Notice of Intent

225 Northern Avenue

Submitted to:
Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201

Submitted by:
COJE Management Group
76 Summer Street, 6th Floor
Boston, MA 02110

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754

In Association with:
Massachusetts Port Authority
Seaport Realty Company, LLC
Nitsch Engineering

Epsilon ASSOCIATES INC.

September 9, 2022
Rev. 9/23/2022

Notice of Intent

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

225 Northern Avenue
Boston, Massachusetts

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Bureau of Resource Protection - Wetlands

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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):

225 Northern Avenue — a. Street Address
Boston — b. City/Town
02210 — c. Zip Code

Latitude and Longitude:
42° 20' 55.04"N — d. Latitude
71° 2' 20.77"W — e. Longitude

N/A — f. Assessors Map/Plat Number
0602680150 — g. Parcel /Lot Number

2. Applicant:

a. First Name
b. Last Name
COJE Management Group — c. Organization
76 Summer Street, 6th Floor — d. Street Address
Boston — e. City/Town
MA — f. State
02110 — g. Zip Code
617.848.4207 — h. Phone Number
i. Fax Number
jef@coje.com — j. Email Address

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

a. First Name
b. Last Name
Massachusetts Port Authority — c. Organization
One Harborside Drive, Suite 200S — d. Street Address
East Boston — e. City/Town
MA — f. State
02128 — g. Zip Code
617-568-5000 — h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

Erik — a. First Name
Rexford — b. Last Name
Epsilon Associates Inc — c. Company
3 Mill and Main Place, Suite 250 — d. Street Address
Maynard — e. City/Town
MA — f. State
01754 — g. Zip Code
(978) 461-6241 — h. Phone Number
i. Fax Number
erexford@epsilonassociates.com — j. Email address

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

$1,437.50 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$925.00 — c. City/Town Fee Paid

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Construction of a 750 square foot storefront addition to the D Street façade of the building located at 225 Northern Avenue. (refer to Attachment A - Project Narrative)

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

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

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

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
Suffolk	
c. Book	d. Page Number
33563	70

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

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ 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.

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ 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

Resource Area	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	750 1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

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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

   2021 (MassGIS)
   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 http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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

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

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

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

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

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

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

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

a. ☐ Yes ☒ No

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

a. ☐ Yes ☒ No

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

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

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

2. ☒ A portion of the site constitutes redevelopment

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

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

1. ☐ Single-family house

2. ☐ Emergency road repair

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

D. Additional Information

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

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

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

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

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

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D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Existing and Proposed Conditions Plan
a. Plan Title

Nitsch Engineering
b. Prepared By

John M. Schmid, P.E.
c. Signed and Stamped by

July 28, 2022
d. Final Revision Date

1" = 10'
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:

52005 & 52004
2. Municipal Check Number

8/22/2022
3. Check date

52003
4. State Check Number

8/22/2022
5. Check date

Epsilon Associates, Inc.
6. Payor name on check: First Name

7. Payor name on check: Last Name

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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

August 19, 2022
2. Date

3. Signature of Property Owner (if different)

August 19, 2022
4. Date

5. Signature of Representative (if any)

August 19, 2022
6. Date

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

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

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

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

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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:

225 Northern Avenue	Boston
a. Street Address	b. City/Town
52003	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name		b. Last Name	
COJE Management Group, LLC			
c. Organization			
76 Summer Street, 6th Floor			
d. Mailing Address			
Boston	MA	02210	
e. City/Town	f. State	g. Zip Code	
617-848-4207			
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

a. First Name		b. Last Name	
Massachusetts Port Authority			
c. Organization			
One Harborside Drive, Suite 200S			
d. Mailing Address			
East Boston	MA	02128	
e. City/Town	f. State	g. Zip Code	
617-568-5000			
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.

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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 3(b) - each building (for development) including site.	1	$1,050	$1,050

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	$1,050 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:	N/A (Boston Fee: $925.00)

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.)

Attachment A

Project Narrative

1.0 Introduction

On behalf of COJE Management Group, LLC (Proponent), Epsilon Associates, Inc. (Epsilon) is pleased to submit this Notice of Intent (NOI) to the Boston Conservation Commission (the "Commission"). This NOI has been prepared in accordance with the Massachusetts Wetland Protection Act (MGL c.131 s.40) (the "Act") and implementing Regulations (310 CMR 10.00 [Regulations]).

As described in the following sections, the Proponent intends to remove two "three season" enclosures located along the D Street façade of the building located at 225 Northern Avenue and construct a single permanent storefront (the "Project"). The existing enclosures were installed sometime after the 225 Northern Avenue building was constructed and were utilized for restaurant seating. The proposed storefront will again provide restaurant seating.

2.0 Existing Conditions

2.1 Site Description

As shown on Attachment B, Figure 1 - *USGS Locus Map* and Figure 2 – *Aerial Locus*, the Project site is located on D Street and will encompass approximately 750 square feet of the sidewalk along the building façade. The entire Project site is impervious surface, however a portion of the sidewalk adjacent to the Project site includes tree wells and pervious pavers that facilitate infiltration to those tree wells. Site photographs are provided in Attachment C.

Installation of the proposed storefront will involve work within Land Subject to Coastal Storm Flowage (LSCSF). The Project site is located within the Federal Emergency Management Agency (FEMA) Flood Zone AE, Elevation (El.) 11 NAVD88 (17.46 Boston City Base [BCB]) and a small area of the Project site is within Zone AE, El. 10 NAVD88 (16.46 BCB) according to the most recent FEMA Flood Insurance Rate Map (FIRM) No. 25025C0081J, dated March 16, 2016 (see Attachment B, Figure 3 - *FEMA Flood Insurance Rate Map*).

The Project site is landward of the buffer zone to coastal bank which extends 100 feet from the Northern Avenue seawall.

No portion of the Project site is located within areas mapped as Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife by the Natural Heritage and Endangered Species Program under the Massachusetts Endangered Species Act and the Massachusetts Wetlands Protection Act, respectively (Natural Heritage/MassGIS, August 2021).

The Project site is owned by the Massachusetts Port Authority (Massport), and subject to a long-term ground lease granted to the Proponent's landlord.

2.2 Land Subject to Coastal Storm Flowage

LSCSF, as defined at 310 CMR 10.04, is land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater.

The Project site is entirely within LSCSF and, as noted above, encompasses two base flood elevations associated with the Zone AE. The majority of the Project site is within an area identified with a base flood elevation of El. 11 NAVD88 (17.46 BCB) and a small area at the southerly end of the Project site is within an area identified with a base flood elevation at El. 10 NAVD88 (16.46 BCB).

3.0 Project Description

The Proponent intends to remove the two existing enclosures and to construct a permanent storefront. The enclosures were installed atop the sidewalk and construction of the proposed storefront will require the removal of the sidewalk within the proposed footprint of the storefront. A new concrete subfloor will be installed within the proposed footprint and a curb wall will be installed along its perimeter. The footprint of the proposed storefront will be approximately 750 sf, approximately 210 sf larger than the existing enclosures, and will tie into the structural systems of the existing building. All HVAC, electrical, and plumbing systems, including proposed roof drains, will tie into the building's existing systems. Other than removal of the existing sidewalk to allow for installation of the new concrete subfloor, no subsurface disturbances are proposed. Additional details of the proposed storefront are shown on Attachment D – *Storefront Section Detail* and Attachment G – *Permitting Plans*.

3.1 Means and Methods

The Project contractor will work to ensure the work area minimizes impacts to pedestrian and vehicular flow. Secure fencing will be used to isolate the work area from pedestrian traffic around the Project site. In addition, sidewalks near construction activities will be well marked to protect pedestrians and ensure their safety and any signage required by BTD will be installed. As described in Section 3.2, construction-period stormwater runoff and erosion controls will be in place prior to commencing construction.

The existing enclosures will be disassembled by hand tools and removed from the Project site for disposal and/or recycling. It is anticipated that the existing sidewalk within the footprint of the storefront will be sawcut and removed using a small excavator. Given the size of the work area, it is anticipated that any excavated material will be removed from the Project site in a single workday and disposed of in accordance with applicable federal, state and local laws and regulations.

The reinforced concrete subfloor and curb wall will be cast-in-place. This area will be brought up to the desired grade with a subbase of crushed stone and an approximately four inch layer of reinforced concrete. Finished grade of the concrete subfloor will be at the elevation of the

existing sidewalk (approximately El. 16.0' BCB). Minor grading of approximately one to two inches above the existing grade may be required to construct an even and level subfloor surface.

It is anticipated that removal and delivery of materials will be staged from Park Lane, a private way abutting the Project site. Minimization and mitigation measures related to construction-period impacts are described in Section 3.2.

3.2 Minimization and Mitigation Measures

Best Management Practices (BMPs) will be implemented during all phases of construction to manage stormwater runoff and prevent erosion. Construction-period stormwater runoff and erosion controls will be in place prior to commencing construction activities. As shown on Attachment E – *Erosion and Sediment Control Plan*, catch basin inserts will be installed to protect the catch basins in the vicinity of the Project site. Construction fencing will be installed around the perimeter of the proposed storefront. Silt socks, as needed, may be anchored to the base of construction fencing in certain locations.

During construction, the removal of concrete surfaces and temporary material stockpiling have the potential to generate suspended particulate matter. Measures utilized to mitigate fugitive dust will included:

- Water dust suppressant spraying on exposed soils and during concrete-cutting activities;
- Load covers on trucks hauling dust generating materials to and from the site;
- Routine cleaning of the Project site to minimize the potential of particulate resuspension;
- All bulk materials (*e.g.*, graded stone and bedding aggregate) will either be installed upon delivery to the Project site or stockpiled within the footprint of the work area and/or inside the building; and
- Unconsolidated construction materials and debris will not be stored on site unless it has been appropriately secured and covered.

The contractor will not be permitted to store fuels, oils and other potentially hazardous materials on site. Vehicle and equipment maintenance and re-fueling will not be permitted on-site. Vehicles and equipment will be removed from the Project site and/or stored inside the building ahead of a predicted flooding event that would inundate the Project site.

A Storm Water Pollution Prevention Plan (SWPPP) will be developed and will include a construction personnel contact list, a description of proposed work, stormwater controls and spill prevention measures, and inspection practices to be implemented for the management of construction-related storm water discharges. It is not anticipated that construction dewatering will be required. The SWPPP will identify the areas where erosion and sediment controls are required and the types of erosion and sediment controls to be used to reduce the potential for offsite erosion.

The proposed storefront is designed to meet the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards. As a redevelopment, the Project is required to meet the Stormwater Management Standards to the maximum extent practicable. The Project will use the existing building's internal drainage system such that stormwater from the storefront will be collected at the roof and directed internally to the existing building drainage system. The existing building has several roof drains, including a 12-inch drain service that connects to the BWSC storm drain main in D Street. Stormwater from the Site will continue to ultimately discharge to the Boston Harbor. This design prevents the generation of stormwater and non-point source pollution by collecting runoff at the building roof instead of the flowing over the sidewalk and into the roadway catch basin.

A stormwater report is included as Attachment F.

4.0 Compliance with Regulatory Performance Standards

The Regulations specify performance standards for projects located within or adjacent to wetland resource areas and restrict the types of activities that can be permitted within these areas. Work will only occur within LSCSF and there are currently no performance standards under the Act for work that occurs within LSCSF. LSCSF is presumed significant to storm damage prevention and flood control, therefore, activities in LSCSF should protect the landform's ability to continue to provide and support those two interests.

The proposed storefront comprises approximately 240 sf of new structure which, given its modest size, is expected to have no measurable effect on velocity, depth, and extent of coastal floodwaters at or near the Project site. The location of new structure, primarily the in-fill of an existing entryway and at the northerly corner of the building, should not result in the channeling of floodwaters in a manner that increases the velocity of flow to adjacent areas. The new structure is also not anticipated to deflect, reflect, or redirect wave energy, overwash, and flood waters onto adjacent resource areas, properties, and private and public roads in a manner substantially different from the existing condition.

Floodwater drainage in the proposed condition will also be substantially similar to the existing condition and the proposed storefront will not cause floodwaters to be impounded. The Project site is entirely impervious surface in the existing condition and, thus, there will be no increase in impervious area. Additionally, the proposed storefront is far more structurally stable than the existing enclosures and is less likely to be damaged by or contribute debris to floodwaters.

LSCSF at the Project site is of little, if any, significance to the protection of wildlife and wildlife habitat.

5.0 Climate Resilience

The entire Seaport District, including the Project site, is anticipated to be impacted by the effects of climate change. The Project site and properties throughout the Seaport District are particularly vulnerable to coastal storms and sea level rise due to their proximity to Boston Harbor. Although

the work proposed in this NOI does not directly integrate climate resilience and adaptation measures, any such measures are beyond the modest scope of the Project. Nonetheless, the Proponent understands that the Project site will be impacted by climate change and that building resiliency is an important aspect of operating a restaurant at this location.

5.1 Coastal Flooding

Low-lying coastal areas can be impacted by storm surge from infrequent storm events (*e.g.*, nor'easters) as well as by astronomical tidal events, also referred to as "king tides." Currently, upland areas in and around the Seaport District are known to flood on occasion, both from astronomical high tides and coastal storm events. A compounding factor for coastal flooding is sea level rise (SLR), a significant effect of climate change, which increases the mean sea level and likelihood of flooding during coastal storm events and king tides. The likelihood of the Project site being flooded in the near- (by 2030), medium- (by 2050), and long-term (2070) time horizon is increasing, as storm events have been increasing in magnitude and frequency due to warming temperatures.

Access to the proposed storefront will remain at grade level (El. 16.0 BCB) and, to mitigate impacts of coastal flooding, building entrances may need to be modified in the future or temporary flood barriers, such as an AquaFence product, may need to be deployed. Any such temporary flood barrier will be deployed at the discretion of the building owner/operator. The proposed curb wall along the perimeter of the storefront will extend up to approximately El. 18.5 BCB and will provide some additional protection again flooding. HVAC and electrical components servicing the storefront will be installed approximately at El. 26.0, well above the SLR-BFE.

Addition measures necessary to address coastal flooding (*e.g.*, increased slab elevations or roadway grades) are beyond the scope of the Project.

