



404 Wyman Street, Ste. 375
Waltham, MA 02451

T 781.419.7696
TRCcompanies.com

11/2/2022

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

Re: Sargent's Wharf Water Taxi In-Kind Float Replacement
Sargent's Wharf, Boston, MA
Project/Proposal No. 500331.0000.0000

Dear Mr. Parker,

Enclosed please find a copy of the Notice of Intent (NOI) application for the Sargent's Wharf Water Taxi In-Kind Float Replacement Project at Sargent's Wharf in Boston, MA. TRC Environmental Corporation (TRC) has prepared this NOI application on behalf of Pilot House Properties (Pilot House) for compliance with the Massachusetts Wetlands Protection Act and the Boston Wetlands Ordinance. A copy of the complete NOI application has been submitted to the MassDEP Northeast Regional Office and the Massachusetts Division of Marine Fisheries North Shore Office.

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

Sincerely,

TRC ENVIRONMENTAL CORPORATION

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

Heidi Fisher
Environmental Scientist

C: Marcia Gordon, Pilot House Properties
MassDEP Northeast Regional Office
Massachusetts Division of Marine Fisheries – North Shore Office

City of Boston Conservation Commission Filing Fee Calculation

- Pursuant to the City of Boston Title 14 Section 450 requires the following fees payable to the City of Boston for Notice of Intent processing:
- \$25.00 for projects with the fair cost of \$1,000.00 or less.
- \$50.00 for projects with the fair cost of more than 1,000.00 but not more than \$50,000.00.
- \$75.00 for projects with a fair cost of more than 50,000.00 but not more than \$100,000.00.
- **For projects with a fair cost of more than 100,000.00 the fee shall be .075% of the fair cost provided, however, in no case shall the fee be more than \$1,500.00.**
Project cost approximately \$185,000.

The Boston Conservation Commission has adopted **additional fees under the Ordinance**. Applicants submitting applications under the Ordinance must also pay a fee as determined by the fee schedule as follows:

Notice of Intent

- Category 1
 - \$100
- Category 2
 - \$300
- Category 3
 - \$550
- Category 4
 - \$750
- **Category 5 (Construction, reconstruction, repair or replacement of docks)**
 - **\$4 per linear foot (The total fee shall not be less than \$100)**
\$4 per linear foot x 30 (width of the dock) = \$120

Total fee = \$1,500 (Title 14 Section 450) + \$120 (Additional fee by Resource Area – Category 5)

Total fee = \$1,620.00



Notice of Intent

Sargent's Wharf Water Taxi In-Kind Float Replacement

November 2022

Sargent's Wharf Boston, MA

Prepared For:

Pilot House Properties, LLC
Pilot House – Lewis Wharf
Boston, MA 02110

Prepared By:

TRC
404 Wyman Street, Suite 375
Waltham, Massachusetts 02451

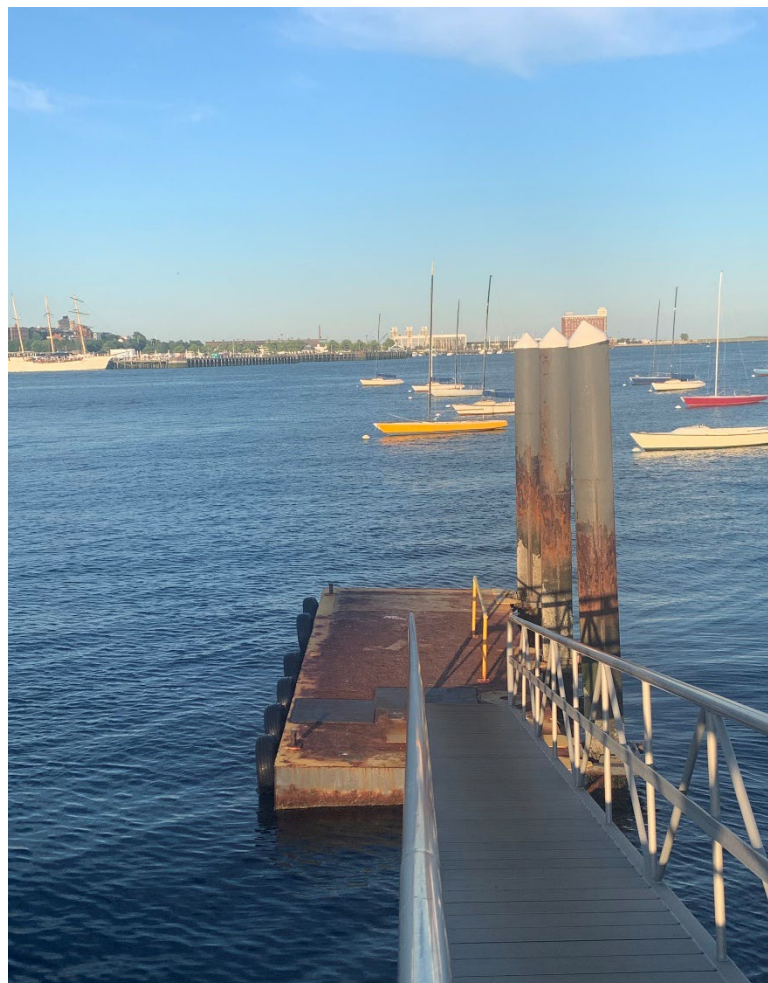


TABLE OF CONTENTS

WPA Form 3 – Notice of Intent

Boston Wetlands Ordinance – Notice of Intent

Abutter Notification Materials

Project Narrative

1.0	INTRODUCTION	1
2.0	EXISTING CONDITIONS	1
2.1	Protected Resources under the Massachusetts Protection Act	2
2.2	Protected Resources under the Boston Wetlands Ordinance	2
2.3	Chapter 91 Licensing Status.....	2
3.0	PROJECT DESCRIPTION	2
4.0	REGULATORY COMPLIANCE	3
4.1	Wetlands Protection Act.....	3
4.1.1	Land Under the Ocean.....	3
4.1.2	Land Subject to Coastal Storm Flowage	5
4.2	Boston Wetlands Protection Ordinance	6
4.2.1	Land Subject to Coastal Storm Flowage	6
4.2.1.1	Performance Standards – Boston Wetlands Regulations.....	6
4.2.2	Climate Change Resilience.....	8
4.2.3	Climate Equity and Environmental Justice	9
4.3	Massachusetts Stormwater Management Standards	9
4.4	United States Army Corps of Engineers General Permit.....	9

FIGURES

Figure 1	U.S.G.S. Site Locus
Figure 2	Wetland Resource Areas
Figure 3	NHESP Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species

APPENDICES

Appendix A	Project Plans
Appendix B	Photo Log
Appendix C	FEMA Flood Map

WPA Form 3 - Notice of Intent



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

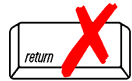
MassDEP File Number

Document Transaction Number

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):

1 Eastern Avenue
a. Street Address

Boston
b. City/Town

02110
c. Zip Code

Latitude and Longitude:
42.364510
d. Latitude

-71.049043
e. Longitude

0303037000
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Marcia
a. First Name

Gordon
b. Last Name

Pilot House Properties LLC
c. Organization

32 Atlantic Avenue
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

(617) 854-3130
h. Phone Number

i. Fax Number

Marcia.Gordon@pilothouse.com
j. Email Address

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

a. First Name

b. Last Name

Boston Planning and Development Agency (BPDA)
c. Organization

One City Hall, 9th Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02201
g. Zip Code

(617) 722-4300
h. Phone Number

i. Fax Number

william.j.epperson@boston.gov
j. Email address

4. Representative (if any):

Heidi
a. First Name

Fisher
b. Last Name

TRC Environmental Corporation
c. Company

404 Wyman Street, Suite 375
d. Street Address

Waltham
e. City/Town

MA
f. State

02451
g. Zip Code

(781) 419-7730
h. Phone Number

i. Fax Number

hfisher@trccompanies.com
j. Email address

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

180.00
a. Total Fee Paid

77.50
b. State Fee Paid

exempt (separate fee for BCC)
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

Pilot House proposes to replace the existing Sargent's Wharf water taxi dock with a new pile-held float and guide piles of the same size within the existing footprint. The proposed design includes the in-kind replacement of both the pile-held float and the three piles.

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input checked="" type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

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

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input checked="" type="checkbox"/> Land Under the Ocean	305 1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	305 1. square feet	

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

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

5. Project Involves Stream Crossings

_____ a. number of new stream crossings _____ b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

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

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

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

(b) Photographs representative of the site

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

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
(e) Project plans showing Priority & Estimated Habitat boundaries
(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

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

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

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

- c. Is this an aquaculture project? d. Yes No

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.
b. No. Check why the project is exempt:
1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

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

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

Sargent's Wharf Water Taxi Dock Replacement Plans

a. Plan Title

TRC

Payson R. Whitney, III

b. Prepared By

c. Signed and Stamped by

November 2, 2022

Varies (see plans)

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1242497

08/25/22

2. Municipal Check Number

3. Check date

1242492

08/25/22

4. State Check Number

5. Check date

Commonwealth of Massachusetts, City of Boston

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
City/Town

F. Signatures and Submittal Requirements

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

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

<p>DocuSigned by: <i>Marcia Gordon</i> 4ECDA6E701D84D4...</p> <hr/> <p>1. Signature of Applicant</p>	<p>11/2/2022 10:56:04 EDT</p>
<p>DocuSigned by: <i>[Signature]</i> A4DE6F0A5B0A9E2</p> <hr/> <p>3. Signature of Property Owner (if different)</p>	<p>2. Date 11/2/2022 12:32:56 EDT</p>
<p>DocuSigned by: <i>Hiedi Fisher</i> BD291339B9854E7...</p> <hr/> <p>5. Signature of Representative (if any)</p>	<p>4. Date 11/2/2022 12:41:00 EDT</p> <p>6. Date</p>

For Conservation Commission:

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

For MassDEP:

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

Other:

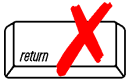
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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:

1 Eastern Avenue

a. Street Address

1242492

c. Check number

Boston

b. City/Town

77.50

d. Fee amount

2. Applicant Mailing Address:

Marcia

a. First Name

Pilot House Properties LLC

c. Organization

32 Atlantic Avenue

d. Mailing Address

Boston

e. City/Town

(617) 854-3130

h. Phone Number

i. Fax Number

MA

f. State

02109

g. Zip Code

Marcia.Gordon@pilothouse.com

j. Email Address

3. Property Owner (if different):

Boston Planning and Development Agency (BPDA)

c. Organization

One City Hall, 9th Floor

d. Mailing Address

Boston

e. City/Town

(617) 722-4300

h. Phone Number

i. Fax Number

MA

f. State

02201

g. Zip Code

william.j.epperson@boston.gov

j. Email Address

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

B. Fees

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

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

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

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

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

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

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

From: [Conese, Katherine](#)
To: [Fisher, Heidi](#)
Subject: FW: Sargent's Wharf Water Taxi In-Kind Float Replacement Notice of Intent
Date: Tuesday, November 1, 2022 1:28:52 PM
Attachments: [Sargent's Wharf Water Taxi In-Kind Float Replacement Notice of Intent.pdf](#)
[image001.png](#)

Katie Conese
Environmental Scientist



Waltham, MA
T 781.419.7709

From: Conese, Katherine
Sent: Wednesday, October 5, 2022 3:38 PM
To: dmf.envreview-north@mass.gov
Cc: Whitney, Payson <PWhitney@trccompanies.com>; Fisher, Heidi <HFisher@trccompanies.com>
Subject: Sargent's Wharf Water Taxi In-Kind Float Replacement Notice of Intent

Environmental Reviewer,

Please see the attached electronic copy of the Sargent's Wharf Water Taxi In-Kind Float Replacement Notice of Intent. Let me know if you would like a hard copy sent as well.

