TO HAVE A MINIMUM 28 DAY STRENGTH OF 3000 LBS PER SQ. INCH, USING 3/4"MAXIMUM SIZE AGGREGATE
2. REINFORCING STEEL BARS ARE DEFORMED BARS OF BILLET STEEL ASTM A615 GRADE 60
3. WELDED WIRE FABRIC CONFORMS TO ASTM A185
4. CAST IRON FRAME, TYPE "A" AND COVER TYPE "A" FOR DETAILS SEE DETAILS NOS. F1–001, F1–004 AND F1–005 COVERS TO BE MARKED EITHER "SEWER" OR "DRAIN".
5. DESIGN LIVE LOAD – HS 20 – 44
6. MINIMUM COVER FOR REINFORCING IN WALLS OR SLABS POURED AGAINST EARTH SHALL BE 3 INCHES. ALL OTHERS SHALL BE 2 INCHES UNLESS OTHERWISE NOTED
7. USE 2'–0" LENGTHS OF PIPE STUBS AT ALL MANHOLES FOR VC OR AC PIPE. USE 4'–0" MAX. LENGTHS OF PIPE STUBS AT ALL MANHOLES FOR RC, DI OR PVC.
8. THESE MANHOLE DETAILS TO BE USED FOR BOTH SANITARY SEWER AND STORM DRAIN MANHOLES
9. ALL MANHOLES SHALL BE CONSTRUCTED OF REINFORCED CONCRETE SHOP DRAWINGS SUBMITTALS SHALL SHOW ALL REINFORCING DETAILS
10. MWRA OIL AND GREASE SEPARATOR IS USED WITHIN BUILDINGS WHERE REQUIRED BY MWRA (MASSACHUSETTS WATER RESOURCES AUTHORITY) OR DEP (DEPARTMENT OF ENVIRONMENTAL PROTECTION) REGULATION. FOR DETAILS SEE DETAIL NO. B–04. FOR BWSC APPROVED GRIT AND OIL SEPARATORS, SEE DETAIL NOS. B–17 AND B–18.

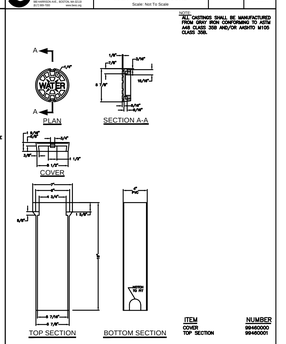
TYPICAL PRECAST CONCRETE MANHOLE

Scale: Not To Scale — June 30, 2012 — Model



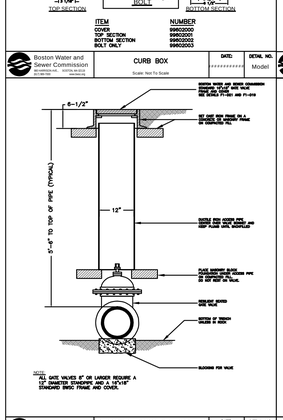
WATER SERVICE ROADWAY BOX

Scale: Not To Scale — ********** — Model



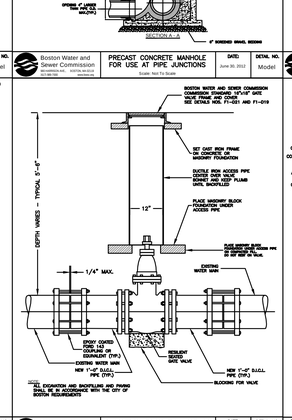
CURB BOX

Scale: Not To Scale — ********** — Model



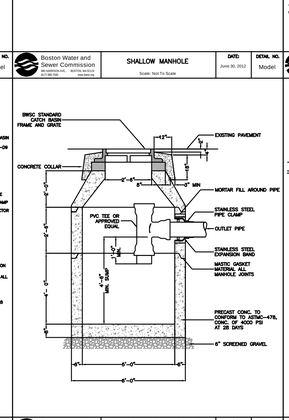
PRECAST CONCRETE MANHOLE FOR USE AT PIPE JUNCTIONS