5.2 Stormwater

From 1958 to 2010, there was a 70% increase in the amount of precipitation that fell on the days with the heaviest precipitation (*Climate Ready Boston*). With climate change, this trend is expected to continue, with more frequent, higher intensity rainfall events. In consideration of increased precipitation, *Climate Ready Boston* recommends considering a 10% increase in the 10-year rainfall event for the 2060s.

Stormwater from the Project site is currently shed from the roof of the enclosures and is captured by drains located along D Street. The Project will not introduce additional impervious surfaces but will redirect stormwater from the roof of the proposed storefront to the existing roof drain leaders of the building.

5.3 Extreme Heat

Extreme heat is a chronic hazard that is expected to worsen in Boston over time. Both average temperatures as well as the frequency, duration, and intensity of extended periods of severe heat are projected to increase. Average summer temperatures in Boston are also projected to rise from 69 degrees Fahrenheit to as high as 76 degrees by 2050 and 84 degrees by 2100. Additionally, by 2030, as many as 40 days per year may experience a heat wave of over 90 degrees, with as many as 90 days per year by 2070 (including up to 33 days over 100 degrees), assuming a business-as-usual carbon emissions scenario (*Climate Ready Boston*).

The Proponent is evaluating the feasibility of high-albedo roof coverings that will reduce the site's contribution to the heat island effect.

6.0 Conclusion

As described in detail above, the proposed work will have de minimis impact to wetland resources and construction-period BMPs will be in place to minimize those impacts. Construction methods have been designed to minimize construction-related environmental impacts associated with erosion, sedimentation, stormwater runoff, and construction debris.

The information contained in this NOI and the accompanying site plans describes the site, proposed work, and the effect of said work on the interests identified in the Act and Regulations. The Applicant therefore respectfully requests that the Boston Conservation Commission issue an Order of Conditions approving the proposed work with appropriate conditions to protect those interests identified in M.G.L. c. 131 §40.

Attachment B

Figures

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

COJE Management Boston, Massachusetts

Epsilon Associates Inc.

Figure 1

USGS Locus Map

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

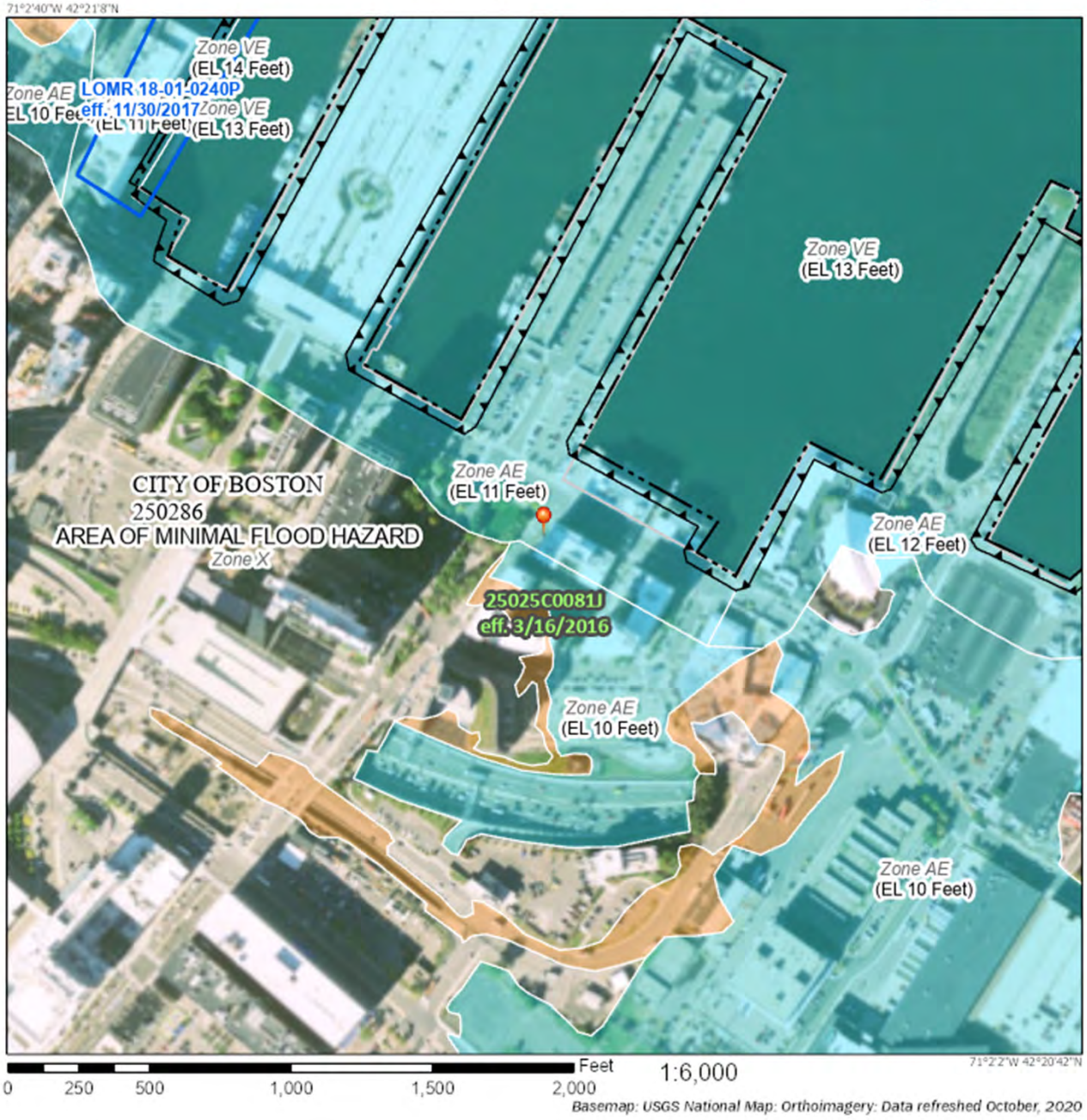
COJE Management Boston, Massachusetts

Epsilon Associates Inc.

Figure 2

Aerial Locus Map

National Flood Hazard Layer FIRMette



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

FEMA

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 / 17.5 Cross Sections with 1% Annual Chance / 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

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 8/15/2022 at 12:48 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.

COJE Management Boston, MA

Epsilon ASSOCIATES INC.

Figure 3

FEMA FIRMette

Attachment C

Site Photographs

COJE Management Boston, MA

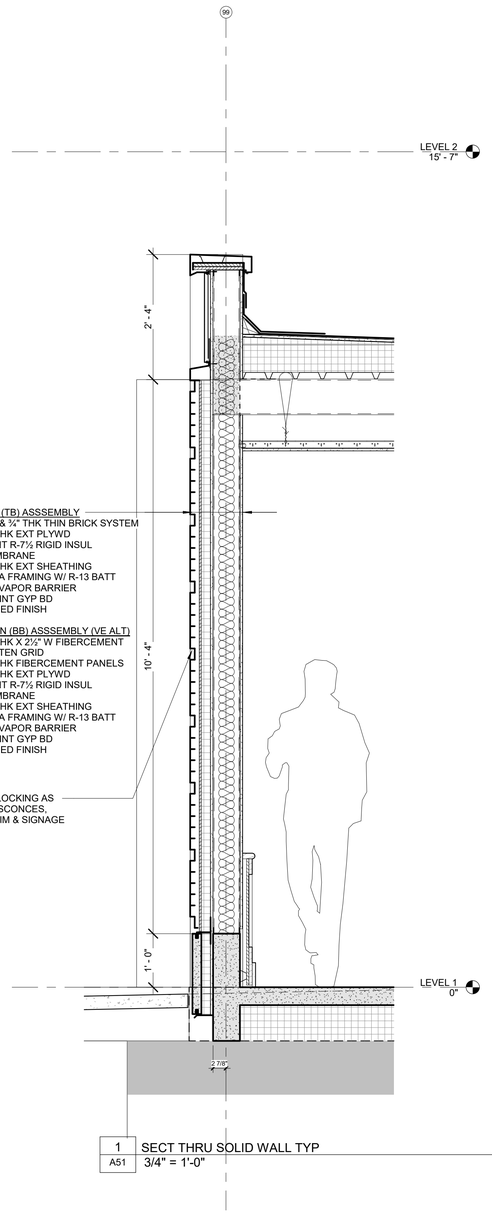
COJE Management Boston, MA

Epsilon ASSOCIATES INC.

Site Photographs

Attachment D

Storefront Section Detail

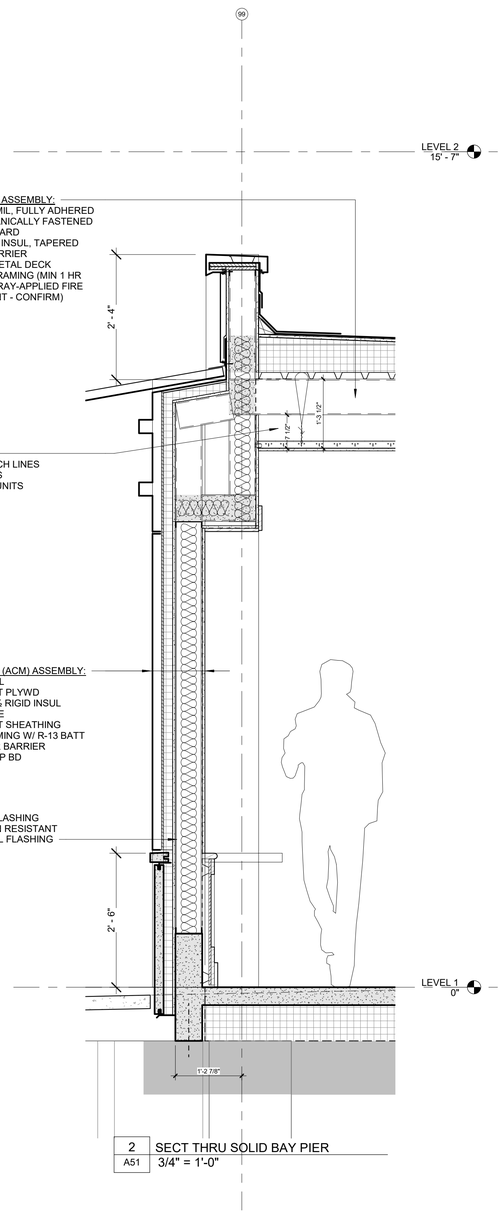


THIN-BRICK (TB) ASSSEMBLY
- 1¼" & ¾" THK THIN BRICK SYSTEM
- ½" THK EXT PLYWD
- CONT R-7½ RIGID INSUL
- MEMBRANE
- ½" THK EXT SHEATHING
- LTGA FRAMING W/ R-13 BATT
- AIR VAPOR BARRIER
- 5/8" INT GYP BD
- SCHED FINISH

BD & BATTEN (BB) ASSSEMBLY (VE ALT)
- ¾" THK X 2½" W FIBERCEMENT BATTEN GRID
- ¼" THK FIBERCEMENT PANELS
- ½" THK EXT PLYWD
- CONT R-7½ RIGID INSUL
- MEMBRANE
- ½" THK EXT SHEATHING
- LTGA FRAMING W/ R-13 BATT
- AIR VAPOR BARRIER
- 5/8" INT GYP BD
- SCHED FINISH

PROVIDE BLOCKING AS REQD FOR SCONCES, APPLIED TRIM & SIGNAGE

1 A51 SECT THRU SOLID WALL TYP
3/4" = 1'-0"



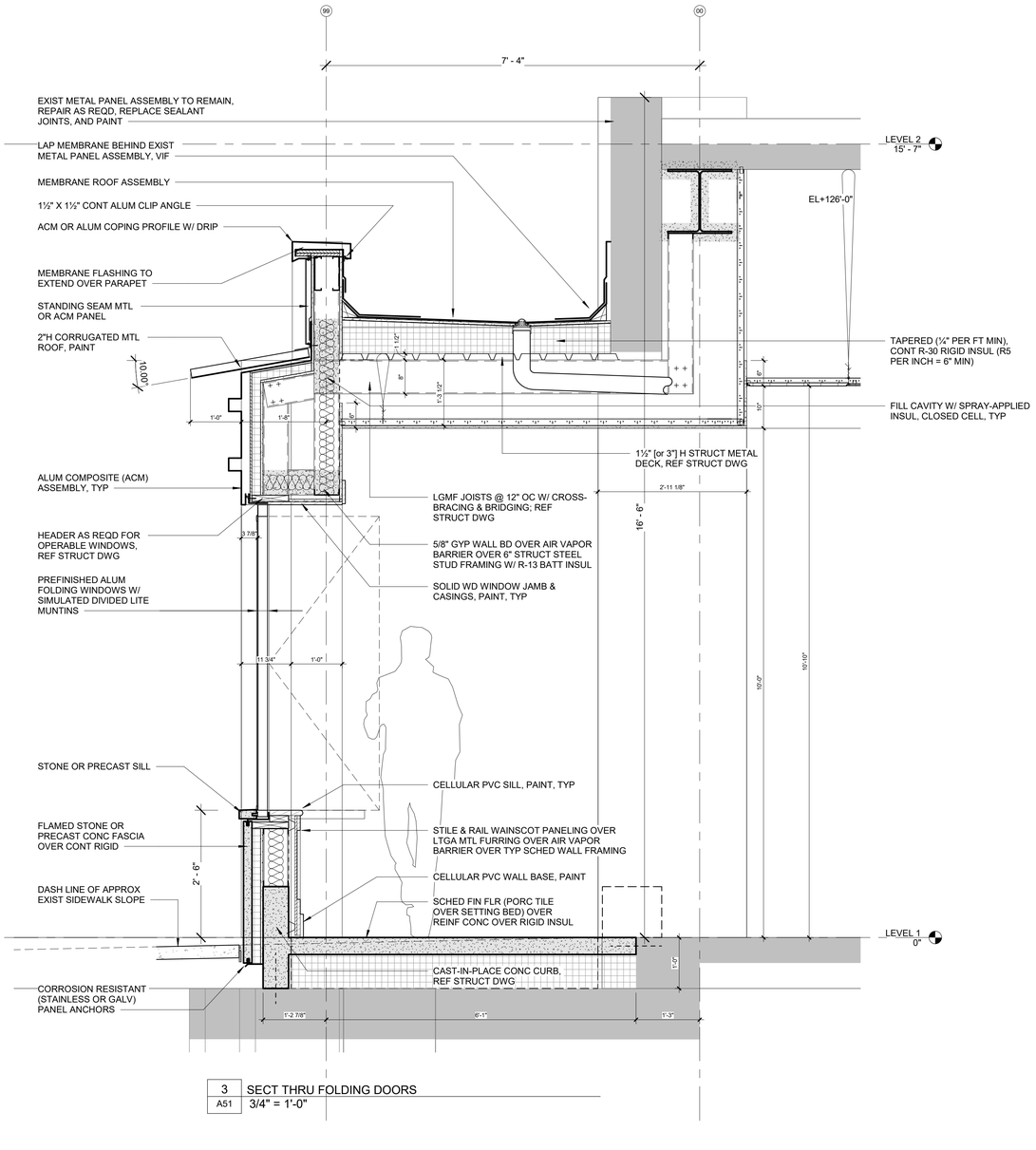
MEMBRANE ROOF ASSEMBLY:
- EPDM, 60 MIL, FULLY ADHERED OR MECHANICALLY FASTENED
- COVER BOARD
- R-30 RIGID INSUL, TAPERED
- VAPOR BARRIER
- STRUCT METAL DECK
- STRUCT FRAMING (MIN 1 HR RATED SPRAY-APPLIED FIRE RETARDANT - CONFIRM)