Thanks,
Katie

Katie Conese
Environmental Scientist



404 Wyman Street, Suite 375, Waltham, MA 02451
T 781.419.7709 | kconese@trccompanies.com
[LinkedIn](#) | [Twitter](#) | TRCcompanies.com



The Commonwealth of Massachusetts

Division of Marine Fisheries

251 Causeway Street, Suite 400, Boston, MA 02114

p: (617) 626-1520 | f: (617) 626-1509

www.mass.gov/marinefisheries



CHARLES D. BAKER
Governor

KARYN E. POLITO
Lt. Governor

BETHANY A. CARD
Secretary

RONALD S. AMIDON
Commissioner

DANIEL J. MCKIERNAN
Director

October 13, 2022

Boston Conservation Commission
City of Boston Environmental Department
Attn: N. Moreno
1 City Hall Square, Room 709
Boston, MA 02201

Dear Commissioners:

Massachusetts Division of Marine Fisheries (DMF) staff have reviewed the Notice of Intent (NOI) Application submitted by Pilot House Properties for the proposed replacement of an existing pile-held float off Eastern Avenue at Sargent's Wharf in Boston Harbor. All reconstruction and repairs will be conducted within the footprint of the existing structures. Three steel piles will be removed and replaced by three new steel piles and the existing 300sf float will be removed and replaced by a new float occupying the same footprint.

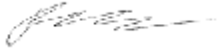
The proposed project is in Land Under the Ocean (310 CMR 10.25) in Boston Harbor. Land Under the Ocean in Beverly Harbor is considered suitable spawning habitat for winter flounder (*Pseudopleuronectes americanus*) and numerous diadromous fish species access important spawning and early development habitat through Boston Harbor including rainbow smelt (*Osmerus mordax*), american eel (*Anguilla rostrata*), alewife (*Alosa pseudoharengus*), blueback herring (*Alosa aestivalis*), American shad (*Alosa sepidissima*), white perch (*Morone americana*), and Atlantic tomcod (*Microgadus tomcod*).

Below is a list of concerns and associated recommendations by DMF for the avoidance, minimization, and mitigation of impacts by the proposed work to the fisheries resources listed above.

- **Pile removal and installation:** Piling removal and installation can result in turbidity and sound impacts that can affect early life history stages of winter flounder and the passage of diadromous fish.
 - A Time of Year (TOY) restriction is not necessary for the proposed pile work as a small number of piles are planned to be removal and installed and the work will be restricted to a small portion of available migratory and spawning habitat.
 - During pile driving, a slow-start should be used to reduce turbidity and to startle fish away from the site and vibratory driving should be used rather than impact driving or jetting to minimize impacts to fish through turbidity and noise.
 - If currents allow, a silt curtain should be used around the site during pile removal and installation.

Thank you for considering our comments. Questions about this review may be directed to Forest Schenck in our Gloucester office at Forest.Schenck@mass.gov.

Sincerely,



Forest Schenck, Ph.D.
Environmental Analyst

Cc.
H. Fisher, TRC Environmental Corporation
R. Boeri, CZM
C. Jacek, ACOE

FS

Boston Wetlands Ordinance - Notice of Intent



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM (2021)

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

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

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

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

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

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

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

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

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

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

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



A. GENERAL INFORMATION

1. Project Location

<u>1 Eastern Avenue</u>	<u>Boston</u>	<u>02110</u>
a. Street Address	b. City/Town	c. Zip Code
<u>0303037000</u>	<u>0303037000</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Marcia</u>	<u>Gordon</u>	<u>Pilot House Properties LLC</u>
a. First Name	b. Last Name	c. Company
<u>32 Atlantic Avenue</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 854-3130</u>	<u>Marcia.Gordon@pilothouse.com</u>	
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>One City Hall, 9th Floor</u>	<u>Boston Planning and Development Agency</u>	
d. Mailing Address	a. First Name	b. Last Name
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 722-4300</u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

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

4. Representative (if any)

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



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

Yes

No

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

6. General Information

~~Pilot House proposes to replace the Sargent's Wharf water taxi dock with a new pile-held float and guide piles within the existing footprint. The proposed design includes the in-kind replacement of a pile-held float and three new piles.~~

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

a. County

b. Page Number

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

1,697.50

a. Total Fee Paid

77.50

b. WPA Fee Paid

1,620.00

c. Ordinance Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

Yes

No

1. Coastal Resource Areas



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

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

Chapter 91 Maintenance Letter - to be submitted

USACE Self-Verification notification - to be submitted



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

Yes No

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

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____ percentage/acreage

(2) outside Resource Area _____ percentage/acreage

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

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

Yes No

If yes, provide the name of the ACEC: _____

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

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

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

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

Single-family house

Project located in coastal waters.

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

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

Yes No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Marcia F Gordon

Digitally signed by Marcia F Gordon
Date: 2022.10.04 17:45:11 -04'00'

Signature of Applicant

10/04/2022

Date

Signature of Property Owner (if different)

Heidi Fisher

Digitally signed by Heidi Fisher
Date: 2022.10.04 14:39:53 -04'00'

Signature of Representative (if any)

Date

10/04/2022

Date



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Signature of Applicant

Digitally signed by William Epperson
Date: 2022.10.05 07:47:34 -04'00'

Date

10/04/2022

Signature of Property Owner (if different)

Heidi Fisher

Digitally signed by Heidi Fisher
Date: 2022.10.04 14:39:53 -04'00'

Date

10/04/2022

Signature of Representative (if any)

Date



APPENDIX A. - STATUTORY REVIEW & APPROVAL CHECKLIST

Applicants submitting a Notice of Intent to the Boston Conservation Commission are also required to include a list of all permits and approvals either obtained, or necessary to be obtained, for the proposed activity. This checklist is not fully comprehensive but Applicants may utilize this checklist to fulfill this requirement. Any additional permits and approvals needed should be discussed in the narrative accompanying the Notice of Intent.

FEDERAL REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	National Environmental Policy Act (NEPA)	Varies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 404 Permit	U.S. Army Corps of Engineers
<input type="checkbox"/>	<input type="checkbox"/>	National Pollution Discharge Elimination System Permit (NPDES)	U.S. Environmental Protection Agency
<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Construction General Permit	U.S. Environmental Protection Agency
<input type="checkbox"/>	<input type="checkbox"/>	Federal Endangered Species Act (ESA)	U.S. Fish and Wildlife Service or National Marine Fisheries Service
<input type="checkbox"/>	<input type="checkbox"/>	Federal Fisheries Regulations	National Marine Fisheries Service

COMMONWEALTH OF MASSACHUSETTS REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Environmental Policy Act (MEPA)	Massachusetts Environmental Policy Act Office
<input type="checkbox"/>	<input type="checkbox"/>	Federal Consistency Review	Office of Coastal Zone Management
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Massachusetts Public Waterfront Act (Chapter 91)	Massachusetts Department of Environmental Protection (Waterways Program)
<input type="checkbox"/>	<input type="checkbox"/>	Section 401 Water Quality Certification	Massachusetts Department of Environmental Protection (Wetlands Program)
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Endangered Species Act (MESA)	National Heritage and Endangered Species Program
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Massachusetts Marine Fisheries Regulations	Massachusetts Division of Marine Fisheries



<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Massachusetts Board of Underwater Archaeological Resources
<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Massachusetts Historical Commission
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Contingency Plan	Massachusetts Department of Environmental Protection
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Building Code Variance	Board of Building Regulations and Standards

CITY OF BOSTON LOCAL REVIEWS AND APPROVALS

NEEDED	OBTAINED	REGULATION	REVIEW BODY
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code Article 80	Boston Planning and Development Agency
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code	Inspectional Services Department
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code Variance	Zoning Board of Appeals
<input type="checkbox"/>	<input type="checkbox"/>	Project Design Review	Civic Design Commission
<input type="checkbox"/>	<input type="checkbox"/>	Utility Plan Review	Boston Water and Sewer Commission
<input type="checkbox"/>	<input type="checkbox"/>	Boston Zoning Code Article 32 (GCOD)	Boston Groundwater Trust
<input type="checkbox"/>	<input type="checkbox"/>	Historic Preservation	Boston Landmarks Commission
<input type="checkbox"/>	<input type="checkbox"/>	Boston City Code (100 Foot Rule)	Boston Parks and Recreation Commission
<input type="checkbox"/>	<input type="checkbox"/>	Public Realm Improvements	Boston Public Improvement Commission
<input type="checkbox"/>	<input type="checkbox"/>	Parking Freeze/Abrasive Blasting	Boston Air Pollution Control Commission
<input type="checkbox"/>	<input type="checkbox"/>	Massachusetts Building Code	Inspectional Services Department