Scale: Not To Scale — June 30, 2012 — Model



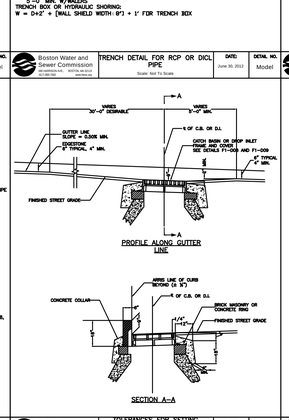
SHALLOW MANHOLE

Scale: Not To Scale — June 30, 2012 — Model



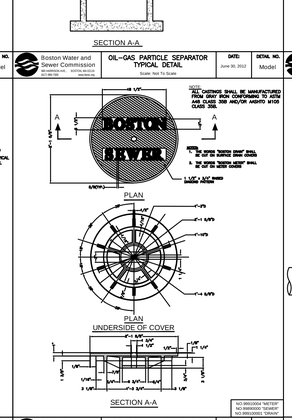
TRENCH DETAIL FOR RCP OR DICL PIPE

Scale: Not To Scale — June 30, 2012 — Model



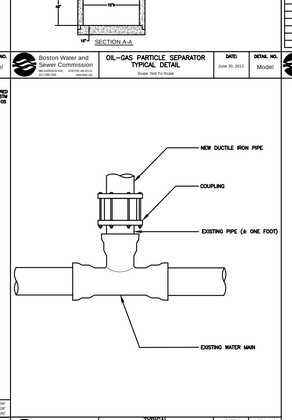
OIL–GAS PARTICLE SEPARATOR TYPICAL DETAIL

Scale: Not To Scale — June 30, 2012 — Model



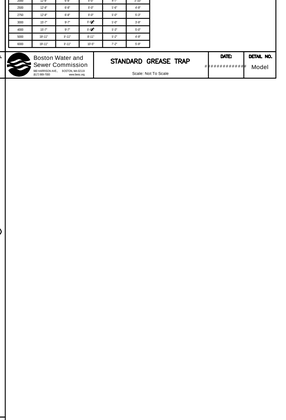
OIL–GAS PARTICLE SEPARATOR TYPICAL DETAIL

Scale: Not To Scale — June 30, 2012 — Model



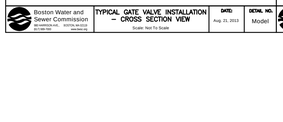
STANDARD GREASE TRAP

Scale: Not To Scale — ********** — Model



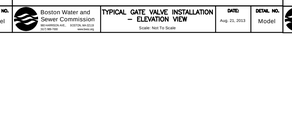
TYPICAL GATE VALVE INSTALLATION – CROSS SECTION VIEW

Scale: Not To Scale — Aug. 21, 2013 — Model



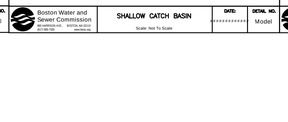
TYPICAL GATE VALVE INSTALLATION – ELEVATION VIEW

Scale: Not To Scale — Aug. 21, 2013 — Model



SHALLOW CATCH BASIN

Scale: Not To Scale — ********** — Model

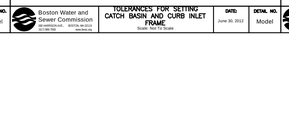


CATCH BASIN WITH OIL TRAP OUTLET

Scale: Not To Scale — June 30, 2012 — Model

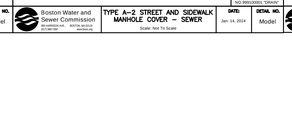
TOLERANCES FOR SETTING CATCH BASIN AND CURB INLET FRAME

Scale: Not To Scale — June 30, 2012 — Model



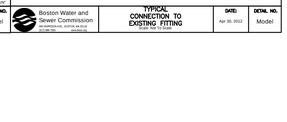
TYPE A–2 STREET AND SIDEWALK MANHOLE COVER – SEWER

Scale: Not To Scale — Jan. 14, 2014 — Model



TYPICAL CONNECTION TO EXISTING FITTING

Scale: Not To Scale — Apr. 30, 2012 — Model



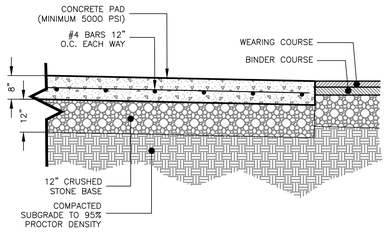
Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. PACHECO
No. 57008
PROFESSIONAL ENGINEER
9/27/22

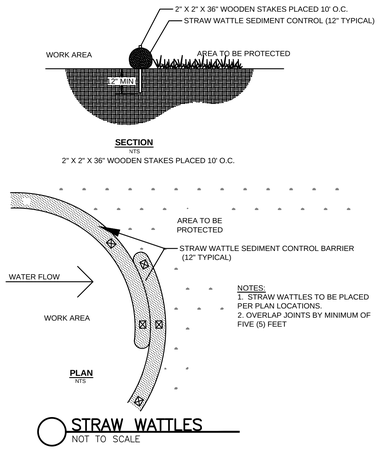
ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
Drawn By:	
Checked By:	