PLENUM TBD:
SPRINKLER BRANCH LINES
RECESSED LIGHTS
HVAC CASSETTE UNITS
SPEAKERS

ALUM COMPOSITE (ACM) ASSEMBLY:
- ACM PANEL
- ½" THK EXT PLYWD
- CONT R-7½ RIGID INSUL
- MEMBRANE
- ½" THK EXT SHEATHING
- LTGA FRAMING W/ R-13 BATT
- AIR VAPOR BARRIER
- 5/8" INT GYP BD

LAP MEMBRANE FLASHING OVER CORROSION RESISTANT METAL THRU-WALL FLASHING

2 A51 SECT THRU SOLID BAY PIER
3/4" = 1'-0"



EXIST METAL PANEL ASSEMBLY TO REMAIN, REPAIR AS REQD, REPLACE SEALANT JOINTS, AND PAINT

LAP MEMBRANE BEHIND EXIST METAL PANEL ASSEMBLY, VIF

MEMBRANE ROOF ASSEMBLY

1⅛" X 1⅛" CONT ALUM CLIP ANGLE

ACM OR ALUM COPING PROFILE W/ DRIP

MEMBRANE FLASHING TO EXTEND OVER PARAPET

STANDING SEAM MTL OR ACM PANEL

2"H CORRUGATED MTL ROOF, PAINT

TAPERED (¼" PER FT MIN), CONT R-30 RIGID INSUL (R5 PER INCH = 6" MIN)

FILL CAVITY W/ SPRAY-APPLIED INSUL, CLOSED CELL, TYP

1½" [or 3"] H STRUCT METAL DECK, REF STRUCT DWG

ALUM COMPOSITE (ACM) ASSEMBLY, TYP

LGMF JOISTS @ 12" OC W/ CROSS-BRACING & BRIDGING; REF STRUCT DWG

HEADER AS REQD FOR OPERABLE WINDOWS, REF STRUCT DWG

5/8" GYP WALL BD OVER AIR VAPOR BARRIER OVER 6" STRUCT STEEL STUD FRAMING W/ R-13 BATT INSUL

PREFINISHED ALUM FOLDING WINDOWS W/ SIMULATED DIVIDED LITE MUNTINS

SOLID WD WINDOW JAMB & CASINGS, PAINT, TYP

STONE OR PRECAST SILL

CELLULAR PVC SILL, PAINT, TYP

FLAMED STONE OR PRECAST CONC FASCIA OVER CONT RIGID

STILE & RAIL WAINSCOT PANELING OVER LTGA MTL FURRING OVER AIR VAPOR BARRIER OVER TYP SCHED WALL FRAMING

CELLULAR PVC WALL BASE, PAINT

DASH LINE OF APPROX EXIST SIDEWALK SLOPE

SCHED FIN FLR (PORC TILE OVER SETTING BED) OVER REINF CONC OVER RIGID INSUL

CAST-IN-PLACE CONC CURB, REF STRUCT DWG

CORROSION RESISTANT (STAINLESS OR GALV) PANEL ANCHORS

3 A51 SECT THRU FOLDING DOORS
3/4" = 1'-0"

PRINTED: 1/14/2022 10:17:49 AM

ARCHITECT:
COJE Management Group
76 Summer St. 6th Floor
Boston, MA 02110
(617) 848-4207

OWNER:
CMG 225 Northern LLC
76 Summer St. 6th Floor
Boston, MA 02110
(617) 848-4207

CONTRACTOR:
CONTRACTOR FIRM
Address
City, State ZIP
###-###-####

RESTAURANT FIT-OUT

225 NORTHERN AVE BOSTON, MA PROJECT #: 21.3

REVISIONS:

NOT FOR CONSTRUCTION

ORIGINAL ISSUE:
ORIGINAL SHEET ISSUE
2018-11-08

SCALE: 3/4" = 1'-0"

EXTERIOR DETAILS

A51

Attachment E

Erosion and Sediment Control Plan

9/22/2022 11:20 AM

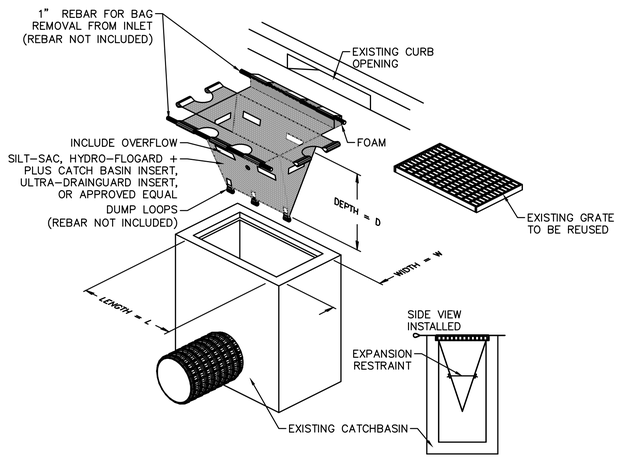
LEGEND

CONSTRUCTION FENCE

INLET PROTECTION (PROVIDE ON ALL EXISTING AND PROPOSED CATCH BASINS AND AREA DRAINS)

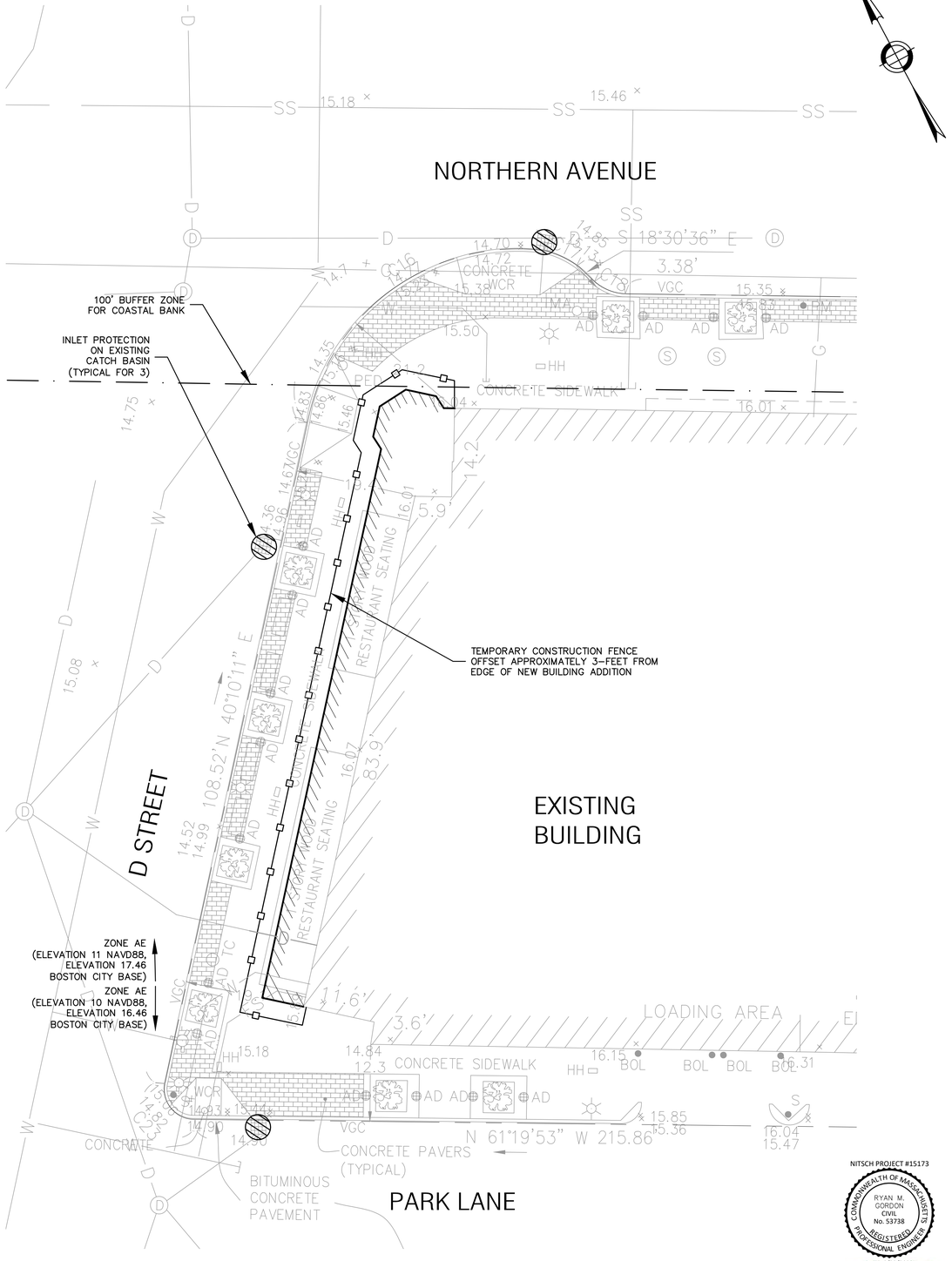
EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
4. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
5. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
6. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ABUTTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
8. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
9. ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
10. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
11. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
12. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY OF BOSTON CONSERVATION AGENT.



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

INLET PROTECTION
CATCH BASIN W/ SILTATION SACK
NOT TO SCALE



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=10'

SCALE:
1" = 10'
20 10 0 20 40

NITSCH PROJECT #15173

COMMONWEALTH OF MASSACHUSETTS
RYAN M. GORDON
CIVIL
No. 53738
REGISTERED PROFESSIONAL ENGINEER
DATE: 9/22/2022

Nitsch Engineering
www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

EROSION AND SEDIMENT CONTROL PLAN
225 NORTHERN AVE, BOSTON, MA 02210

PREPARED FOR:
COJE MANAGEMENT GROUP
76 SUMMER STREET, BOSTON, MA 02210

REV.	COMMENTS	DATE
	REVISIONS	

NITSCH PROJECT #	15173
FILE:	15173CLO.DWG
SCALE:	1"=10'
DATE:	09/22/2022
PROJECT MANAGER:	JMS
SURVEYOR:	NITSCH
DRAFTED BY:	RL
CHECKED BY:	RMG

SHEET:
C-2
OF REV.

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Attachment F

Stormwater Report & Checklist (Prepared by Nitsch Engineering)

Nitsch Engineering

July 28, 2022

STORMWATER REPORT

For:

225 NORTHERN AVENUE
Boston, MA 02210

Prepared for:

Jef Leon, AIA
COJE
76 Summer Street, 6th Floor
Boston, MA 02210

Prepared by:

NITSCH ENGINEERING, INC.
2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Project #15173

Draft Print
07/28/2022 2:05:35 PM

TABLE OF CONTENTS

SECTION 1

INTRODUCTION

Nitsch Engineering prepared this Stormwater Report to support the Notice of Intent application to City of Boston for the proposed building addition to the existing building at 225 Northern Avenue in Boston. The Project site is located on the D Street side of the 225 Northern Avenue building (subsequently referred to as the "Site").

The project improvements include the demolition of an existing three-season covered enclosure and the construction of a new one-story all-season building addition.

The building addition is designed so that stormwater from the roof area will drain to the existing building's stormwater drainage system. The Project will meet the requirements of the City of Boston and the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards.

SECTION 2

EXISTING CONDITIONS

The Site is located on the D Street sidewalk at 225 Northern Avenue in the South Boston Seaport in Boston. The existing residential building is bounded by Northern Avenue to the north, Harborview Lane to the east, Park Lane to the south and D Street to the west. There are retail and restaurant spaces on the ground floor. The property line is at the roadway curb line. The D Street face of the building contains two existing three-season restaurant seating enclosures. The enclosures extend 7.7-feet from the building edge into the sidewalk and are separated by a building entrance, with areas totaling approximately 510 square feet. The existing D Street sidewalk contains a concrete path of travel, paver furnishing zone with street trees in tree pits, street lights, benches, a bike rack, and a hydrant, as shown on Sheet C-1 Existing and Proposed Conditions Plan.

Existing Drainage Infrastructure

Stormwater runoff from the existing seating area rolls off the sloped enclosure roof onto the sidewalk and sheet flows overland to the existing catch basin in D Street. The area is 100% impervious. The catch basin connects to a drain main in D Street owned by the Boston Water and Sewer Commission and flows north, discharging to the Boston Harbor via a stormwater outfall at the Northern Avenue and D Street intersection.

The existing building stormwater is collected at the building roof and drains to BWSC storm drains in D Street, Northern Avenue, and Harbor Lane via drain services.

NRSC Soil Designations

The Natural Resources Conservation Services (NRCS) designates the soil series at the Site as Urban Land, wet substratum, 0 to 3 percent slopes, with a hydrologic soil group (HSG) rating of D, indicating that the soils have minimal infiltrative capacity.

Total Maximum Daily Load (TMDL)

The Site discharges into a closed drainage system that eventually drains to Boston Harbor. A Pathogen TMDL for the Boston Harbor Watershed was issued by DEP and the Environmental Protection Agency (EPA).

The TMDL identifies stormwater runoff as a source of bacteria. The Project minimize untreated stormwater discharge and associated pathogen pollutants by removing runoff that flows into a roadway catch basin in the existing condition and instead is clean runoff collected at the building addition roof and directed eventually directed to the BWSC storm drain main. Therefore, it is anticipated that the bacteria load from the proposed project site will be less than the existing load, and the project will comply with the requirements of the TMDL.