Abutter Notification Materials

SITE_ADDR	SITE_CITY	SITE_STATE	SITE_ZIP	OWNER_NAME_1	OWNER_NAME_2	MAIL_ADDR	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1 EASTERN AVE	BOSTON	MA	2109	BOSTON, REDEVELOPMENT AUTH	<Null>	EASTERN AVE	BOSTON	MA	2150
103 UNION WHARF	BOSTON	MA	2109	BUCKLAND, ARTHUR R	BUCKLAND, ARTHUR	103 UNION WHARF	BOSTON	MA	2109
104 UNION WHARF	BOSTON	MA	2109	PRINN, MICHAEL D	PRINN, PETA-GAYE M	104 UNION WHARF	BOSTON	MA	2109
105 UNION WHARF	BOSTON	MA	2109	MELWANI, MICHELLE	<Null>	105 UNION WHARF	BOSTON	MA	2109
109 UNION WHARF	BOSTON	MA	2109	KEOHANE FRANK REALTY LLC	<Null>	343 COMMERCIAL ST	BOSTON	MA	2109
111 UNION WHARF	BOSTON	MA	2109	REGAN, GEORGE K	<Null>	106 UNION WHARF	BOSTON	MA	2109
201 UNION WHARF	BOSTON	MA	2109	JURGENS, LORI	<Null>	201 UNION WHARF	BOSTON	MA	2109
203 UNION WHARF	BOSTON	MA	2109	BAKER, MARK F	BAKER, AASMA S	203 UNION WHARF	BOSTON	MA	2109
204 UNION WHARF	BOSTON	MA	2109	CUTLER, ROBERT J	CUTLER, PAMELA J	204 UNION WHARF	BOSTON	MA	2109
205 UNION WHARF	BOSTON	MA	2109	GRUBER, WILLIAM R	<Null>	75 HOPESTILL BROWN RD	SUDBURY	MA	1776
207 UNION WHARF	BOSTON	MA	2109	GRAY, STEPHEN S	<Null>	207 UNION WHARF	BOSTON	MA	2109
209 UNION WHARF	BOSTON	MA	2109	CON JUDE LLC	<Null>	<Null>	<Null>	<Null>	<Null>
211 UNION WHARF	BOSTON	MA	2109	CHARA, ZDENO	<Null>	211 UNION WHARF	BOSTON	MA	2109
212 UNION WHARF	BOSTON	MA	2109	ABRANO, FRANK M	ABRANO, KIM S	8 RUBEN DUREN WAY	BEDFORD	MA	1730
295 COMMERCIAL ST # 30	BOSTON	MA	2109	LATTI, MICHAEL T	<Null>	295 COMMERCIAL ST	BOSTON	MA	2109
295 COMMERCIAL ST # 31	BOSTON	MA	2109	LATTI, MICHAEL T	<Null>	295 COMMERCIAL ST	BOSTON	MA	2109
295-343 COMMERCIAL ST	BOSTON	MA	2109	WHARF, UNION T	<Null>	295 COMMERCIAL ST	BOSTON	MA	2109
301 UNION WHARF	BOSTON	MA	2109	CARBEAU, KEVIN	HARRINGTON, KATHRYN	301 UNION WHARF	BOSTON	MA	2109
302 UNION WHARF	BOSTON	MA	2109	WOLOSZ, JUSTIN J	WOLOSZ, ALLISON M	343 COMMERCIAL ST UNIT 302	BOSTON	MA	2109
303 UNION WHARF	BOSTON	MA	2109	NAJARIAN, MARK A	<Null>	303 UNION WHARF	BOSTON	MA	2109
304 UNION WHARF	BOSTON	MA	2109	KREICI, DAVID	<Null>	304 UNION WHARF	BOSTON	MA	2109
305 UNION WHARF	BOSTON	MA	2109	MAZZARELLA, LYNN	<Null>	305 UNION WHARF	BOSTON	MA	2109
307 UNION WHARF	BOSTON	MA	2109	ARDITO, FRANK T	DILLON, ROBIN	307 UNION WHARF	BOSTON	MA	2109
309 UNION WHARF	BOSTON	MA	2109	SMETANA, LAWRENCE P	<Null>	309 UNION WHARF	BOSTON	MA	2109
310 UNION WHARF	BOSTON	MA	2109	ZAVRL, FRANK	ZAVRL, PAUJA	87 SALEM ST	ANDOVER	MA	1810
343 COMMERCIAL ST # 101	BOSTON	MA	2109	MARY ROSE DUPUIS RET	DUPUIS, PETER A	343 COMMERCIAL ST # 101	BOSTON	MA	2109
343 COMMERCIAL ST # 106	BOSTON	MA	2109	REGAN, GEORGE K	<Null>	343 COMMERCIAL ST # 106	BOSTON	MA	2109
343 COMMERCIAL ST # 107	BOSTON	MA	2109	SCAPPICHO, ROSEMARY	SCAPPICHO, RALPH	343 COMMERCIAL ST # 107	BOSTON	MA	2109
343 COMMERCIAL ST # 108	BOSTON	MA	2109	108 UNION WHARF LLC	<Null>	343 COMMERCIAL ST # 108	BOSTON	MA	2109
343 COMMERCIAL ST # 110	BOSTON	MA	2109	REGAN, GEORGE K	<Null>	343 COMMERCIAL ST # 110	BOSTON	MA	2109
343 COMMERCIAL ST # 111B	BOSTON	MA	2109	MCFARLAND, THOMAS J	MCFARLAND, KATYN B	343 COMMERCIAL ST # 111B	BOSTON	MA	2109
343 COMMERCIAL ST # 112	BOSTON	MA	2109	KETABI, MAHMOUD	KETABI, A FARIN	28 ATLANTIC AVE # 219	BOSTON	MA	2110
343 COMMERCIAL ST # 113	BOSTON	MA	2109	BOSTON 113 UNION WHARF	MONAHAN, WILLIAM O	28 GREEN ST	NEEDHAM	MA	2492
343 COMMERCIAL ST # 114	BOSTON	MA	2109	343 COMMERCIAL ST 114	VERROCHI, PAUL M	33 BEAVER PL	BOSTON	MA	2108
343 COMMERCIAL ST # 206	BOSTON	MA	2109	REGAN, GEORGE K	<Null>	343 COMMERCIAL ST # 206	BOSTON	MA	2109
343 COMMERCIAL ST # 208	BOSTON	MA	2109	REGAN, GEORGE K	<Null>	343 COMMERCIAL ST # 208	BOSTON	MA	2109
343 COMMERCIAL ST # 210	BOSTON	MA	2109	RAY, MARILYN T	<Null>	100 GODDARD AVE	BROOKLINE	MA	2445
343 COMMERCIAL ST # 214	BOSTON	MA	2109	CHARA, ZDENO	CHARA, TATIANA	211 UNION WHARF	BOSTON	MA	2109
343 COMMERCIAL ST # 306	BOSTON	MA	2109	ODONNELL, PATRICA E	<Null>	343 COMMERCIAL ST # 306	BOSTON	MA	2109
343 COMMERCIAL ST # 308	BOSTON	MA	2109	JACOBSON, WILLIAM	<Null>	343 COMMERCIAL ST # 308	BOSTON	MA	2109
343 COMMERCIAL ST # 311	BOSTON	MA	2109	COCOZZA, MARK	COCOZZA, SUSAN	343 COMMERCIAL ST # 311	BOSTON	MA	2109
343 COMMERCIAL ST # 312	BOSTON	MA	2109	ZEGHIBE, ROGER W	<Null>	343 COMMERCIAL ST # 312	BOSTON	MA	2109
343 COMMERCIAL ST # 314	BOSTON	MA	2109	THRALL, JEAN M	THRALL, JAMES H	343 COMMERCIAL ST # 314	BOSTON	MA	2109
343 COMMERCIAL ST # 402	BOSTON	MA	2109	CAMPANELLI, NICOLE	<Null>	343 COMMERCIAL ST # 402	BOSTON	MA	2109
343 COMMERCIAL ST # 403	BOSTON	MA	2109	COLLINS, MONICA	ALPER, BENNETT L	343 COMMERCIAL ST # 403	BOSTON	MA	2109
343 COMMERCIAL ST # 404	BOSTON	MA	2109	BRASSERT, WALTER L	BRASSERT, JOAN B	343 COMMERCIAL ST # 404	BOSTON	MA	2109
343 COMMERCIAL ST # 405	BOSTON	MA	2109	EDWARDS, F ROSS	EDWARDS, LORRAINE W	343 COMMERCIAL ST # 405	BOSTON	MA	2109
343 COMMERCIAL ST # 406	BOSTON	MA	2109	CONTI, MATTHEW J	<Null>	343 COMMERCIAL ST # 406	BOSTON	MA	2109
343 COMMERCIAL ST # 408	BOSTON	MA	2109	PRIMO, A M	<Null>	343 COMMERCIAL ST # 408	BOSTON	MA	2109
343 COMMERCIAL ST # 503	BOSTON	MA	2109	HOPKINS, MERITA A	<Null>	343 COMMERCIAL ST # 503	BOSTON	MA	2109
343 COMMERCIAL ST # 504	BOSTON	MA	2109	CORTELL, MARY BRENDA	<Null>	343 COMMERCIAL ST # 504	BOSTON	MA	2109
343 COMMERCIAL ST # 505	BOSTON	MA	2109	SCHILLER, PHILIP W	<Null>	234 MIRAMONTES AVE	HALF MOON BAY	CA	94019

SITE_ADDR	SITE_CITY	SITE_STATE	SITE_ZIP	OWNER_NAME_1	OWNER_NAME_2	MAIL_ADDR	MAIL_CITY	MAIL_STATE	MAIL_ZIP
343 COMMERCIAL ST # 506	BOSTON	MA	2109	EISEN, WILLIAM J	<Null>	343 COMMERCIAL ST # 506	BOSTON	MA	2109
343 COMMERCIAL ST # 507	BOSTON	MA	2109	SCHILLER, PHILIP W	<Null>	234 MIRAMONTES AVE	HALF MOON BAY	CA	94019
343 COMMERCIAL ST # 508	BOSTON	MA	2109	LOSCOCO, JAMES N	<Null>	343 COMMERCIAL ST # 508	BOSTON	MA	2109
343 COMMERCIAL ST # 602	BOSTON	MA	2109	DORNBROOK, MICHAEL	<Null>	343 COMMERCIAL ST # 602	BOSTON	MA	2109
343 COMMERCIAL ST # 604	BOSTON	MA	2109	THOMAJAN, GREGORY Z	<Null>	343 COMMERCIAL ST # 604	BOSTON	MA	2109
343 COMMERCIAL ST # 606	BOSTON	MA	2109	SULLIVAN, DANIEL W	<Null>	343 COMMERCIAL ST # 606	BOSTON	MA	2109
343 COMMERCIAL ST # 607	BOSTON	MA	2109	SCHILLER, PHILIP W	<Null>	234 MIRAMONTES AVE	HALF MOON BAY	CA	94019
343 COMMERCIAL ST # 608	BOSTON	MA	2109	LOSCOCO, JAMES N	<Null>	343 COMMERCIAL ST # 608	BOSTON	MA	2109
343 COMMERCIAL ST UNIT 102	BOSTON	MA	2109	FILARDO, MARCO A	<Null>	440 SEAVIEW CT APT 1405	MARCO ISLAND	FL	34145
343 COMMERCIAL ST UNIT 202	BOSTON	MA	2109	HICKS, LAURENCE M	HICKS, VICTORIA W	<Null>	<Null>	<Null>	<Null>
401 UNION WHARF	BOSTON	MA	2109	CHARA, ZDENO	CHARA, TATIANA	401 UNION WHARF	BOSTON	MA	2109
407 UNION WHARF	BOSTON	MA	2109	MIRABELLA, STEVEN	<Null>	407 UNION WHARF	BOSTON	MA	2109
501 UNION WHARF	BOSTON	MA	2109	YACOBIAN, ANTONIETTE	ROBINSON, MARK E	501 UNION WHARF	BOSTON	MA	2109
502 UNION WHARF	BOSTON	MA	2109	ALBERT REALTY HOLDINGS	<Null>	343 COMMERCIAL ST # 402	BOSTON	MA	2109
52-58 EASTERN AVE	BOSTON	MA	2109	PILOT HOUSE PROPS LLC	<Null>	LEWIS WHARF	BOSTON	MA	2110
ATLANTIC AVE	BOSTON	MA	2205	PILOT HOUSE PROPS LLC	<Null>	LEWIS WHARF	BOSTON	MA	2110



Boston Harbor

0303038200

0303037000

0303036001

0303036000

0303035000

0303029070

0303036005

0303030500

0303034000

0303030020

Callahan Tunnel

Lewis White



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, Heidi Fisher, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Pilot House Properties LLC _____ for an in-kind dock replacement project _____ located at Sargent's Wharf, Boston, MA _____.

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

Heidi Fisher Digitally signed by Heidi Fisher
Date: 2022.08.16 12:58:47
-04'00'

Name

08/16/22

Date



**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. Pilot House Properties 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/or the Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is 1 Eastern Avenue, Boston, MA 02110.