C.09

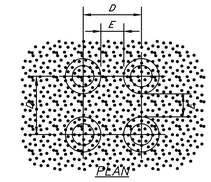
M:\BOS\81\CD_OHara_681_R3.dwg, 5/13/2022 8:51:06 AM, TC



LANDING PAD
NOT TO SCALE



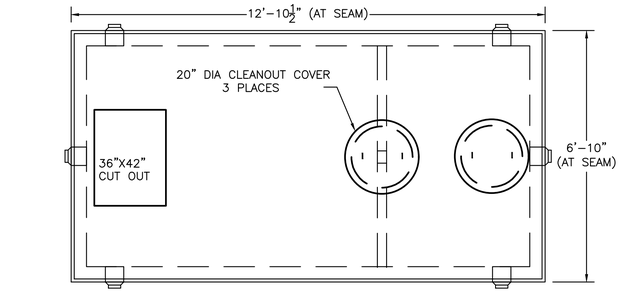
STRAW WATTLES
NOT TO SCALE



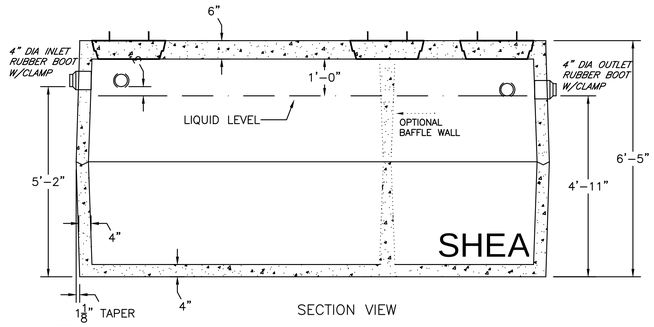
	MIN.	MAX.
D	1.60"	2.40"
E	.65"	1.50"
F	.45"	.80"
G	.90"	1.40"

NOTES:
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23mm.), A HEIGHT OF NOMINAL 0.2 IN. (5mm.), AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. (60mm.) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. SHALL CONFORM WITH MassDOT STD DETAIL M/E 107.6.5R.

WHEELCHAIR RAMP DETECTABLE WARNING DETAIL
(NOT TO SCALE)



PLAN VIEW

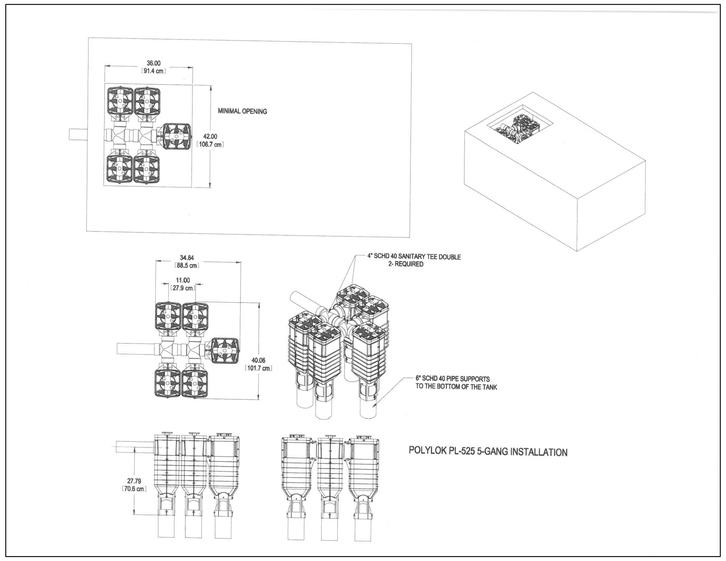


SECTION VIEW

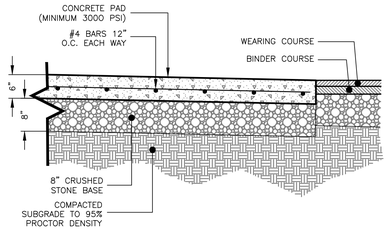
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND GAS BAFFLE SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.