SECTION 3

PROPOSED CONDITIONS

Project Description

The proposed Project includes the removal of the existing three-season enclosures and the construction of a new 750-feet one-story building addition for a new restaurant tenant. The addition will span the length of building along D Street and will extend 6.75-feet from the existing face of the building. The construction will not impact the existing building utility services. The existing sidewalk and sidewalk features will be protected throughout construction. Refer to Sheet C-1 Existing and Proposed Conditions Plan.

The Project is considered a redevelopment. The Project will maintain the overall impervious area for the Project compared to the existing conditions. Refer to Table 1 for a comparison of the existing and proposed land use for the Site.

Table 1. Proposed land use for 225 Northern Avenue (in square feet)

Land Use	Existing Site (square feet)	Proposed Site (square feet)	Change
Roof	510	750	+240
Pavement	240	0	-240
Total	750	750	---

Stormwater Management System

The building addition is designed to meet the MassDEP Stormwater Management Standards and the City of Boston requirements. As a redevelopment, the Project is required to meet the Stormwater Management Standards to the maximum extent practicable as described in Section 5.

The Project will use the existing building's internal drainage system. Stormwater from the addition will be collected at the roof and directed internally to the existing building drainage system. The existing building has several roof drains, including a 12-inch drain service that connects to the BWSC storm drain main in D Street. Stormwater from the Site will continue to ultimately discharge to the Boston Harbor. This design prevents the generation of stormwater and non-point source pollution by collecting runoff at the building roof instead of the flowing over the sidewalk and into the roadway catch basin.

Stormwater Management During Construction

The Site Contractor will be responsible for stormwater management of the active construction site. The Contractor will install construction fence as well as inlet protection on the existing roadway catch basins in the vicinity of the construction. Refer to Sheet C-2 Erosion and Sediment Control Plan included with this report.

SECTION 4

STORMWATER MANAGEMENT ANALYSIS

Methodology

Nitsch Engineering completed a hydrologic analysis of the existing project site utilizing Soil Conservation Service (SCS) Runoff Curve Number (CN) methodology. The SCS method calculates the rate at which the runoff reaches the design point considering several factors: the slope and flow lengths of the subcatchment area, the soil type of the subcatchment area, and the type of surface cover in the subcatchment area. HydroCAD Version 10.00 computer modeling software was used in conjunction with the SCS method to determine the peak runoff rates and runoff volumes for the 2-, 10-, 25-, and 100-year, 24-hour storm events. The proposed project site is being analyzed with the same methodology.

The project site has one catchment area and drains to one design point: Boston Harbor. SCS Runoff Curve Numbers (CNs) were selected by using the cover type and hydrologic soil group of each area. The peak runoff rates for the 2-, 10-, and 100-year 24-hour storm events were then determined by inputting the drainage areas, CNs, and Tc paths into HydroCAD. Refer to the HydroCAD calculations in Appendix B and C for rainfall information.

HydroCAD Version 10.00

The HydroCAD computer program uses SCS and TR-20 methods to model drainage systems. TR-20 (Technical Release 20) was developed by the Soil Conservation Service to estimate runoff and peak discharges in small watersheds. TR-20 is generally accepted by engineers and reviewing authorities as the standard method for estimating runoff and peak discharges.

HydroCAD Version 10.00 uses up to four types of components to analyze the hydrology of a given site: subcatchments, reaches, basins, and links. Subcatchments are areas of land that produce surface runoff. The area, weighted CN, and T_c characterize each individual subcatchment area. Reaches are generally uniform streams, channels, or pipes that convey water from one point to another. A basin is any impoundment that fills with water from one or more sources and empties via an outlet structure. Links are used to introduce hydrographs into a project from another source or to provide a junction for more than one hydrograph within a project. The time span for the model was set for 0-48 hours in order to prevent truncation of the hydrograph.

Precipitation Data

Nitsch Engineering, Inc. used National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Volume 10 Precipitation Data to estimate the rainfall for the 2-year, 10-year, 25-year and 100-year 24-hour storms. The rainfall values for Boston that will be used are as follows:

Precipitation Data

Storm Event	24-Hour Rainfall
2-year	3.23 in
10-year	5.10 in
25-year	6.30 in
100-year	8.10 in

Peak Flow Rates

The proposed stormwater management system will maintain the peak runoff rates and volumes compared to the existing rates for the Design Point. As previously stated, the design for the building addition will remove runoff that flows overland to roadway catch basins and will instead collect the runoff directly at the building roof. Tables 2 and 3 below summarize the existing and proposed hydrologic analyses for the site at each design point.

Table 2. Peak Rates of Runoff in Cubic Feet per Second

	Storm Event	2-year	10-year	25-year	100-year
DP: Boston Harbor	Existing	0.05	0.08	0.10	0.13
	Proposed	0.05	0.08	0.10	0.13

Table 3. Volumes of Runoff for Total Site (in cubic feet)

Storm Event	2-year	10-year	25-year	100-year
Existing	187	304	379	491
Proposed	187	304	379	491

SECTION 5

MASSDEP STORMWATER MANAGEMENT STANDARDS

The Project is considered a ***redevelopment*** under the DEP Stormwater Management System. As such, the project is required to meet Standards 2, 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6 only to the maximum extent practicable. Existing stormwater discharges need to comply with Standard 1 only to the maximum extent practicable. The project will comply with all other Standards. The site will be designed to meet or meet to the maximum extent practicable the MassDEP Stormwater Management Standards as summarized below:

Standard 1: No New Untreated Discharges

The Project will not discharge any untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth. Stormwater from the Site will be collected at the building roof and will be cleaner than the existing condition, in accordance with the MassDEP Stormwater Management Standards.

Standard 2: Peak Rate Attenuation

The proposed stormwater management system will be designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates for the 2-, 10-, 25- and 100-year, 24 hour storm events. Refer to Table 2 for a pre- and post- development peak runoff rate comparison and the existing and proposed HydroCAD models in Appendix B and C, respectively.

Standard 3: Groundwater Recharge

The Project is required to comply with this standard to the maximum extent practicable. No groundwater recharge is proposed because there is no increase in impervious area and no change to the existing drainage pattern and ultimately design point.

Standard 4: Water Quality Treatment

The proposed project will be predominantly roof area on what was previously a sloped canopy roof and concrete sidewalk. Roof runoff is generally cleaner than pavement runoff. Therefore, the proposed Project is expected to increase the quality of runoff entering the closed drainage system that eventually drains to Boston Harbor.

Source control and pollution prevention measures are included in the Long-Term Pollution Prevention Plan and Operation and Maintenance Plan provided in Appendix D.

Standard 5: Land Uses with Higher Potential Pollutant Loads

The project is not considered a LUHPPL and therefore, this standard is not applicable.

Standard 6: Critical Areas

The Project is not located within any critical areas. Therefore, this standard is not applicable.

Standard 7: Redevelopments

The Project is considered a redevelopment under the MassDEP Stormwater Management Standards due to no increase in impervious area. Therefore, the project is required to meet Standard 2, Standard 3, and the pretreatment and structural stormwater BMP requirements of Standards 4, 5, and 6 to the maximum extent practicable. The projects should comply with all other requirements of the Stormwater Management Standards and improve existing conditions. The Project meets this standard.

Standard 8: Construction Period Pollution Prevention and Sedimentation Control

A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) will be developed and implemented during the Notice of Intent permitting process. Refer to Sheet C-2 Erosion and Sediment Control Plan included in this report.

The Project will result in disturbance less than one (1) acre of land. A Notice of Intent to the Environmental Protection Agency (EPA) for coverage under the National Pollution Discharge Elimination System (NPDES) Construction General Permit is not required.

Standard 9: Operation and Maintenance Plan

A post-construction operation and maintenance plan has been prepared and will be implemented to ensure that stormwater management systems function as designed. Source control and stormwater BMP operation requirements for the site are summarized in the Long-Term Pollution Prevention Plan and Operation and Maintenance Plan provided in Appendix D. There are no proposed BMPs as part of this Project and operation and maintenance procedures will be minimal.

Standard 10: Prohibition of Illicit Discharges

There will be no illicit discharges to the stormwater management system associated with the Project. An Illicit Discharge Compliance Statement is provided in Appendix A.

SECTION 6

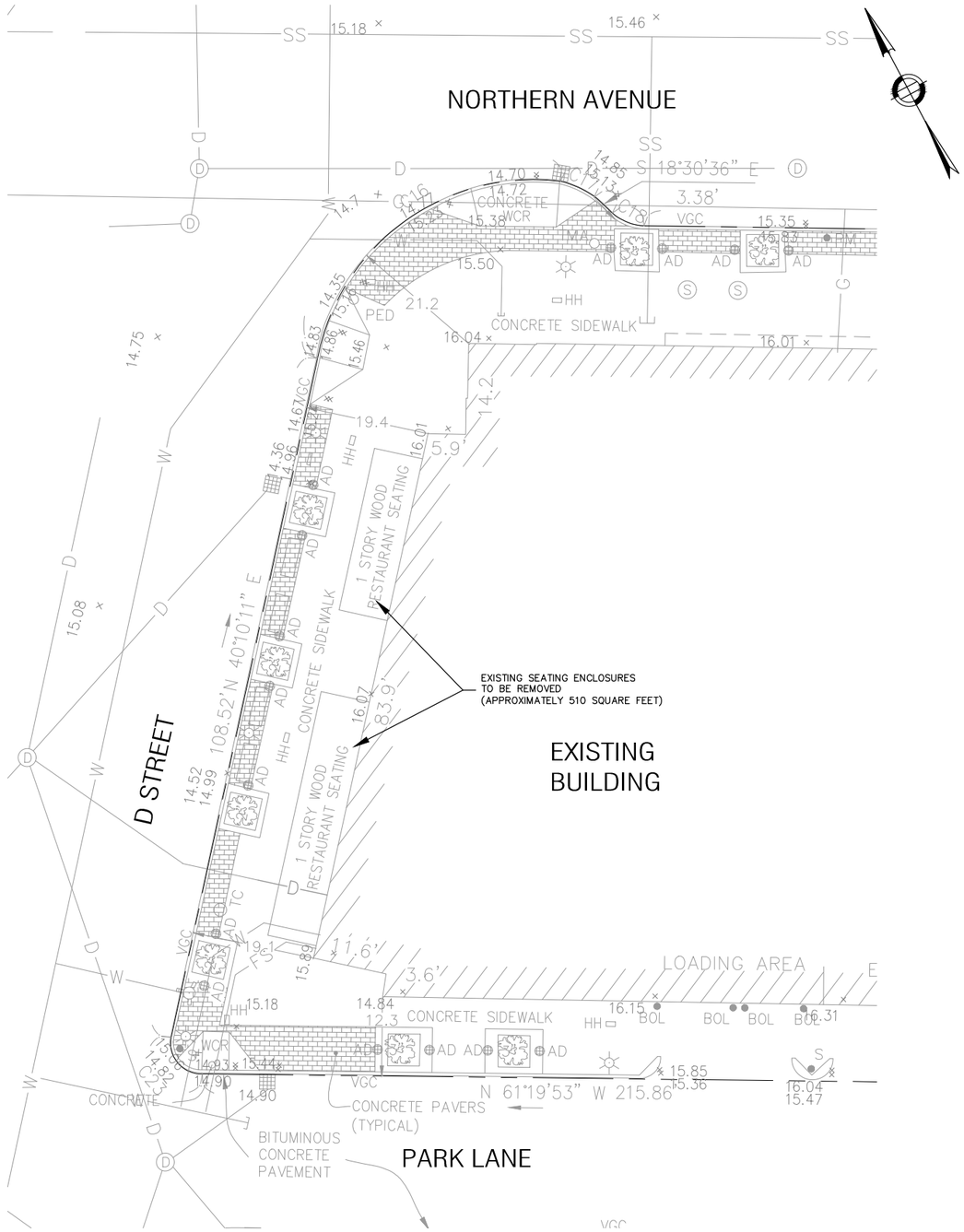
CONCLUSION

In conclusion, the Project's design will maintain peak runoff rates and volumes and improve the water quality of stormwater that is discharged from the Site. The Project is designed to meet the MassDEP Stormwater Management Standards and the City of Boston Rules and Regulations.