C. The project involves the replacement and maintenance of an existing pile-held float. The float at Sargent's Wharf is used as one of the pick-up locations for the Boston Water Taxi.

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

E. Copies of the application may be obtained from TRC Environmental Corporation by contacting them at hfisher@trccompanies.com between the hours of 9 AM - 5 PM, Monday-Friday.

F. In accordance with the Chapter 107 of the Acts of 2022, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Boston Herald**.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

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

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

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



BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

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

Russian:

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

Portuguese:

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

French:

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





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

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

A. Pilot House Properties LLC ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es 1 Eastern Avenue, Boston, MA 02110.

C. El proyecto consiste en el reemplazo y mantenimiento de una plataforma flotante existente sostenida por pilares. La plataforma flotante de Sargent s Wharf se emplea como una de las paradas designadas para el T. _____.

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

E. Las copias de la notificación de intención pueden obtenerse en TRC Environmental Corporation a hfisher@trccompanies.com entre las 9 AM y las 5 PM, de lunes a viernes.

F. De acuerdo con el Capítulo 107 de las Actas de 2022, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

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

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.



City of Boston
Environment



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



August,17, 2022

The Cross Cultural Communication Systems, Inc., hereby certify, that this is a true translation of the document: Project Description - English Text-Pile Held Floats, with 27 English words, from English into Spanish, under project number TSP 08162201, requested by Heidi Fisher from TRC Environmental Solutions.

It was prepared to the best of the company's ability, this 17 days of august, 2022.

Al. Donato

A handwritten signature in blue ink, appearing to read 'Al. Donato', is written over a horizontal line. The signature is stylized and somewhat abstract.

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

Alcionei Donato

Translation Services Quality Assurance Manager

CCCS, Inc.™

PO Box 2308

Woburn, MA 01888

P: (781) 729-3736 X 108 F: (781) 729-1217

P: (888) 678-CCCS X 108 (out of state)

E: Adonato@embracingculture.com

Project Narrative

1.0 Introduction

TRC Environmental Corporation (TRC) has prepared this Notice of Intent (NOI) on behalf of Pilot House Properties, LLC (Pilot House) and the Boston Planning and Development Agency (BPDA) to request an Order of Conditions from the Boston Conservation Commission for the replacement of an existing float servicing the Boston Harbor water taxi. Pilot House intends to replace and maintain a pile-held float within the existing footprint (the Project) at Sargent's Wharf in the Boston Inner Harbor (the Project Site or Site). This NOI seeks approval to maintain the existing ramp and float structure, and replace the piles and float in kind.

The pile-held water taxi float is located to the east of Sargent's Wharf, which is between Union Wharf and Lewis Wharf in Boston's historic North End neighborhood. This area was historically used for the delivery of goods transported by sea to the colonial Province of Massachusetts Bay.

Today, the dock at Sargent's Wharf serves as one of the pick-up and drop-off locations for the Boston Water Taxi, a water taxi service that transports passengers to several locations around Boston Harbor, such as Logan Airport and the Charlestown Navy Yard. The Boston Water Taxi service owns a variety of vessels of varying capacities, which may transport up to 25-40 passengers per vessel.

2.0 Existing Conditions

The Project Site consists of an existing floating pile-held dock, three steel pipe piles, and aluminum gangway ramp. The dock system is located to the east of the Sargent's Wharf public parking lot. Both the parking lot and the dock system are part of a parcel that is owned by the Boston Planning and Development Agency (BPDA). Pilot House maintains the taxi dock pursuant to an agreement with the BPDA. The seaward boundary of the parking lot includes a paved walkway, which is part of Boston's Harborwalk, a walking trail along Boston's shoreline that includes several historic and notable locations. The pier leading down to the aluminum ramp includes a lookout spot to the Boston Harbor, and is located north of the Boston Sailing Center.

The Project Site is also located adjacent to several residential apartments and condos, including the condominium complex north of the Project Site at Union Wharf. The Abutter Mailing List Generator provided by the City of Boston Assessing Department generated a list of over six hundred properties abutting the Sargent's Wharf parking lot and dock system parcel. TRC used GIS to generate a list of properties located within 300 FT of the existing dock to gain a more accurate list of property owners in proximity to the Project. A picture of the circle drawn in GIS to create a 300 FT snap to the dock is included with the abutter notification materials following this Project narrative.

The ramp and float structure was built in approximately 1999-2000. As described below, the ramp and float structure received a Chapter 91 license on March 3, 1999. As part of that approval, an Order of Conditions would have been required. The Applicant has reviewed records from the

Suffolk County Registry of Deeds, Boston Conservation Commission (including archive files and consultation with the Conservation Agent), BPDA, and Massachusetts Department of Environmental Protection to search for an Order of Conditions, but has been unable to locate one. However, based on the fact that a Chapter 91 license was issued in 1999, and after discussion with staff at the BPDA, the Applicant believes that an Order of Conditions would have been issued. The pile-held floats and the three piles have reached the end of their service life.

The Project Site is limited to the footprint of the pile-held float and its piles. The Project is limited to replacement of these components and does not include any landside work.

2.1 Protected Resources under the Massachusetts Protection Act

Wetland resource areas that fall under the jurisdiction of the Massachusetts Wetland Protection Act (WPA) occur within and adjacent to the Project Site. Wetland resource area boundaries are shown on Figure 2. These resource areas include Land Under the Ocean and Land Subject to Coastal Storm Flowage. The Project Site is not located in a Designated Port Area. Projections for sea level rise as they affect these resource areas have been taken into consideration in the project design. These areas are described in greater detail in Section 4.1.

2.2 Protected Resources under the Boston Wetlands Ordinance

In addition to the resource areas that are protected under WPA, the Project Site is also subject to the protection of the Coastal Flood Resilience Zone (CFRZ) under the City of Boston Wetlands Ordinance (7.1.4(g)(ix)). This resource area is featured in Figure 2.

2.3 Chapter 91 Licensing Status

The existing pile-held float and ramp are fully authorized under MGL Chapter 91. The Massachusetts Department of Environmental Protection (MassDEP) issued License No. 7460 to the Boston Redevelopment Authority (now known as BPDA) on March 3, 1999 for an unlimited term. A maintenance letter will be submitted to the MassDEP Waterways office prior to this submittal describing the in-kind replacement of the existing pile-held float and piles.

3.0 Project Description

The proposed in-kind float replacement will entail the replacement of the existing pile-held float with a design that will occupy an identical footprint (30 feet by 10 feet). The Project has two components: (A) the replacement of existing piles with three (3) new 14-inch wide steel piles with a cut off elevation of approximately 15.8 feet NAVD88 (21 feet MLW), which will occupy an identical footprint to the existing piles, and (B) the replacement of the existing float with a new float.

The proposed improvements are planned to be made as soon as an Order of Conditions is issued and the necessary materials can be delivered to the site. Construction will be accomplished via equipment that will be transported to the site and operated from a barge.

The Project is limited to replacement of these components and does not include any landside repairs or improvements. Therefore, the Project is not located within any resource areas landward of the Project Site (such as the waterfront area, etc.) or any of their associated buffer zones.

4.0 Regulatory Compliance

Several wetland resource areas that fall under the jurisdiction of the Wetlands Protection Act and the Boston Wetlands Ordinance occur within and adjacent to the Project Site as previously described. Wetland resource area boundaries are shown on Figure 2. Wetland resource areas present in and around the Project Site are described in the sections below.

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

4.1 Wetlands Protection Act

4.1.1 Land Under the Ocean

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

The existing float occupies approximately 305 square feet (SF) of Land Under the Ocean—300 SF occupied by the float and approximately 5 SF occupied by the three, 14 inch piles. The new float and piles are designed to occupy the same dimensions.

The extraction of the existing piles and the vibratory driving of the new piles, while within the same footprint, could result in impacts to benthic habitats and organisms in the immediate vicinity; however, these impacted areas are small relative to the surrounding benthic habitat. Non-motile organisms may be directly impacted, but these impacts are expected to be minor. Mobile species are anticipated to avoid the area during pile driving activities. Pile driving activities will occur within the Division of Marine Fisheries sanctioned Time of Year (TOY) restrictions. The TOY for the Project Area is February 15 through November 15. Construction activities will occur outside of this window.

The installation of the piles will result in temporary sediment dispersion in the immediate vicinity of the Project. Due to the regular tidal activity in this area, it is not anticipated that pile driving will result in any significant sediment dispersion to areas beyond the Project boundaries. However, construction crews will adhere to best management practices (BMPs), which may include but are not limited to:

- extraction of old piles entirely by pulling,

- use of turbidity curtains about the Project boundary that rests on the mudline at all times (if work operations and currents allow them to be effective),
- driving shall be without interruption to required tip elevation,
- restricting the practice of manipulating piles to force them into position,
- piles shall be driven at the center of the pile bracket and shall be plumb their entire length above the mudline,
- maximum driving energy of the pile hammer shall be operated at the rate recommended by the manufacturer, and
- the driving helmet shall be fitted snugly to distribute energy evenly to the head of the pile.

Land Under the Ocean Performance Standards

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

The Project has been designed and will be conducted to avoid adverse effects to other resource areas. Bottom topography will not be altered as a result of the construction activities. Impacts to Land Under the Ocean includes pile driving within the same footprint as the existing piles. This will not increase storm damage or erosion of nearby resource areas. Pile driving is less disruptive to bottom sediments than a jetting installation alternative.

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

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

The Project is water-dependent and involves the replacement of an existing pile-held float and its piles. The new float and piles will not alter water circulation since they will be the same as those that have existed at the Project Site for over 20 years.

There are no known eelgrass or widgeon grass beds within the Project Site or immediate vicinity.

The Project will not alter the distribution of sediment grain size. Pile removal and driving activities will result in minimal, temporary sediment dispersion within the immediate vicinity of the pile. However, the Boston Inner Harbor is subject to regular tidal fluctuations and currents, and pile driving activities for three piles are not anticipated to increase sediment dispersion or impair water quality in the Project Site or immediate vicinity.

There are no known high densities of polychaetes, mollusks, or macrophytic algae in the Project Site. The Project Area is not mapped by the Division of Marine Fisheries as suitable habitat for any harvestable shellfish species. Therefore, the Project will not alter or impact these habitats or species.

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

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

4.1.2 Land Subject to Coastal Storm Flowage

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

The Project Site is located within LSCSF, or the 100-year floodplain. The FEMA Flood Insurance Rate Map (FIRM) for the proposed Project Site (map number 25025C0081J, effective date 03/16/2016) indicates that the Project Site is within Flood Zone VE, 100-year flood zone, with a Base Flood Elevation (BFE) of 13 feet NAVD88 (18.2 feet MLW).