		WEIGHT
ITEM NO. 2500	STANDARD	21,750#
2500H	H20	21,750#

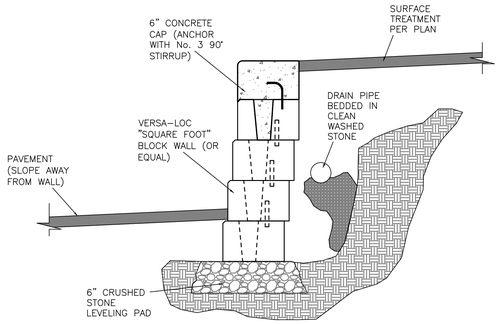
2500G PRE-CAST TANK (H20)
NOT TO SCALE



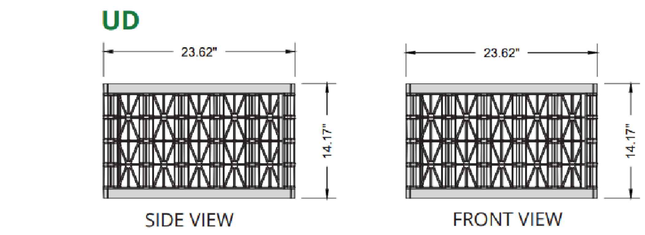
POLYLOK-525 EFFLUENT FILTER
NOT TO SCALE



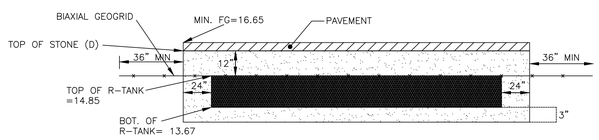
METAL STAIR SUPPORT PAD
NOT TO SCALE



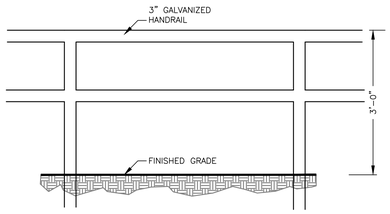
CONCRETE CAP AT WALL
NOT TO SCALE



ACF R-TANK UD
NOT TO SCALE

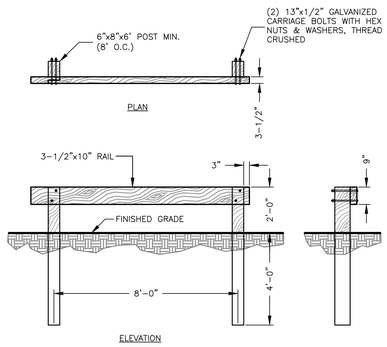


ACF R-TANK UD CROSS SECTION (HS-20 LOAD)
NOT TO SCALE



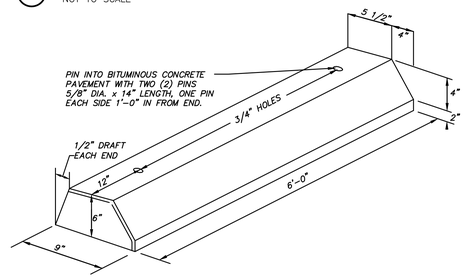
SAFETY HANDRAIL
NOT TO SCALE

NOTE:
1. USE IN AREAS WHERE THE GRADE DIFFERENCE EXCEEDS IS BETWEEN 10"-30"

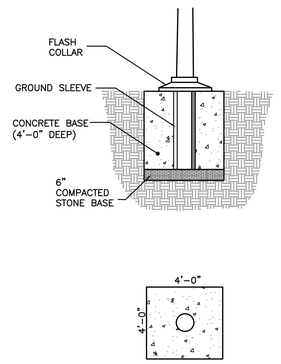


WOOD GUARDRAIL-WOOD POSTS
NOT TO SCALE

NOTE:
1. USE IN AREAS WHERE THE GRADE DIFFERENCE EXCEEDS 30"
2. ALL SPLICES TO BE AT POSTS.
3. USE PRESSURE TREATED WOOD.



PRECAST CONCRETE WHEEL STOP
(NOT TO SCALE)

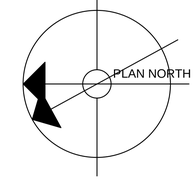


FLAG POLE BASE
NOT TO SCALE

O'HARA-PANGEA
BUILDING

At

Massport Maritime Terminal
Raymond L. Flynn Marine Park
Boston, Massachusetts



SCALE: NTS

TAA #M416

CIVIL

DETAILS

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Ph. 781.246.2800
www.hayeseng.com

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. MACHNICH III
CIVIL
37008
REGISTERED PROFESSIONAL ENGINEER
5/17/22

ISSUE DATE: 08.02.2021	
DATE	REVISION
9/27/21	CDs
3/01/22	TAA REVISIONS
3/11/22	ADDENDUM 1
3/17/22	STAIR PAD DET.
5/16/22	ADDENDUM 2
Drawn By:	
Checked By:	

C.10