FIGURES

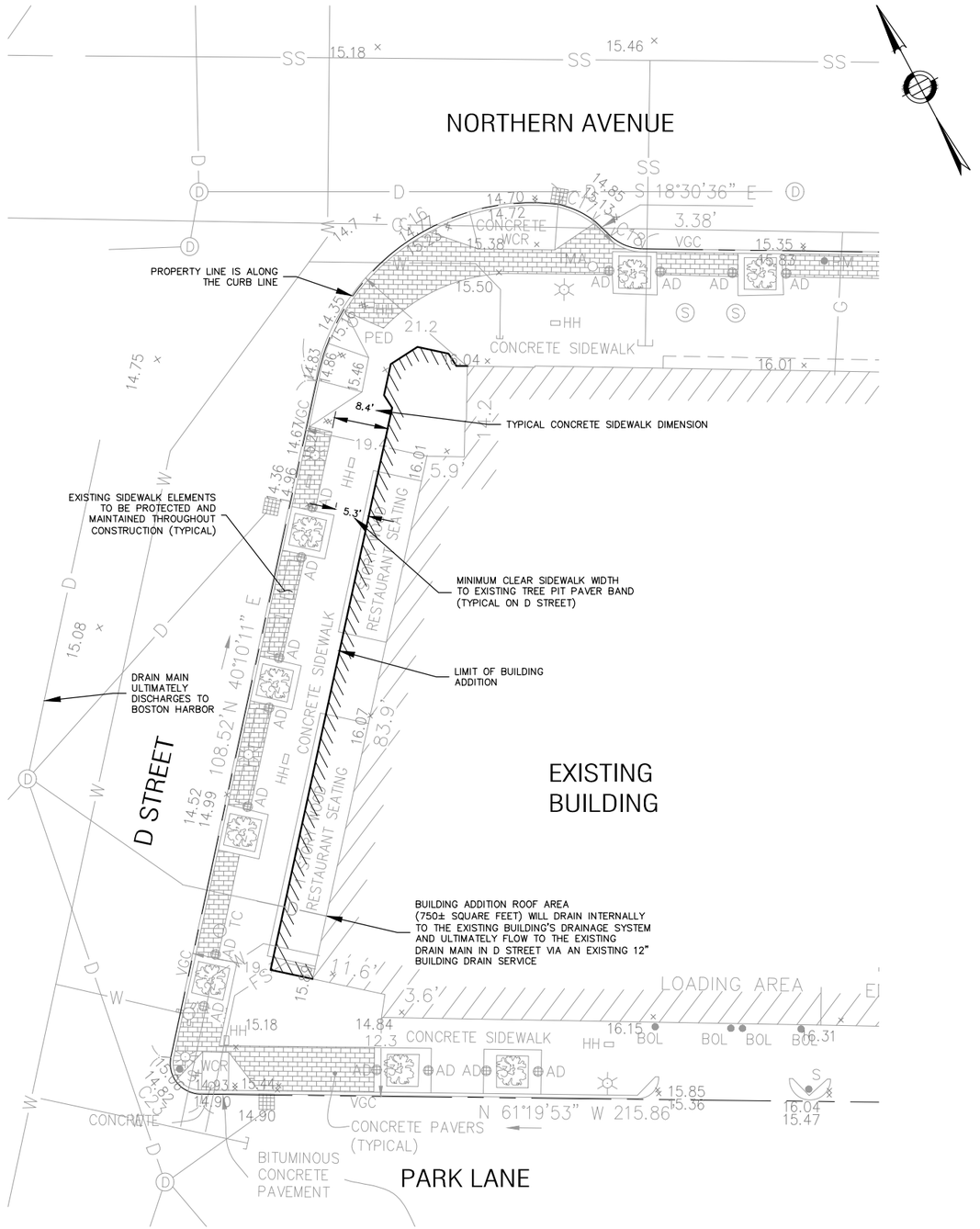
C-1 Existing and Proposed Conditions Plan

C-2 Erosion and Sediment Control Plan



EXISTING CONDITIONS PLAN

SCALE: 1"=10'



PROPOSED CONDITIONS PLAN

SCALE: 1"=10'

GENERAL NOTES:

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY", PREPARED BY NITSCH ENGINEERING., DATED 06/20/2006 AND UPDATED 11/03/2010.
2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 25025c0081J DATED 3/16/2016. THE SITE IS IN ZONE AE.
3. ELEVATIONS REFER TO BOSTON CITY BASE (BCB).

SCALE:
1" = 10'
20 10 0 20 40

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- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

EXISTING AND PROPOSED CONDITIONS PLAN

225 NORTHERN AVE, BOSTON, MA 02210

PREPARED FOR:
COJE MANAGEMENT GROUP
76 SUMMER STREET, BOSTON, MA 02210

REV.	COMMENTS	DATE
	REVISIONS	

NITSCH PROJECT #	15173
FILE:	15173CLO.DWG
SCALE:	1"=10'
DATE:	07/28/2022
PROJECT MANAGER:	JMS
SURVEYOR:	NITSCH
DRAFTED BY:	RL
CHECKED BY:	RMG

SHEET:
C-1
OF REV.

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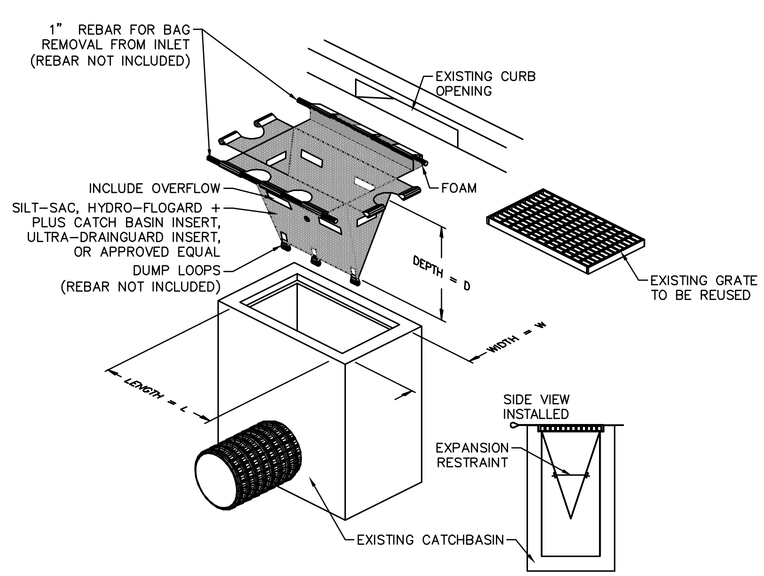
LEGEND

CONSTRUCTION FENCE

INLET PROTECTION (PROVIDE ON ALL EXISTING AND PROPOSED CATCH BASINS AND AREA DRAINS)

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
4. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
5. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
6. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ABUTTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
8. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
9. ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
10. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
11. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
12. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY OF BOSTON CONSERVATION AGENT.

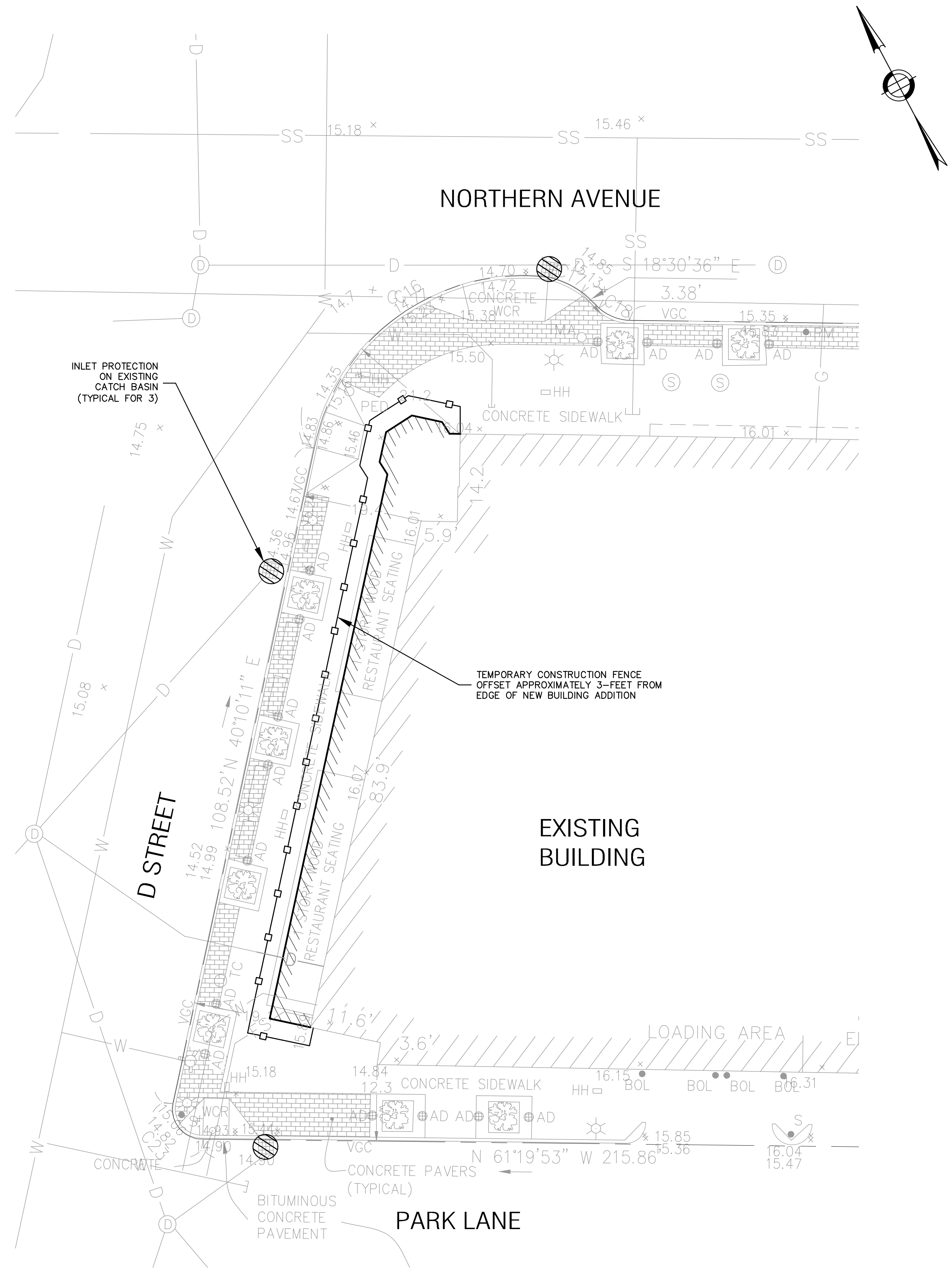


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.

INLET PROTECTION

CATCH BASIN W/ SILTATION SACK

NOT TO SCALE



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=10'

SCALE: 1" = 10'

20 10 0 20 40

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PREPARED FOR:
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SHEET:

C-2

OF REV.

APPENDIX A

STORMWATER MANAGEMENT STANDARDS DOCUMENTATION

MassDEP Checklist for Stormwater Report

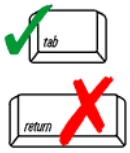
Standard 10: Illicit Discharge Compliance Statement

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

07/28/2022

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): New roof area collected by existing drainage system

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.

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

STANDARD 10: Illicit Discharge Compliance Statement

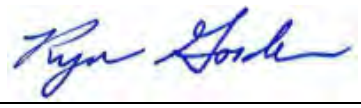
Project Name: 225 Northern Avenue	Nitsch Project #: 15173
Location: Boston, MA	Checked by: RMG
Prepared by: RMG	Sheet No. 1 of 1
Date: 7/28/2022	

Standard 10 states: All illicit discharges to the stormwater management system are prohibited.

This is to verify:

1. Based on the information available there are no known or suspected illicit discharges to the stormwater management system at the 225 Northern Avenue site as defined in the MassDEP Stormwater Handbook.

2. The design of the stormwater system includes no proposed illicit discharges.



NAME, PE

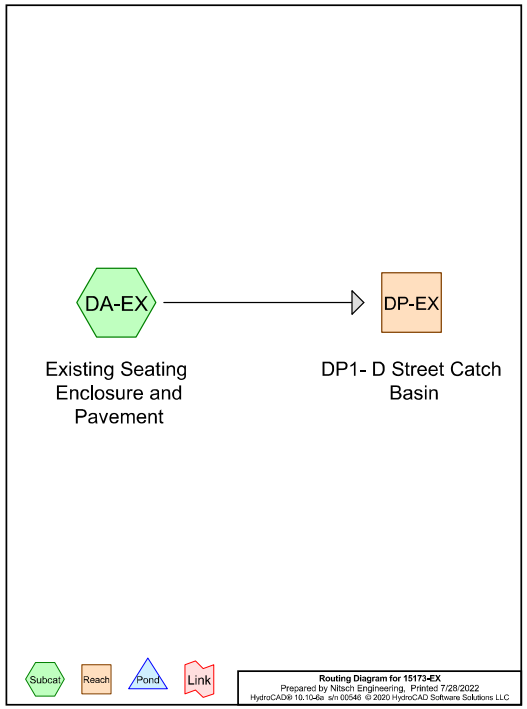
07/28/2022
Date

APPENDIX B

EXISTING CONDITIONS – HYDROCAD CALCULATIONS

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
510	98	Roofs, HSG D (DA-EX)
240	98	Unconnected pavement, HSG D (DA-EX)
750	**98**	**TOTAL AREA**



Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
750	HSG D	DA-EX
0	Other	
750		**TOTAL AREA**

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	NOAA 24-hr	D	Default	24.00	1	3.23	2
2	10-year	NOAA 24-hr	D	Default	24.00	1	5.10	2
3	25-year	NOAA 24-hr	D	Default	24.00	1	6.30	2
4	100-year	NOAA 24-hr	D	Default	24.00	1	8.10	2

Summary for Subcatchment DA-EX: Existing Seating Enclosure and Pavement

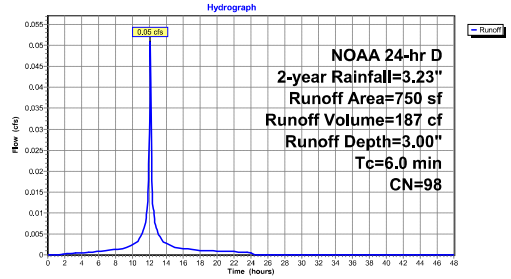
Runoff = 0.05 cfs @ 12.13 hrs, Volume= 187 cf, Depth= 3.00"
Routed to Reach DP-EX : DP1- D Street Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2-year Rainfall=3.23"

Area (sf)	CN	Description
240	98	Unconnected pavement, HSG D
510	98	Roofs, HSG D
750	98	Weighted Average
750		100.00% Impervious Area
240		32.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-EX: Existing Seating Enclosure and Pavement



Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	510	0	510	Roofs	
0	0	0	240	0	240	Unconnected pavement	
0	**0**	**0**	**750**	**0**	**750**	**TOTAL AREA**	

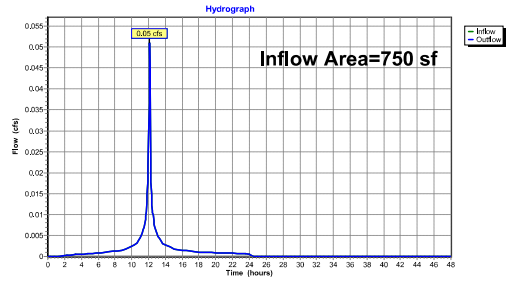
Summary for Reach DP-EX: DP1- D Street Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 3.00" for 2-year event
Inflow = 0.05 cfs @ 12.13 hrs, Volume= 187 cf
Outflow = 0.05 cfs @ 12.13 hrs, Volume= 187 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 16R

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-EX: DP1- D Street Catch Basin



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-EX: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=3.00"
Tc=6.0 min CN=98 Runoff=0.05 cfs 187 cf

Reach DP-EX: DP1- D Street Catch Basin Inflow=0.05 cfs 187 cf
Outflow=0.05 cfs 187 cf

Total Runoff Area = 750 sf Runoff Volume = 187 cf Average Runoff Depth = 3.00"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