The in-kind replacement float replacement and pile driving will not have any effect on coastal storm flowage. The Project is located entirely within a coastal waterbody, therefore the Project will have no impact on flooding of adjacent lands and structures due to storms, nor on the flood storage capacity of the area. As shown on the plans (Appendix A), the float has been designed such that the float will move up and down the piles with the changing water level. These allowances would minimize the potential for damage to adjacent structures from the dock in such a flooding event. To accommodate storm-induced water levels and in anticipation of projected sea level rise, the tops of the proposed mooring piles will be cut off at an elevation of

approximately 15.8 feet NAVD88 (21 feet MLW) or higher to secure the piles in place in the event water levels rise beyond 13 feet NAVD88 (18.2 feet MLW, the FEMA VE Zone BFE listed above) and 14.3 feet NAVD88 (19.5 feet MLW, Coastal Flood Resilience Design Guidelines). Therefore, the Project is not anticipated to have an impact on LSCSF. While Land Subject to Coastal Storm Flowage is an Area Subject to Protection under the WPA, no performance standards for this area have been defined in the WPA regulations (see discussion of performance standards under the Boston Wetlands Ordinance below).

4.2 Boston Wetlands Protection Ordinance

4.2.1 Land Subject to Coastal Storm Flowage

4.2.1.1 Performance Standards – Boston Wetlands Regulations

Section XVII(E)(1): “When the Commission determines that LSCSF overlays or overlaps with other resource areas protected under the Ordinance, the applicable performance standards for each resource area shall be independently as well as collectively applied, and the project shall be conditioned to protect the Resource Area Values of all resource areas affected by the project and the ability of such other resource areas to protect the Resource Area Values described in Section XVII(A).”

The Project has been designed to account for the Resource Area Values of both Land Under the Ocean and Land Subject to Coastal Storm Flowage. Work within LSCSF will not interfere with the ability of Land Under the Ocean to protect Resource Area Values within that resource area, and vice versa. The Project is anticipated to have negligible to no effect on storm damage prevention, flood control, protection of wildlife and wildlife habitat, prevention of pollution, erosion and sedimentation control, and mitigation of the impacts of climate change.

Section XVII(E)(2): “If LSCSF affected by proposed activity or work is significant to the Resource Area Values described in Section XVII(A), such activity shall not have an adverse impact on the subject site, adjacent properties, properties located in the adjacent Coastal Flood Resilience Zone, or any public or private way by increasing the elevation or velocity of flood or storm waters or by increasing flows due to a change in drainage or flowage characteristics.”

Not applicable. As a pile-held float, increases in water level from flooding events or sea level rise will not affect the float since it will rise and fall as water levels change. The three steel piles will be cut off at elevation 15.8 FT NAVD88, which is significantly higher than the base flood elevation.

Section XVII(E)(3): “If LSCSF is significant to flood control or storm damage prevention, the proposed activity or work shall not result in flood damage due to filling, which causes lateral displacement of flood waters that, in the judgment of the Commission, would otherwise be confined within said area. The Commission, in its sole discretion, may permit such activity so long as the activity will not have an adverse impact on said area’s ability to provide storm damage prevention and flood control; provided, further, that the activity or work incorporate best

management practices to reduce or eliminate damage resulting from SLR and coastal storms.”

Not applicable. See prior response regarding flood waters. Additionally, no filling is proposed and the waters of Boston Inner Harbor provide unrestricted flood storage capacity.

Section XVII(E)(4): “If LSCSF receives and holds coastal flood waters, the proposed activity or work shall not impact the ability of the area to receive, hold, and laterally spread flood waters if it causes unnatural redirection, refraction, diffraction, or reflection of coastal flood waters and waves.”

Not applicable. The Project is located on Boston Inner Harbor. See prior responses regarding flood waters.

Section XVII(E)(5): “If LSCSF receives coastal flood waters that naturally flow across the landform surface without redirecting or channeling the flow, the proposed activity or work shall not cause flood water to become redirected or channeled or increase in velocity, so as to cause erosion, scour, and increased storm damage to the project’s locus and adjacent areas.”

Not applicable. Project is located entirely within Land Under the Ocean and does not involve landside work.

Section XVII(E)(6): “If LSCSF is significant to wildlife and their habitat, proposed activity or work shall not impair the capacity of those portions of LSCSF to provide important wildlife habitat functions.”

Not applicable. Project is located entirely within Land Under the Ocean and does not involve landside work. Project will have no significant impact on wildlife or their habitat. See prior discussion of existing species in the Project Area and their habitats.

Section XVII(E)(7): “If LSCSF is significant to the prevention of pollution, proposed activity or work shall not have an adverse impact on the characteristic of the LSCSF to remove suspended solids and other contaminants from runoff before entering into other wetland resource areas or a body of water.”

Not applicable. Project is located on Boston Inner Harbor and is subject to tidal action. As such, the LSCSF at the location of the pile-held float does not have the capacity to remove suspended solids and other contaminants from runoff before entering into other wetland resource areas or a body of water.

Section XVII(E)(8): “Proposed work or activity in LSCSF which results in alteration to vegetative cover, interruptions in the beneficial supply of sediment to other wetland resource areas, or changes to the form or volume of a dune or beach, and such result will have an adverse impact on said dune or beach’s ability to provide storm damage prevention and flood control, is prohibited.”

Not applicable. Project is located on Boston Inner Harbor and is subject to tidal action. As such, the Project will not result alteration to vegetative cover, interruptions in the beneficial supply of sediment to other wetland resource areas, or changes to the form or volume of a dune or beach.

Section XVII(E)(9): “Notwithstanding Sections XVII(E)(1) through (8), the Commission may, in its sole discretion, permit the following activities provided that the applicant demonstrates to the satisfaction of the Commission that best available measures, as defined by the Ordinance, are utilized to minimize or eliminate adverse impacts on the critical characteristics of and Resource Area Values protected by LSCSF described in Section XVII(A) herein, and provided further that all other performance standards for overlapping or overlaying wetland resource areas are met...”

Not applicable. The Project does not involve any of these actions.

Section XVII(E)(10): “In the interest of storm damage prevention, flood control, and prevention of pollution, should the Commission permit activity or work in LSCSF that is part of new construction or constitutes substantial improvement to an existing structure, the Commission may condition the permitted activity or work so that any critical building systems, infrastructure, or equipment is located two (2) feet above the anticipated BFE expected to occur within the next 50 years based on the best available data and projections of SLR.”

Not applicable. The Project’s pile-held float cannot be located two feet above the current or anticipated BFE.

Section XVII(E)(11): “When any proposed work or activity in LSCSF is located within an ACEC, the proposed work or activity shall have no adverse impact upon the Resource Area Values described in Section XVII(A) and shall fully mitigate any impacts resulting from the proposed work or activity.”

Not applicable. Project is not located within an ACEC.

Section XVII(E)(12): “Section XVII(E)(11) shall supersede the provisions of Section XVII(E)(9)(i) through (viii), but it shall not apply if the presumption set forth in Section XVII(D) is overcome.”

Not applicable.

Section XVII(E)(13): “Notwithstanding the provisions of Section XVII(E)(2) through (X), no project may be permitted which will have any adverse impact on specified habitat sites of rare vertebrate or invertebrate species indicated on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife (if any) published by the Massachusetts NHESP.”

Not applicable. See Figure 3.

4.2.2 Climate Change Resilience

The Boston Wetland Ordinance requires that projects take into consideration the potential for

effects on the Project from projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on resource areas and the activities proposed in the permit application.

- **Projected Sea Level Rise:** As previously described, the pile cut-off elevations will be high enough to accommodate increases in water levels during storms or through sea level rise. If sea level rises to a point that it is adversely affecting the float at some time during the planned life of the float, additional length could be added to the piles or the piles replaced, to allow the float system to continue to operate.
- **Changes in Storm Intensity/Frequency:** The proposed float is located well into the Boston Inner Harbor, which provides some protection from larger waves. By replacing the existing float, which is reaching the end of its service life, with new materials, the float is expected to better handle changes in storm intensity/frequency that may occur over time.
- **Increased/Decreased Precipitation:** Potential increases or decreases in precipitation will not affect the pile-held float or its piles at Sargent's Wharf, nor will the proposed float contribute to such changes.
- **Heat-Island Effect:** The proposed float is identical in size to the existing float (10 feet by 30 feet) and is not expected to contribute to the heat-island effect.

4.2.3 Climate Equity and Environmental Justice

It is anticipated that the Project will in no way prevent any individual community from having access to Sargent's Wharf, nor will it place any undue environmental burden on any individual community during the construction and lifespan of the Project. In fact, the availability of the water taxi dock provides a means of access to the North End and downtown Boston from other parts of the Boston waterfront. The Project will improve the public's use of the Harbor for transportation purposes.

4.3 Massachusetts Stormwater Management Standards

The Project is not subject to the Massachusetts Stormwater Standards because the float replacement is located within Boston Inner Harbor at Sargent's Wharf. Therefore, the project does not require a stormwater management plan.

4.4 United States Army Corps of Engineers General Permit

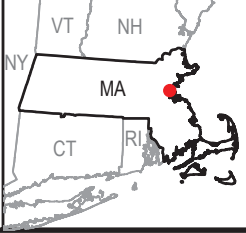
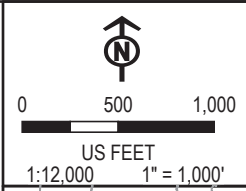
The Project is eligible under the U.S. Army Corps of Engineers (USACE) New England District General Permit 1 for Maintenance (replacement of a currently serviceable structure). The Project does not require the submission of a Preconstruction Notification. A Self-verification notification describing the proposed work at Sargent's Wharf will be submitted to USACE concurrent with the submission of this NOI.

Figures

COORDINATE SYSTEM: NAD 1983 UTM ZONE 19N FOOT US; MAP ROTATION: 0
 - SAVED BY: GCORYELL ON 7/28/2022, 08:50:51 AM; FILE PATH: T:\PROJECTS\PILLOT HOUSE PROPERTIES\APRX; LAYOUT NAME: FIGURE01_USGS_SITE_LOCUS

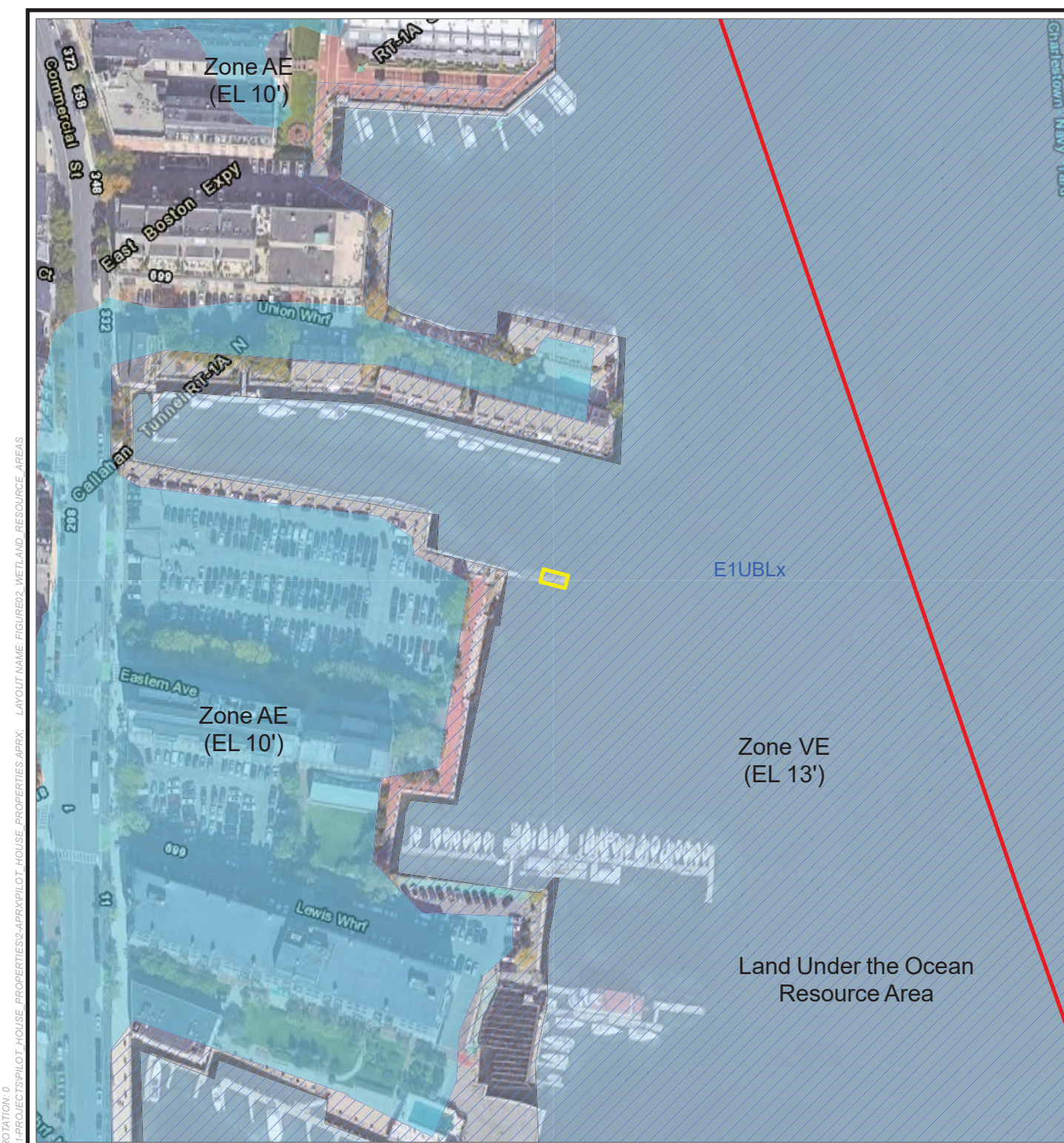


- USGS 7.5 MINUTE QUADRANGLE MAP BOUNDARY
- ★ PROJECT SITE



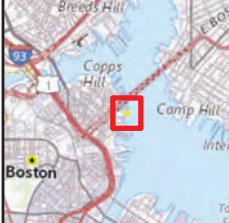
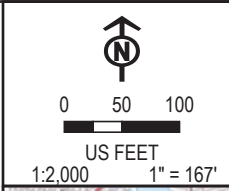
PROJECT: SARGENT'S WHARF WATER TAXI IN-KIND FLOAT REPLACEMENT	
TITLE: U.S.G.S. SITE LOCUS	
DRAWN BY: G. CORYELL	PROJ. NO.: 500331.0000.0000
CHECKED BY: J. FREDENBURG	Figure 1
APPROVED BY: H. FISHER	
DATE: JULY 2022	
6 ASHLEY DRIVE 1ST FLOOR SCARBOROUGH, ME 04074 PHONE: 207.879.1930	
FILE:	PILOT_HOUSE_PROPERTIES

BASE MAP: USA TOPOGRAPHIC MAP
 DATA SOURCES: ESRI, TRC, USGS



COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N FOOT US; MAP ROTATION: 0
 - SAVED BY: GCORYELL ON 7/28/2022, 08:53:52 AM; FILE PATH: T:\PROJECTS\PILOT HOUSE PROPERTIES\APR\PILOT HOUSE PROPERTIES\APR\FIGURE02_WETLAND_RESOURCE_AREAS

- PROJECT SITE
- NWI WETLAND
- FLOOD ZONE DESIGNATIONS
- AE: 1% ANNUAL CHANCE OF FLOODING, WITH BFE
- VE: HIGH RISK COASTAL AREA
- SOUTH BOSTON DPA



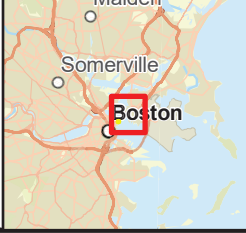
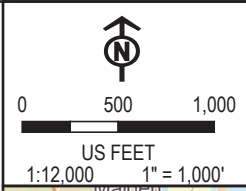
PROJECT: SARGENT'S WHARF WATER TAXI IN-KIND FLOAT REPLACEMENT	
TITLE: WETLAND RESOURCE AREAS	
DRAWN BY: G. CORYELL	PROJ. NO.: 500331.0000.0000
CHECKED BY: J. FREDENBURG	Figure 2
APPROVED BY: H. FISHER	
DATE: JULY 2022	
6 ASHLEY DRIVE 1ST FLOOR SCARBOROUGH, ME 04074 PHONE: 207.879.1930	
FILE:	PILOT HOUSE PROPERTIES

BASE MAP: GOOGLE SATELLITE
 DATA SOURCES: ESRI, TRC, USGS

COORDINATE SYSTEM: NAD 1983 UTM ZONE 19N FOOT US; MAP ROTATION: 0
 -- SAVED BY: GCORYELL ON 7/28/2022, 08:56:50 AM; FILE PATH: TV-PROJECTS\PILLOT HOUSE PROPERTIES\APRX; LAYOUT NAME: FIGURE03_NHESP



- PROJECT SITE
- NHESP ESTIMATED HABITATS OF RARE WILDLIFE
- NHESP PRIORITY HABITATS OF RARE SPECIES



PROJECT: SARGENT'S WHARF WATER TAXI IN-KIND FLOAT REPLACEMENT	
TITLE: NHESP ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES	
DRAWN BY: G. CORYELL	PROJ. NO.: 500331.0000.0000
CHECKED BY: J. FREDENBURG	Figure 3
APPROVED BY: H. FISHER	
DATE: JULY 2022	
6 ASHLEY DRIVE 1ST FLOOR SCARBOROUGH, ME 04074 PHONE: 207.879.1930	
FILE:	PILLOT_HOUSE_PROPERTIES

BASE MAP: GOOGLE SATELLITE
 DATA SOURCES: ESRI, TRC, USGS

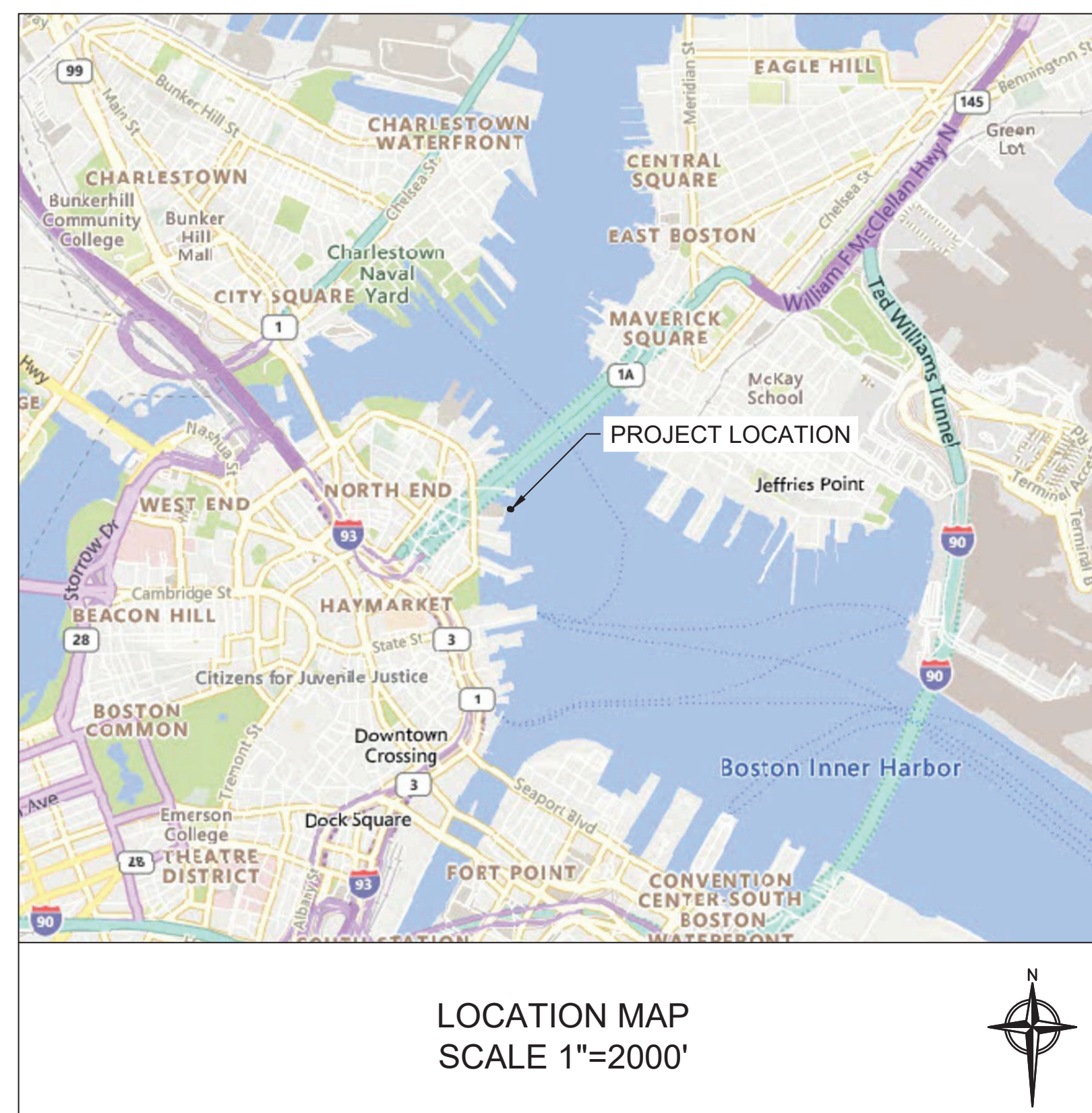
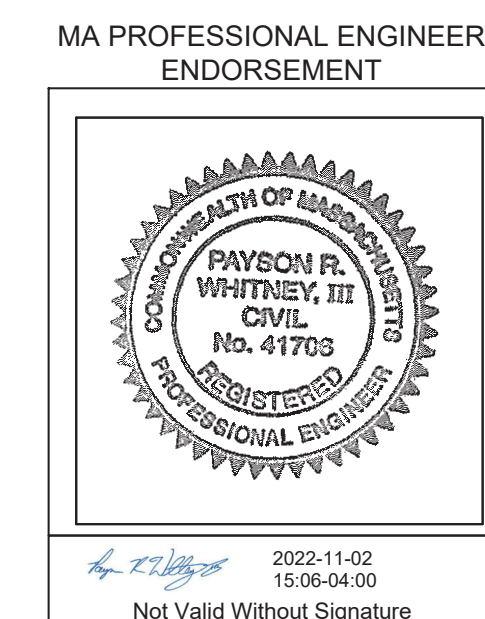
Attachment A: Project Plans

SARGENT'S WHARF WATER TAXI IN-KIND DOCK REPLACEMENT PROJECT NOTICE OF INTENT PLANS

PROPERTY
SARGENT'S WHARF
BOSTON, MA 02110

PREPARED FOR:
PILOT HOUSE PROPERTIES, LLC
PILOT HOUSE - LEWIS WHARF
BOSTON, MA 02110

NOVEMBER 2, 2022



PREPARED BY:



404 WYMAN STREET, SUITE 375
WALTHAM, MASSACHUSETTS 02451
P 781.419.7696

SHEET LIST TABLE

Sheet Number	Sheet Title
--	COVER
C-1	EXISTING CONDITIONS
C-2	PROPOSED CONDITIONS
C-3	ELEVATION VIEW
ATTACHMENTS	
"WATER TAXI DOCK, BOSTON, MA" BY BLUE ATLANTIC FABRICATORS, LLC. DATED MARCH 16, 2022. *	
"WATER TAXI DOCK - PILE GUIDES, BOSTON, MA" BY BLUE ATLANTIC FABRICATORS, LLC. DATED MARCH 18, 2022.	