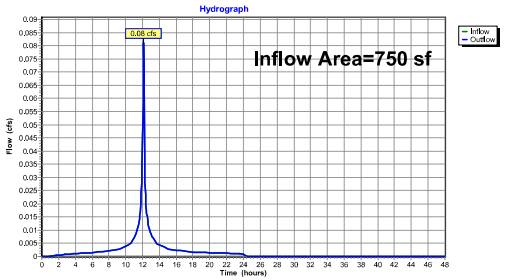
Summary for Reach DP-EX: DP1- D Street Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 4.86" for 10-year event
Inflow = 0.08 cfs @ 12.13 hrs, Volume= 304 cf
Outflow = 0.08 cfs @ 12.13 hrs, Volume= 304 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 16R

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-EX: DP1- D Street Catch Basin



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-EX: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=4.86"
Tc=6.0 min CN=98 Runoff=0.08 cfs 304 cf

Reach DP-EX: DP1- D Street Catch Basin Inflow=0.08 cfs 304 cf
Outflow=0.08 cfs 304 cf

Total Runoff Area = 750 sf Runoff Volume = 304 cf Average Runoff Depth = 4.86"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-EX: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=6.06"
Tc=6.0 min CN=98 Runoff=0.10 cfs 379 cf

Reach DP-EX: DP1- D Street Catch Basin Inflow=0.10 cfs 379 cf
Outflow=0.10 cfs 379 cf

Total Runoff Area = 750 sf Runoff Volume = 379 cf Average Runoff Depth = 6.06"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Summary for Subcatchment DA-EX: Existing Seating Enclosure and Pavement

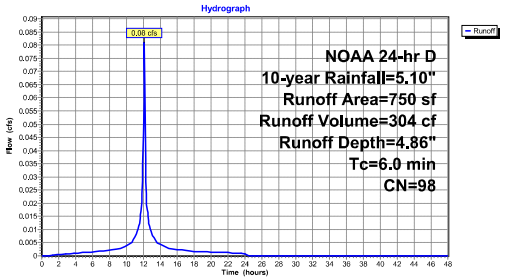
Runoff = 0.08 cfs @ 12.13 hrs, Volume= 304 cf, Depth= 4.86"
Routed to Reach DP-EX : DP1- D Street Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10-year Rainfall=5.10"

Area (sf)	CN	Description
240	98	Unconnected pavement, HSG D
510	98	Roofs, HSG D
750	98	Weighted Average
750		100.00% Impervious Area
240		32.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-EX: Existing Seating Enclosure and Pavement



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-EX: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=98 Runoff=0.13 cfs 491 cf

Reach DP-EX: DP1- D Street Catch Basin Inflow=0.13 cfs 491 cf
Outflow=0.13 cfs 491 cf

Total Runoff Area = 750 sf Runoff Volume = 491 cf Average Runoff Depth = 7.86"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Summary for Subcatchment DA-EX: Existing Seating Enclosure and Pavement

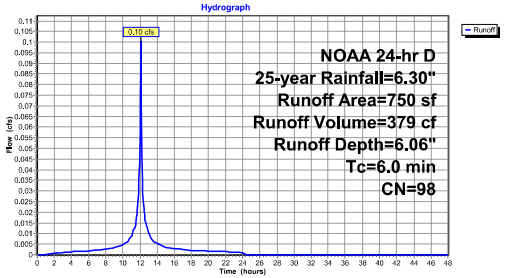
Runoff = 0.10 cfs @ 12.13 hrs, Volume= 379 cf, Depth= 6.06"
Routed to Reach DP-EX : DP1- D Street Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25-year Rainfall=6.30"

Area (sf)	CN	Description
240	98	Unconnected pavement, HSG D
510	98	Roofs, HSG D
750	98	Weighted Average
750		100.00% Impervious Area
240		32.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-EX: Existing Seating Enclosure and Pavement



Summary for Subcatchment DA-EX: Existing Seating Enclosure and Pavement

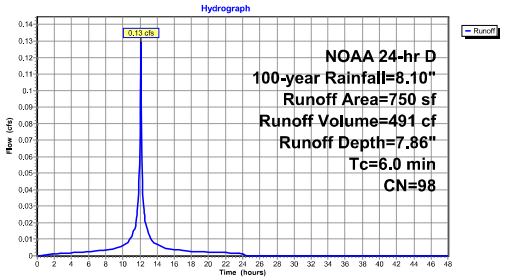
Runoff = 0.13 cfs @ 12.13 hrs, Volume= 491 cf, Depth= 7.86"
Routed to Reach DP-EX : DP1- D Street Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100-year Rainfall=8.10"

Area (sf)	CN	Description
240	98	Unconnected pavement, HSG D
510	98	Roofs, HSG D
750	98	Weighted Average
750		100.00% Impervious Area
240		32.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-EX: Existing Seating Enclosure and Pavement



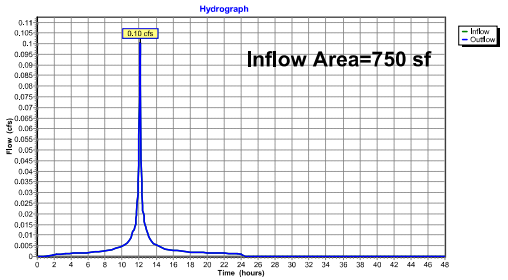
Summary for Reach DP-EX: DP1- D Street Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 6.06" for 25-year event
Inflow = 0.10 cfs @ 12.13 hrs, Volume= 379 cf
Outflow = 0.10 cfs @ 12.13 hrs, Volume= 379 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 16R

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-EX: DP1- D Street Catch Basin



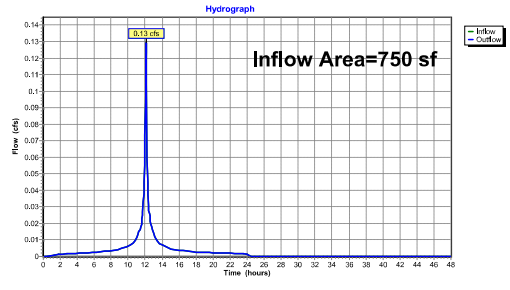
Summary for Reach DP-EX: DP1- D Street Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 7.86" for 100-year event
Inflow = 0.13 cfs @ 12.13 hrs, Volume= 491 cf
Outflow = 0.13 cfs @ 12.13 hrs, Volume= 491 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 16R

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-EX: DP1- D Street Catch Basin

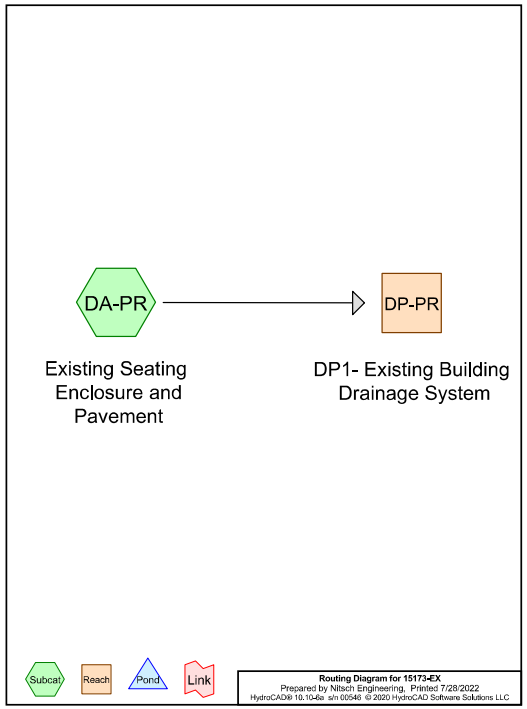


APPENDIX C

PROPOSED CONDITIONS – HYDROCAD CALCULATIONS

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
750	98	Roofs, HSG D (DA-PR)
750	**98**	**TOTAL AREA**



Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
750	HSG D	DA-PR
0	Other	
750		**TOTAL AREA**

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	NOAA 24-hr	D	Default	24.00	1	3.23	2
2	10-year	NOAA 24-hr	D	Default	24.00	1	5.10	2
3	25-year	NOAA 24-hr	D	Default	24.00	1	6.30	2
4	100-year	NOAA 24-hr	D	Default	24.00	1	8.10	2

Summary for Subcatchment DA-PR: Existing Seating Enclosure and Pavement

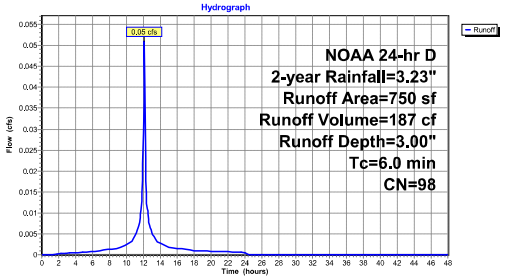
Runoff = 0.05 cfs @ 12.13 hrs, Volume= 187 cf, Depth= 3.00"
Routed to Reach DP-PR : DP1- Existing Building Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2-year Rainfall=3.23"

Area (sf)	CN	Description
750	98	Roofs, HSG D
750		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-PR: Existing Seating Enclosure and Pavement



Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	0	750	0	750	Roofs	D A - P R
0	**0**	**0**	**750**	**0**	**750**	**TOTAL AREA**	

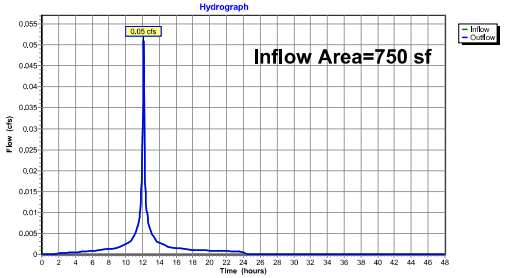
Summary for Reach DP-PR: DP1- Existing Building Drainage System

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 3.00" for 2-year event
Inflow = 0.05 cfs @ 12.13 hrs, Volume= 187 cf
Outflow = 0.05 cfs @ 12.13 hrs, Volume= 187 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-PR: DP1- Existing Building Drainage System



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-PR: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=3.00"
Tc=6.0 min CN=98 Runoff=0.05 cfs 187 cf

Reach DP-PR: DP1- Existing Building Drainage System Inflow=0.05 cfs 187 cf
Outflow=0.05 cfs 187 cf

Total Runoff Area = 750 sf Runoff Volume = 187 cf Average Runoff Depth = 3.00"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

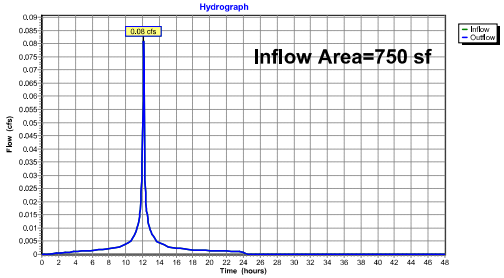
Summary for Reach DP-PR: DP1- Existing Building Drainage System

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 4.86" for 10-year event
Inflow = 0.08 cfs @ 12.13 hrs, Volume= 304 cf
Outflow = 0.08 cfs @ 12.13 hrs, Volume= 304 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-PR: DP1- Existing Building Drainage System



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-PR: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=4.86"
Tc=6.0 min CN=98 Runoff=0.08 cfs 304 cf

Reach DP-PR: DP1- Existing Building Drainage System Inflow=0.08 cfs 304 cf
Outflow=0.08 cfs 304 cf

Total Runoff Area = 750 sf Runoff Volume = 304 cf Average Runoff Depth = 4.86"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-PR: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=6.06"
Tc=6.0 min CN=98 Runoff=0.10 cfs 379 cf

Reach DP-PR: DP1- Existing Building Drainage System Inflow=0.10 cfs 379 cf
Outflow=0.10 cfs 379 cf

Total Runoff Area = 750 sf Runoff Volume = 379 cf Average Runoff Depth = 6.06"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Summary for Subcatchment DA-PR: Existing Seating Enclosure and Pavement

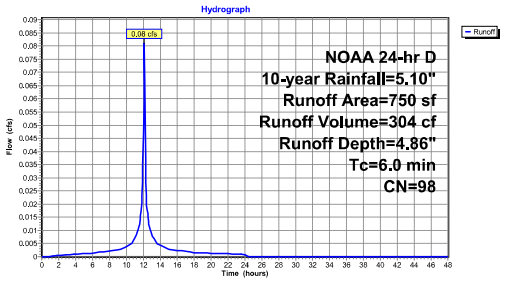
Runoff = 0.08 cfs @ 12.13 hrs, Volume= 304 cf, Depth= 4.86"
Routed to Reach DP-PR : DP1- Existing Building Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10-year Rainfall=5.10"

Area (sf)	CN	Description
750	98	Roofs, HSG D
750		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-PR: Existing Seating Enclosure and Pavement



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DA-PR: Existing Seating Runoff Area=750 sf 100.00% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=98 Runoff=0.13 cfs 491 cf

Reach DP-PR: DP1- Existing Building Drainage System Inflow=0.13 cfs 491 cf
Outflow=0.13 cfs 491 cf

Total Runoff Area = 750 sf Runoff Volume = 491 cf Average Runoff Depth = 7.86"
0.00% Pervious = 0 sf 100.00% Impervious = 750 sf

Summary for Subcatchment DA-PR: Existing Seating Enclosure and Pavement

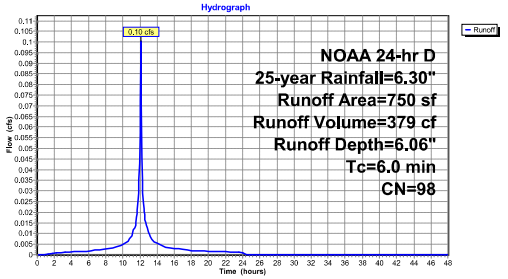
Runoff = 0.10 cfs @ 12.13 hrs, Volume= 379 cf, Depth= 6.06"
Routed to Reach DP-PR : DP1- Existing Building Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25-year Rainfall=6.30"

Area (sf)	CN	Description
750	98	Roofs, HSG D
750		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-PR: Existing Seating Enclosure and Pavement



Summary for Subcatchment DA-PR: Existing Seating Enclosure and Pavement

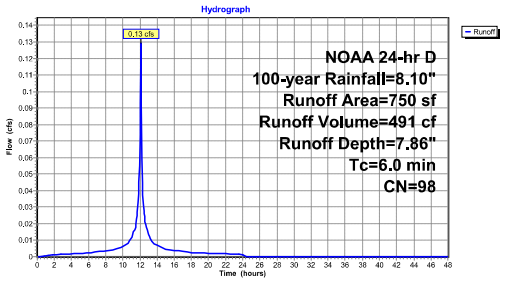
Runoff = 0.13 cfs @ 12.13 hrs, Volume= 491 cf, Depth= 7.86"
Routed to Reach DP-PR : DP1- Existing Building Drainage System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100-year Rainfall=8.10"