* PROJECT NORTH SHOWN ON THE ATTACHED DRAWINGS BY BLUE ATLANTIC FABRICATORS IS GEOGRAPHIC SOUTH.

FOR PERMITTING PURPOSES ONLY

ZONE VE (EL 13')
(LAND SUBJECT TO COASTAL
STORM FLOWAGE)

BOSTON INNER HARBOR
(LAND UNDER THE OCEAN)



FLOOD
EBB

EXISTING PILE HELD
FLOAT AND GANGWAY

SARGENT'S WHARF

SEE DRAWING NO. C-3 FOR
ELEVATION VIEW

APPROX. EDGE OF
SEAWALL (COASTAL BANK)

ZONE AE (EL 10')
(LAND SUBJECT TO COASTAL
STORM FLOWAGE)

LEGEND:

NWI WETLAND:

- LAND UNDER THE OCEAN RESOURCE AREA

FLOOD ZONE DESIGNATION:

- VE: HIGH RISK COASTAL AREA
- AE: 1% ANNUAL CHANCE OF FLOODING, WITH BASE FLOOD ELEVATION

NOTES:

- MEAN HIGH WATER (MHW) IS +4.33 FT AND MEAN LOW WATER (MLW) IS -5.16 FT (NAVD 88).
- THE SITE IS LOCATED ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE AND LAND UNDER THE OCEAN. TOTAL AREA OF IMPACT IS ±305 FT.

REFERENCES:

- AERIAL IMAGERY OBTAINED FROM MASSGIS, 2021.
- WETLANDS OBTAINED FROM MASSGIS NATIONAL WETLANDS INVENTORY (NWI), 2020.
- FLOOD ZONE DESIGNATIONS OBTAINED FROM MASSGIS FEMA NATIONAL FLOOD HAZARD LAYER, 2017. BASE FLOOD ELEVATIONS REFERENCE NAVD 88.

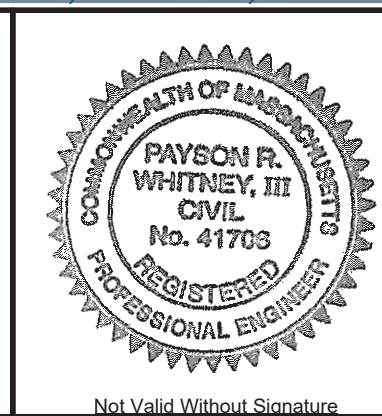
DATE: Nov 02, 2022 2:29PM C:\Users\mroberts\OneDrive\Documents\15208\500331_Sargent's Wharf Layout_Proposed.dwg

404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
www.trccompanies.com

**SARGENT'S WHARF WATER TAXI IN-KIND
DOCK REPLACEMENT PROJECT**

**PILOT HOUSE PROPERTIES, LLC
PILOT HOUSE - LEWIS WHARF
BOSTON, MA 02110**

**SARGENT'S WHARF
PARCEL ID 0303037000
BOSTON, MA
02110**



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

2022-11-02
15:07-04:00
0

No.	REVISION	DATE	DRAWN	DESIGN	CHK

DRAWN BY: MMD DESIGNED BY: PW CHECKED BY: _____

**SARGENT'S WHARF WATER TAXI
DOCK REPLACEMENT
EXISTING CONDITIONS**

FOR PERMITTING ONLY

DRAWING NO:
C-1

PROJECT NO: 500331
DATE OF ISSUE: 11/2/2022
SHEET NO: 2 OF 4

ZONE VE (EL 13')
(LAND SUBJECT TO COASTAL
STORM FLOWAGE)

BOSTON INNER HARBOR
(LAND UNDER THE OCEAN)

GANGWAY TO REMAIN

FURNISH AND INSTALL
NEW STEEL FLOAT
(10' X 30')

SARGENT'S WHARF

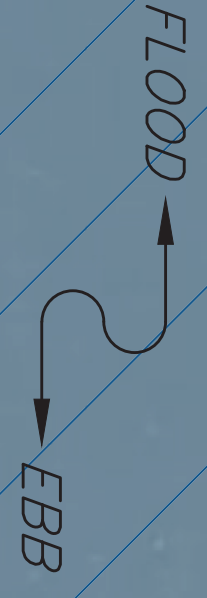
±48 FT

SEE DRAWING NO. C-3 FOR
ELEVATION VIEW

REMOVE AND REPLACE 3,
14" DIAMETER STEEL PILES;
CUT-OFF EL. 15.8 FT (NAVD 88)

APPROX. EDGE OF
SEAWALL (COASTAL BANK)

ZONE AE (EL 10')
(LAND SUBJECT TO COASTAL
STORM FLOWAGE)

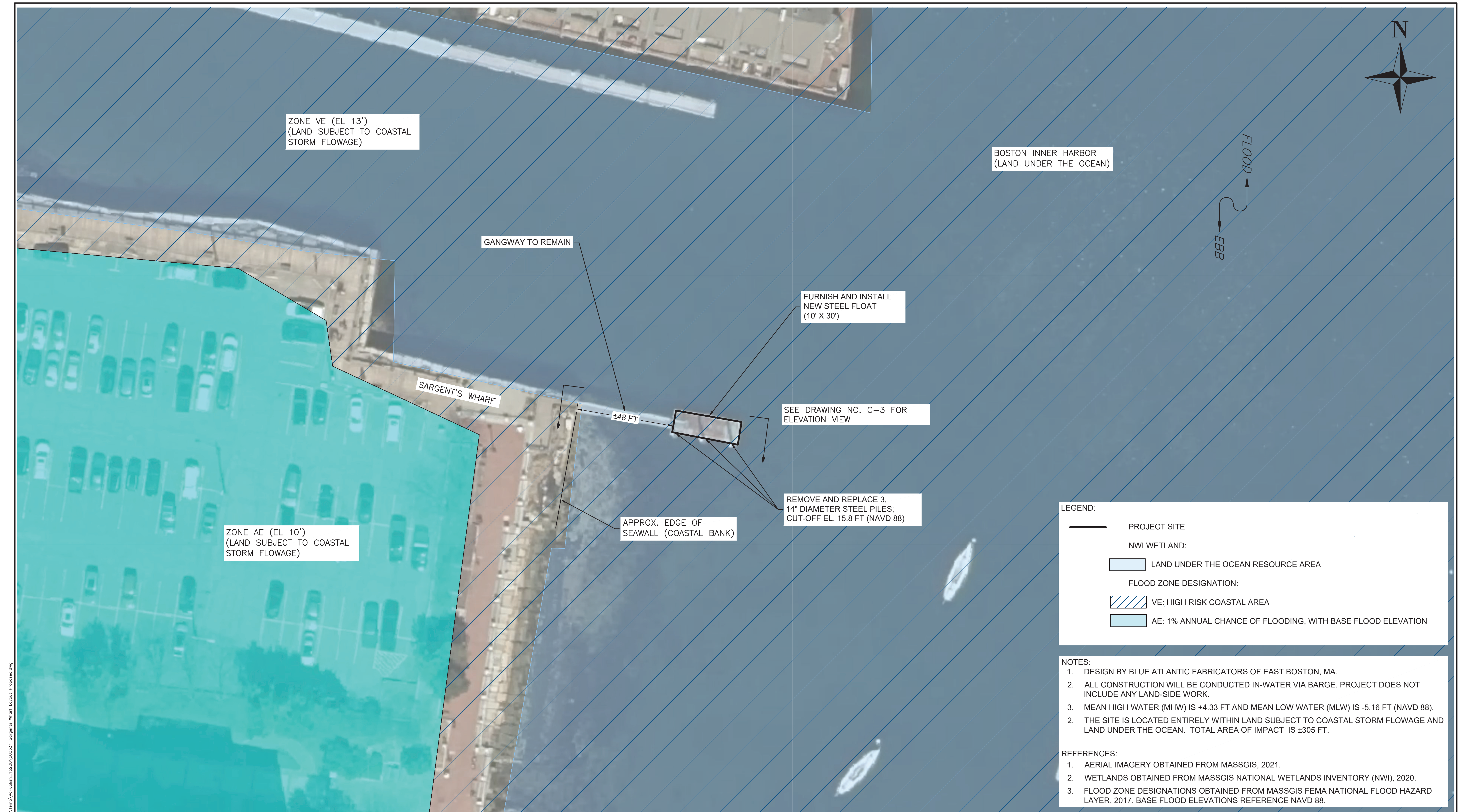


LEGEND:

- PROJECT SITE
- NWI WETLAND:**
- LAND UNDER THE OCEAN RESOURCE AREA
- FLOOD ZONE DESIGNATION:**
- VE: HIGH RISK COASTAL AREA
- AE: 1% ANNUAL CHANCE OF FLOODING, WITH BASE FLOOD ELEVATION

- NOTES:**
- DESIGN BY BLUE ATLANTIC FABRICATORS OF EAST BOSTON, MA.
 - ALL CONSTRUCTION WILL BE CONDUCTED IN-WATER VIA BARGE. PROJECT DOES NOT INCLUDE ANY LAND-SIDE WORK.
 - MEAN HIGH WATER (MHW) IS +4.33 FT AND MEAN LOW WATER (MLW) IS -5.16 FT (NAVD 88).
 - THE SITE IS LOCATED ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE AND LAND UNDER THE OCEAN. TOTAL AREA OF IMPACT IS ±305 FT.

- REFERENCES:**
- AERIAL IMAGERY OBTAINED FROM MASSGIS, 2021.
 - WETLANDS OBTAINED FROM MASSGIS NATIONAL WETLANDS INVENTORY (NWI), 2020.
 - FLOOD ZONE DESIGNATIONS OBTAINED FROM MASSGIS FEMA NATIONAL FLOOD HAZARD LAYER, 2017. BASE FLOOD ELEVATIONS REFERENCE NAVD 88.