Area (sf)	CN	Description
750	98	Roofs, HSG D
750		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment DA-PR: Existing Seating Enclosure and Pavement



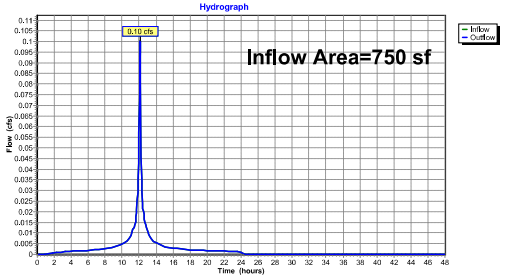
Summary for Reach DP-PR: DP1- Existing Building Drainage System

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 6.06" for 25-year event
Inflow = 0.10 cfs @ 12.13 hrs, Volume= 379 cf
Outflow = 0.10 cfs @ 12.13 hrs, Volume= 379 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-PR: DP1- Existing Building Drainage System



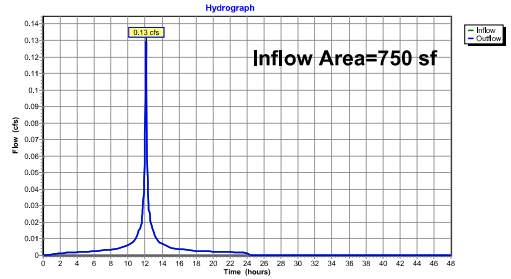
Summary for Reach DP-PR: DP1- Existing Building Drainage System

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 750 sf,100.00% Impervious, Inflow Depth = 7.86" for 100-year event
Inflow = 0.13 cfs @ 12.13 hrs, Volume= 491 cf
Outflow = 0.13 cfs @ 12.13 hrs, Volume= 491 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach DP-PR: DP1- Existing Building Drainage System



APPENDIX D

LONG-TERM POLLUTION PREVENTION AND STORMWATER OPERATION AND MAINTENANCE PLAN

Nitsch Engineering

July 28, 2022

LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN

For:

225 NORTHERN AVENUE
Boston, MA 02210

Prepared for:

Jef Leon, AIA
COJE
76 Summer Street, 6th Floor
Boston, MA 02210

Prepared by:

NITSCH ENGINEERING, INC.
2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Project #15173

TABLE OF CONTENTS

SECTION 1

INTRODUCTION

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the 225 Northern Avenue site. The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

Responsible Party: Jef Leon, AIA
COJE
76 Summer Street, 6th Floor
617 308 5341
JEF@COJE.COM

This Document has been prepared in compliance with Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

Standard 4

The Long-Term Pollution Prevention Plan shall include the proper procedures for the following:

1. Good housekeeping;
2. Storing materials and waste products inside or under cover;
3. Vehicle washing;
4. Routine inspections of stormwater best management practices;
5. Spill prevention and response;
6. Maintenance of lawns, gardens, and other landscaped areas;
7. Storage and use of fertilizers, herbicides, and pesticides;
8. Pet waste management;
9. Operation and management of septic systems; and
10. Proper management of deicing chemicals and snow.

Standard 9

The Long-Term Operation and Maintenance Plan shall at a minimum include:

1. Stormwater management system(s) owner(s);
2. The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance;
3. The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks;
4. A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point;
5. A description and delineation of public safety features; and
6. An estimated operations and maintenance budget.

SECTION 2

LONG-TERM POLLUTION PREVENTION PLAN

The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

Storage of Hazardous Materials

To prevent leaks and spills, keep hazardous materials and waste products under cover or inside. Use drip pans or spill containment systems to prevent chemicals from entering the drainage system. Inspect storage areas for materials and waste products at least once per year to determine amount and type of the material on site, and if the material requires disposal.

Securely store liquid petroleum products and other liquid chemicals in federally- and state-approved containers. Restrict access to maintenance personnel and administrators.

Storage of Waste Products

Collect and store all waste materials in securely lidded dumpster(s) or other secure containers as applicable to the material. Keep dumpster lids closed and the areas around them clean. Do not fill the dumpsters with liquid waste or hose them out. Sweep areas around the dumpster regularly and put the debris in the garbage, instead of sweeping or hosing it into the parking lot. Legally dispose of collected waste on a regular basis.

Segregate liquid wastes from solid waste and recycle through hazardous waste disposal companies, whenever possible. Contact a hazardous waste hauler for proper disposal to a hazardous waste collection center.

Spill Prevention and Response

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

1. For minor spills, keep fifty (50) gallon spill control kits and Speedy Dry at all shop and work areas.
2. Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
3. Immediately perform applicable containment and cleanup procedures following a spill release.
4. Promptly remove and dispose of all material collected during the response in accordance with Federal, State, and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
5. Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through MassDEP.

Minimize Soil Erosion

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project site. There are minimal site areas and soil erosion is not expected.

Vehicle Washing

Vehicle washing is not expected at the Site.

Maintenance of Lawns, Gardens, and other Landscaped Areas

No Pesticides and fertilizers shall not be used in the landscaped areas associated with the project site and shall not be stored on-site. Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area. Grass clippings, pruned branches and any other landscaped waste should be disposed of or composted in an appropriate location. No irrigation shall be used in the landscaped areas for this project.

Management of Deicing Chemicals and Snow

In coordination with the existing building operations, the qualified contractor selected for sidewalk snow plowing and deicing shall be made fully aware of the requirements of this section.

No road salt (sodium chloride) shall be stored on-site. The use of magnesium chloride de-icing product with a 0.5 to 1.0 percent sodium chloride mix for snow and ice treatment is permitted. The product shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways. The snow plow contractor shall adhere to these magnesium chloride use and storage requirements.

Use of sand is permitted only for impervious roadways and parking areas.

Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris. Street and parking lot sweeping should be followed in accordance with the Operation and Maintenance Plan.

Coordination with other Permits and Requirements

Certain conditions of other approvals affecting the long-term management of the property shall be considered part of this Long-Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

SECTION 3

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

Introduction

This Operation and Maintenance Plan (O&M Plan) for 225 Northern Avenue site is required under Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

Stormwater Operation and Maintenance Requirements

There are no proposed BMPs as part of this project. The site shall be inspected during construction. Once completed, the building addition will require minimal maintenance.

Repair of the Stormwater Management System

The stormwater management system shall be maintained. The repair of the roof drain shall be made as soon as possible to ensure proper functioning of the system.

Reporting

The Owner shall maintain a record of drainage system inspections and maintenance (per this Plan) and submit a yearly report to the Boston Conservation Commission.

STORMWATER MANAGEMENT SYSTEM INSPECTION FORM

225 Northern Avenue
Boston, MA

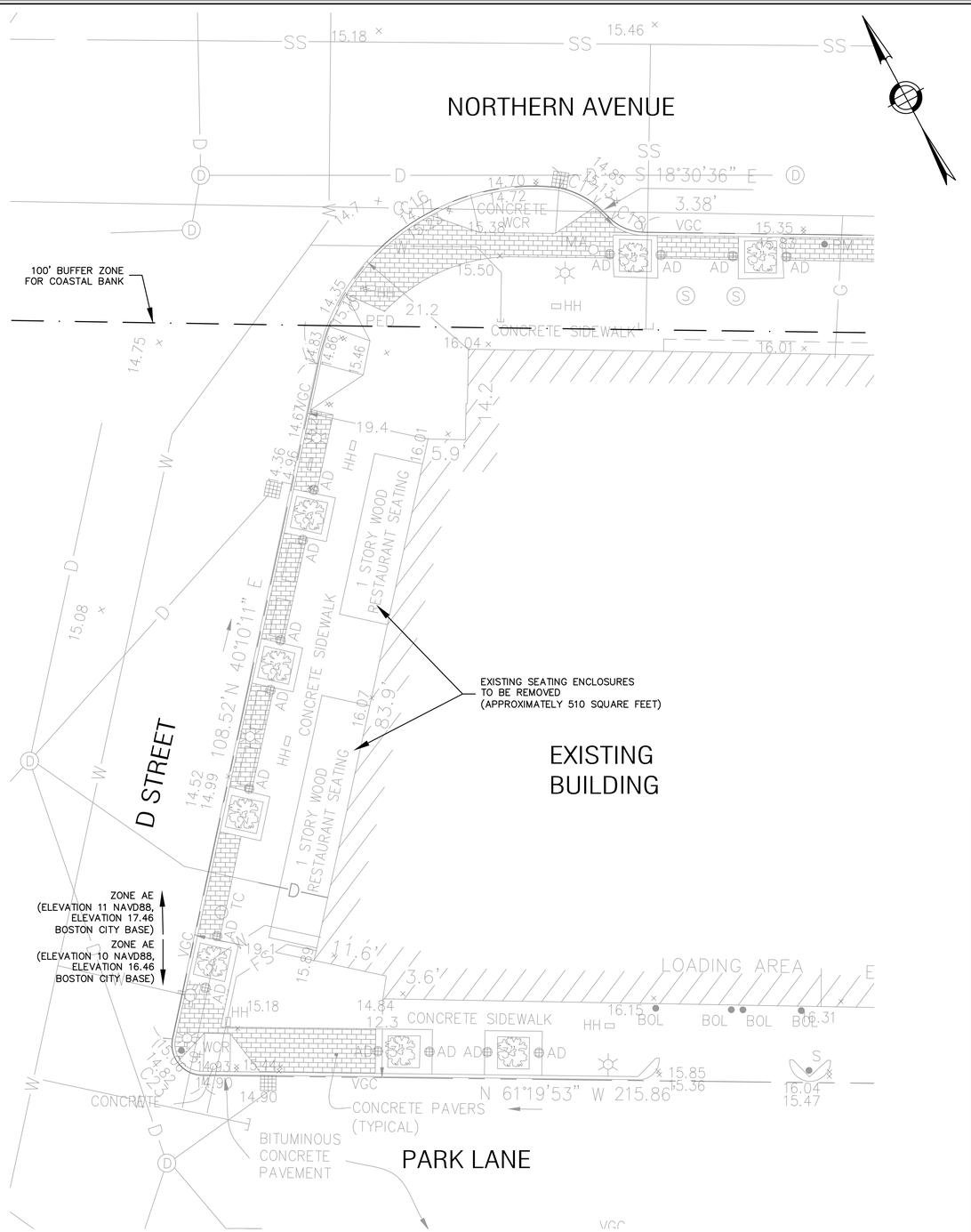
Inspected by:_____
Date:_____

Component	Status/Inspection	Action Taken
General site conditions – evidence of erosion, etc.		

SUBMIT COPIES OF STORMWATER MANAGEMENT SYSTEM INSPECTION FORM TO THE BOSTON CONSERVATION COMMISSION WITH THE YEARLY REPORT.

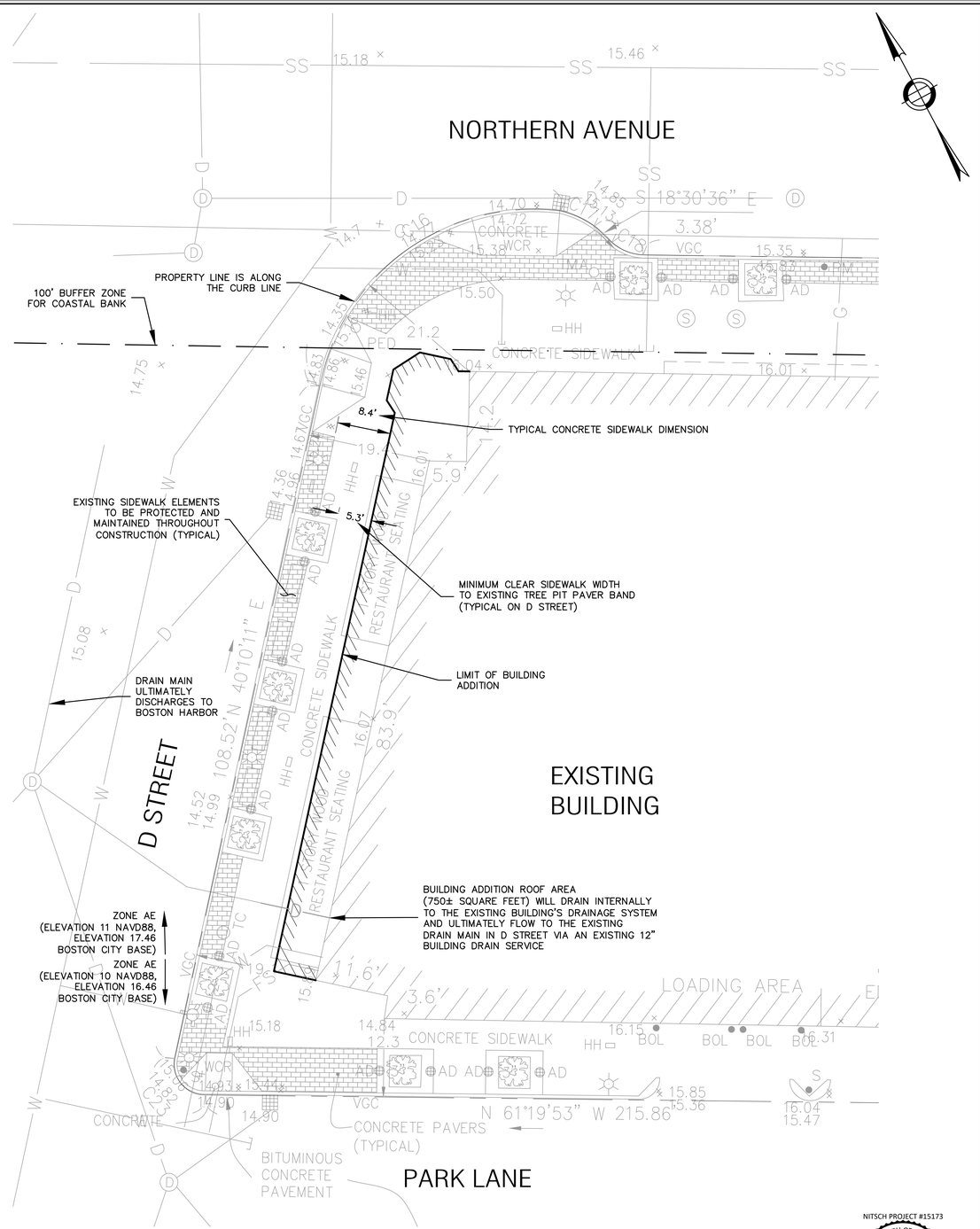
Attachment G

Permitting Plan (Prepared by Nitsch Engineering)



EXISTING CONDITIONS PLAN

SCALE: 1"=10'



PROPOSED CONDITIONS PLAN

SCALE: 1"=10'

GENERAL NOTES:

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY", PREPARED BY NITSCH ENGINEERING., DATED 06/20/2006 AND UPDATED 11/03/2010.
2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 25025c0081J DATED 3/16/2016. THE SITE IS IN ZONE AE.
3. ELEVATIONS REFER TO BOSTON CITY BASE (BCB).

NITSCH PROJECT #15173

COMMONWEALTH OF MASSACHUSETTS
RYAN M. GORDON
CIVIL
No. 53738
REGISTERED PROFESSIONAL ENGINEER

DATE: 9/22/2022

SCALE:
1" = 10'
20 10 0 20 40

Nitsch Engineering
www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

EXISTING AND PROPOSED CONDITIONS PLAN

225 NORTHERN AVE, BOSTON, MA 02210

PREPARED FOR:
COJE MANAGEMENT GROUP
76 SUMMER STREET, BOSTON, MA 02210

REV.	COMMENTS	DATE
	REVISIONS	

NITSCH PROJECT #	15173
FILE:	15173CLO.DWG
SCALE:	1"=10'
DATE:	09/22/2022
PROJECT MANAGER:	JMS
SURVEYOR:	NITSCH
DRAFTED BY:	RL
CHECKED BY:	RMG

SHEET:
C-1
OF REV.

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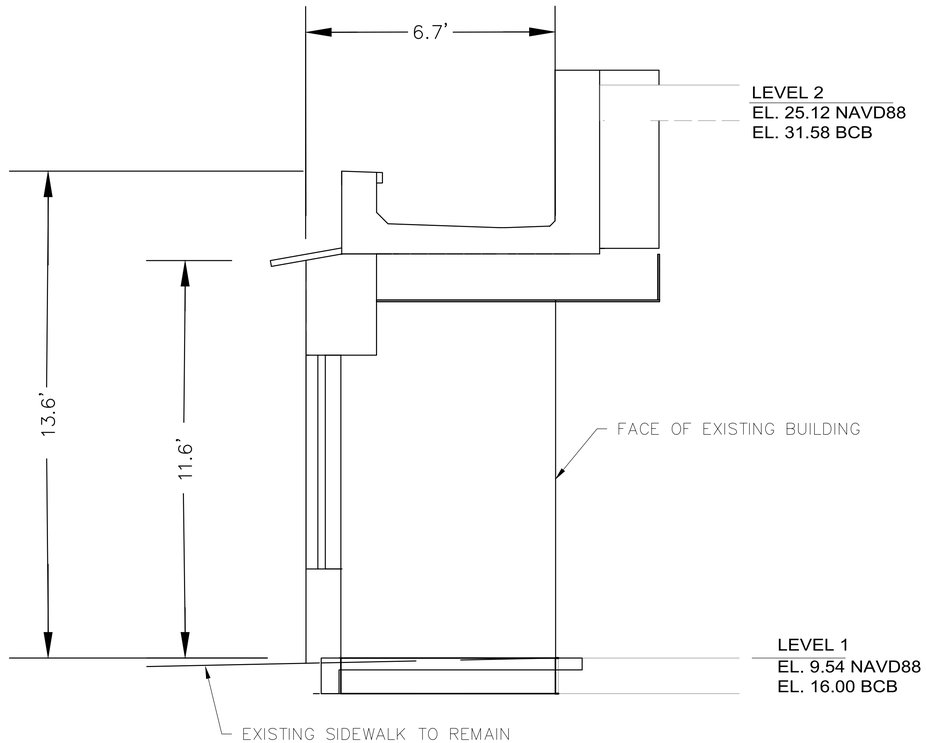

BUILDING ADDITION CROSS SECTION

SCALE: 1"=2'

SCALE:
1" = 2'
20 10 0 20 40

NITSCH PROJECT #15173

COMMONWEALTH OF MASSACHUSETTS
RYAN M. GORDON
CIVIL
No. 53738
REGISTERED PROFESSIONAL ENGINEER
DATE: 9/22/2022

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- Civil Engineering
- Land Surveying
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- Structural Engineering
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- Planning
- GIS

BUILDING ADDITION SECTION

225 NORTHERN AVE, BOSTON, MA 02210

PREPARED FOR:

COJE MANAGEMENT GROUP

76 SUMMER STREET, BOSTON, MA 02210

REV.	COMMENTS	DATE

REVISIONS

NITSCH PROJECT #	15173
FILE:	15173CLO.DWG
SCALE:	1"=2'
DATE:	09/22/2022
PROJECT MANAGER:	JMS
SURVEYOR:	NITSCH
DRAFTED BY:	RL
CHECKED BY:	RMG

SHEET:

C-3

OF REV.

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Attachment H

Abutter Notification Information

City of Boston
Environment

CITY of BOSTON
Conservation Commission

AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION

Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance

I, Erik Rexford, 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 COJE Management Group, LLC for construction of a storefront located at 225 Northern Avenue and D Street.

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

Erik Rexford Digitally signed by Erik Rexford Date: 2022.08.04 08:24:08 -04'00'
Name

August 11, 2022
Date

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

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. COJE Management Group, LLC 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 225 Northern Avenue.

C. The project involves construction of a storefront on D Street.

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 Epsilon Associates, Inc. by contacting them at erexford@epsilonassociates.com between the hours of 9:00 am and 5:00 pm, Monday through Friday.

F. In accordance with the Chapter 20 of the Acts of 2021, 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.

City of Boston
Environment

CITY of BOSTON
Conservation Commission

波士顿保护委员会对毗邻业主的通知

根据《马萨诸塞州湿地保护法》、《马萨诸塞一般法》第 131 章第 40 节和《波士顿湿地条例》，特此向您（作为向波士顿保护委员会备案的一个项目的毗邻业主）发出通知。

A. COJE Management Group, LLC 已根据《湿地保护法》（一般法第 131 章第 40 节）和《波士顿湿地条例》向波士顿保护委员会提交了一份 Notice of Intent（意向通知），寻求受保护区域变更许可。

B. 拟开展活动的地块地址为 225 Northern Avenue 。

C. 项目涉及 在 D Street 街建造一个店面 。

D. 可通过联系波士顿保护委员会 (CC@boston.gov) 获得 Notice of Intent（意向通知）的副本：**CC@boston.gov**.

E. 可在周一至周五 上午 9:00 至下午 5:00 之间从 Epsilon Associates, Inc. 或通过电子邮件 erexford@epsilonassociates.com 与其联系，获得 Notice of Intent（意向通知）的副本。

F. 根据《2021 年法案》第 20 章，公开听证会将**以虚拟方式**在 https://zoom.us/j/6864582044 举行。如果您无法接入互联网，您可以拨打 1-929-205-6099，录入会议 ID 686 458 2044 #，并将 # 用作您的参加者 ID。

G. 有关公众听证会日期和时间的信息，可在**周一至周五上午 9 点至下午 5 点**之间，通过电子邮件 (**CC@boston.gov**) 或致电 **(617) 635-3850** 向 **Boston Conservation Commission**（波士顿环境保护委员会）索取。

注意：公开听证会的通知，其中包括其日期、时间和地点，将至少提前五 (5) 天在 **Boston Herald（波士顿先驱报）**上公布。

注意：听证会的通知，其中包括日期、时间和地点，将至少提前四十八 (48) 小时在 www.boston.gov/public-notices 和波士顿市政厅 (Boston City Hall) 公布。如果您想提供意见，您可以参加公开听证会，或将您的书面意见发给 CC@boston.gov 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：如果您想提供意见，您可以参加公开听证会，或将您的书面意见发给 CC@boston.gov 或 Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

注意：您也可以联系波士顿保护委员会或环境保护部 (DEP) 东北地区办公室，了解更多关于本申请或《湿地保护法案》的信息。要联系 DEP，请致电：东北地区 (Northeast Region)：(978) 694-3200.

注意：如果您计划参加公开听证会并需要口译，请在听证会前一天中午 12 点前通过 CC@boston.gov 通知工作人员。

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. COJE Management Group, 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. 擬從事活動的地塊地址為 225 Northern Avenue 。

C. 專案涉及 在 D Street 街建造一個店面 。

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. 可在週一至週五 上午 9:00 至下午 5:00 之間從 Epsilon Associates, Inc. 或透過電郵 erexford@epsilonassociates.com 與其聯絡，獲得 Notice of Intent（意向通知）的複本。

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路，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 (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 點前透過 CC@boston.gov 通知工作人員。

OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
601 CONGRESS MA LLC LESSEE	601 CONGRESS ST	C/O JEFF SPRUIL	BOSTON	MA	02210
ATLANTIC COAST SEAFOOD INC	212 NORTHERN AV BAYS 36-40 WEST	C/O TORY BRAMANTE	BOSTON	MA	02210
BEAU'S SEAFOOD INC	212 NORTHERN AV BAYS 9-11 EAST	C/O KEVIN BAUMEISTER	BOSTON	MA	02210
BOSTON SEAFOOD SOLUTIONS LLC	212 NORTHERN AV BAY 22 WEST	C/O PAUL LINDQUIST AV	SOUTH BOSTON	MA	02127
BOSTON SMOKED FISH COMPANY LLC	212 NORTHERN AV BAY 16-30 WEST	C/O CHRISTOPHER AVERY	BOSTON	MA	02210
CALAMARI FISHERIES INC	323 HANOVER ST, PO BOX 130190	C/O BASIL FREDDURA	BOSTON	MA	02113
COMMONWEALTH FLATS EAST	TWO SEAPORT LANE	C/O JACK CLARK	BOSTON	MA	02210
COMMONWEALTH OF MASS		30 TRILLING WAY	BOSTON	MA	02210
COMMONWEALTH OF MASS LESSEE		1 TRILLING WAY	BOSTON	MA	02210
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	02201
FRASER FISH	C/O FISH-PIER / ALFRED FRASER	212 NORTHERN AV BAY 4N WEST	S BOSTON	MA	02210
IDEAL SEAFOOD INC	212 NORTHERN AV BAYS 21-23 EAST	C/O SALVATORE PATANIA	S BOSTON	MA	02210
INTERNATIONAL LONGSHOREMANS	212 NORTHERN AV #304A WEST	C/O BERNARD O'DONNELL	BOSTON	MA	02210
JOHN MANTIA & SONS CO	212 NORTHERN AV BAYS 32&34 WEST	C/O ANTHONY MANTIA	BOSTON	MA	02210
LIBERTY WHARF LLC	120 WATER ST	C/O CRESSET MANAGMENT LLC	BOSTON	MA	02109
MAINE COAST SHELLFISH LLC	15 HANNAFORD DRIVE #2	C/O THOMAS ADAMS	YORK	ME	03909
MARTINEZ THEODORO	340 N SACRAMENTO BLVD	C/O TEODORO MARTINEZ	CHICAGO	IL	60612
MASS PORT AUTHORITY		1 HARBORSIDE DR #200S	EAST BOSTON	MA	02128
NEW ENGLAND FISH EX LESSEE	212 NORTHERN AV BAYS 33B EAST	C/O SAL PATANIA	S BOSTON	MA	02210
PARCEL K GARAGE	C/O PHEONIX PROPERTY COMPANY	5950 SHERRY LANE SUITE #320	DALLAS	TX	75225
PARCEL K RESIDENTIAL	C/O PHOENIX PROPERTY COMPANY	5950 SHERRY LANE SUITE #320	DALLAS	TX	75225
PARK LANE SEAPORT AUTHORITY	C/O RIVERSIDE	ONE PARK LANE	BOSTON	MA	02210
PARK LANE SEAPORT LEASEHOLD	C/O RIVERSIDE	ONE PARK LANE	BOSTON	MA	02210
POLKADOG DESIGNS LLC	BAYS 16-20 W BLD FISH PIER	C/O DEB SUCHMAN	BOSTON	MA	02210
RBW OWNER LP	500 BOYLSTON ST SUITE 1880	C/O ROCKPOINT FUND ACQUISITION LLC	BOSTON	MA	02116
SAVE THE HARBOR	212 NORTHERN AV, SUITE 304, WEST	C/O TANI MARINOVICH	BOSTON	MA	02210
SEAPORT REALTY CO LLC	C/O PARK LANE SEAPORT J MALEGA	6406 IVY LANE STE 700	GREENBELT	MD	20770
STAVIS SEAFOODS INC	212 NORTHERN AVE SUITE 305, WEST	C/O MARY FLEMING	BOSTON	MA	02210
SUN COAST INC	212 NORTHERN AV BAY STE 33 EAST	C/O ILIAN TCHOURILKOV	BOSTON	MA	02210
SUNNYS SEAFOOD	212 NORTHERN AV BAYS 1-7, EAST	C/O STEVEN DULOCK	S BOSTON	MA	02210
TIRRELL SEAFOOD & SHELLFISH INC	212 NORTHERN AV BAYS 24-28 WEST	C/O RICHARD ARCIERO	BOSTON	MA	02210
WILD FISH LLC	C/O FISH PIER/JARED AUERBACH	212 NORTHERN AV BAY 33-35 EAST	BOSTON	MA	02210
WORLD OCEAN SCHOOL	212 NORTHERN AV STE 301A WEST	C/O STEVE KIRK	BOSTON	MA	02210
WULF FISH ENTERPRISE LLC	212 NORTHERN AV BAYS 2-4A WEST	C/O MICHAEL GERATY	BOSTON	MA	02210

ALTA Language Services, Inc.
Translation Certification

Document(s):	Abutter-Notification-Form
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Target Language:	Simplified Chinese, Traditional Chinese
Project Manager:	Veronika Stone
Job Number:	124097

Sworn and subscribed before me on August 18, 2022

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

This is to certify that we have provided complete and accurate Simplified and Traditional Chinese translations of the original English document, and that the translators are competent to translate from English into these languages, to the best of my knowledge.

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

ALTA