DATE: Nov 02, 2022 2:30PM
C:\Users\mreid\OneDrive\Documents\Projects\2022\11\2022-11-02\11-02-04\11-02-04-00\11-02-04-00.dwg

404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
www.trccompanies.com

**SARGENT'S WHARF WATER TAXI IN-KIND
DOCK REPLACEMENT PROJECT**

**PILOT HOUSE PROPERTIES, LLC
PILOT HOUSE - LEWIS WHARF
BOSTON, MA 02110**

**SARGENT'S WHARF
PARCEL ID 0303037000
BOSTON, MA
02110**



0 20' 40'

SCALE: 1" = 20'

2022-11-02
15:08-04:0
0

No.	REVISION	DATE	DRAWN	DESIGN	CHK

DRAWN BY: MMD DESIGNED BY: PW CHECKED BY:

**SARGENT'S WHARF WATER TAXI
DOCK REPLACEMENT
PROPOSED CONDITIONS
FOR PERMITTING ONLY**

DRAWING NO:
C-2

PROJECT NO: 500331
DATE OF ISSUE: 11/2/2022
SHEET NO: 3 OF 4

GENERAL FABRICATION NOTES

1. WORKMANSHIP:

WORKMANSHIP SHALL BE IN ACCORDANCE WITH LATEST EDITION OF 'STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES' ADOPTED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), INCLUDING INTERIM SPECIFICATIONS, ABS, D1.1 WELDING CODE AND THE LATEST EDITION OF MASSDOT SECTION 960.

2. MATERIAL:

STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 U.N.O.
 STRUCTURAL STEEL FOR HSS SHALL CONFORM TO ASTM A500B
 STRUCTURAL STEEL FOR PIPE SHALL CONFORM TO ASTM A53B

3. FASTENERS:

BOLTS, WELDED STUDS, NUTS AND WASHERS SHALL BE 18-8 OR TYPE 316 STAINLESS STEEL AS SHOWN ON THE DRAWINGS

4. WELDING:

WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE. ALL GROVE WELDS PART OF HULL STRUCTURE SHALL BE CJP WELDS.

5. SURFACE PREPARATION AND PAINTING:

INTERIOR: STEEL SHALL BE BLAST CLEANED TO SSPC-SP10 AND APPLIED ZINC PRE-CONSTRUCTION PRIMER
EXTERIOR: STEEL SHALL BE BLAST CLEANED PER SSPC-SP10 AND PRIMED WITH PRE-CONSTRUCTION PRIMER.
 AFTER CONSTRUCTION, PREPARE SURFACES PER SSPC-SP1/SP2 AND APPLY (2) COATS OF MARINE EPOXY.
 DECK SURFACE SHALL RECEIVE ALUMINUM OXIDE NON-SKID DECK UV RESISTANT "HAZE GRAY" FINISH COAT

6. TESTING:


AIR TESTS SHALL BE PERFORMED PER SPECIFICATIONS AND PER ABS RULES

7. CLASSING:

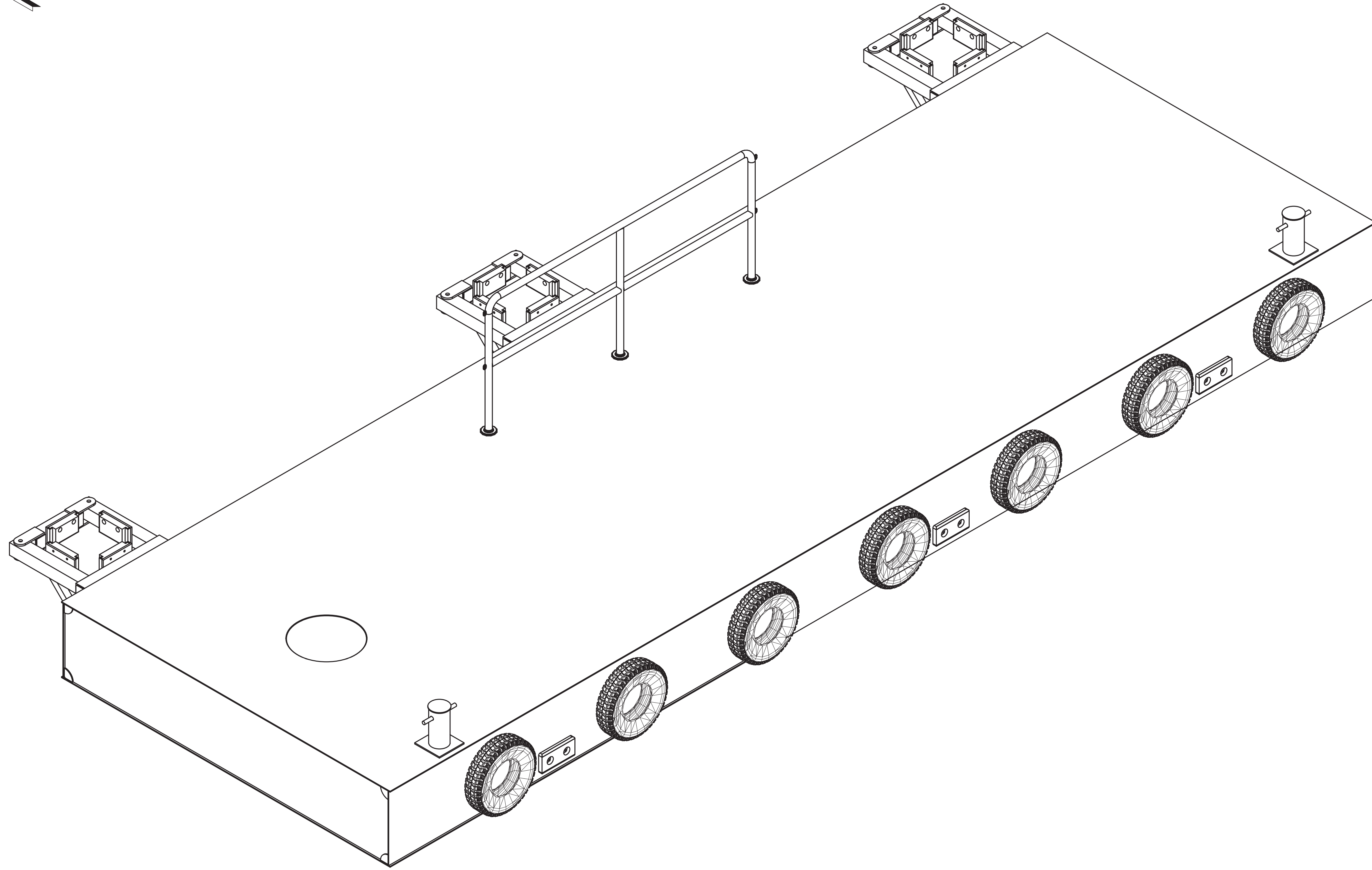
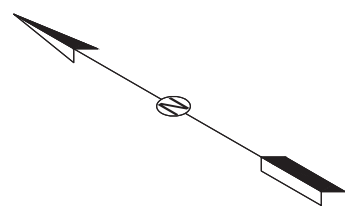
STEEL FLOAT SHALL NOT BE CLASSED

8. VENTING:

AT LEAST ONE VENT PER COMPARTMENT SHALL BE PROVIDED

REV:	REVISION NOTE:	DATE:
 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	GENERAL NOTES	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	DWG. NO.
	3/15/2022	22-03397
	3/16/2022	GN1

HOLES	13/16"	U.N.O.
SURFACE PREP.	PER GNY	U.N.O.
SHOP PAINT	PER GNY	U.N.O.
MATERIAL	PER GNY	U.N.O.
ELECTRODES	E-308L	
WELDING CODE	AWS D1.1	
	RADIUS 2" U.N.O.	
⊗ - DENOTES CONNECTION SIDE		



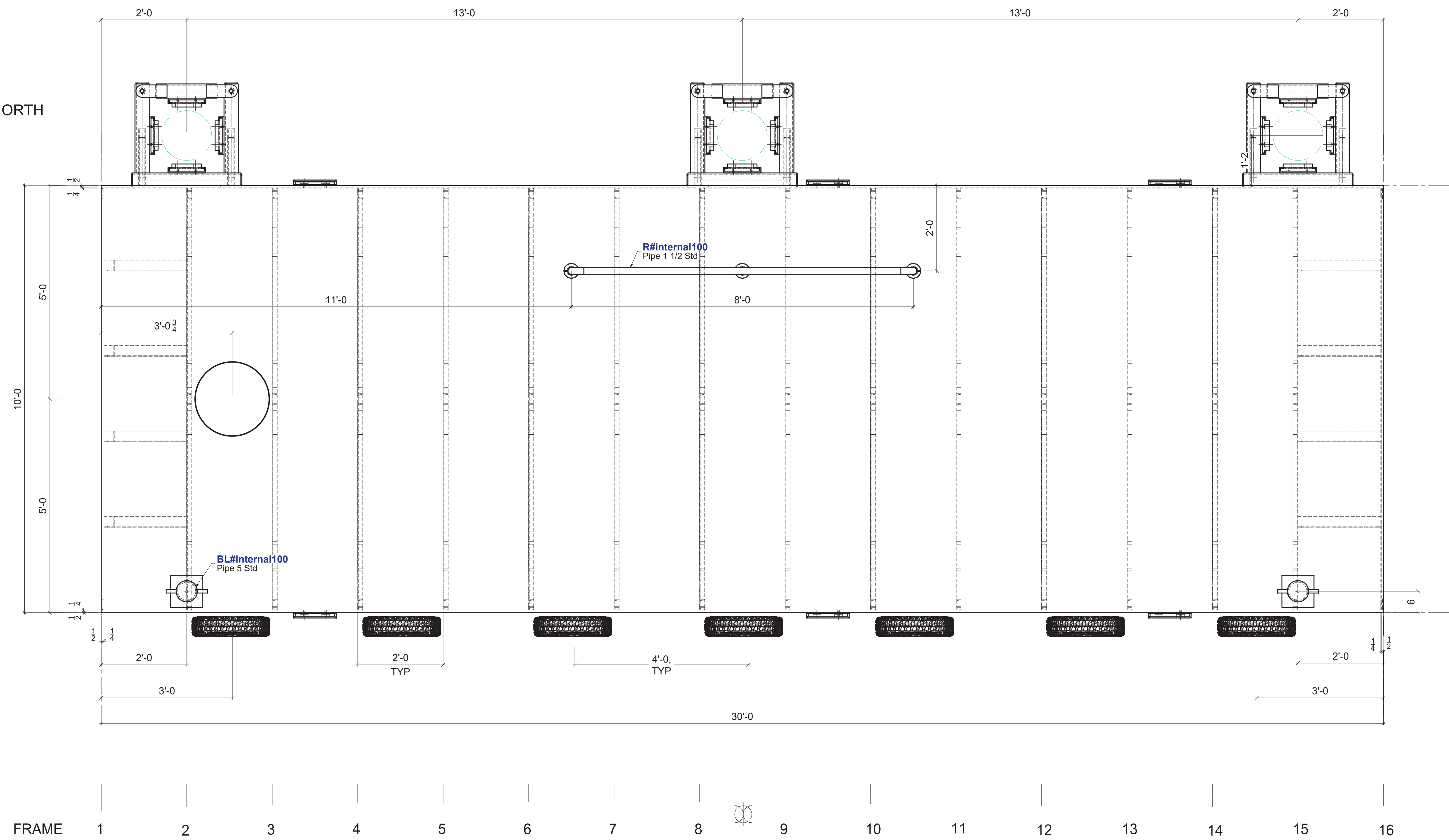
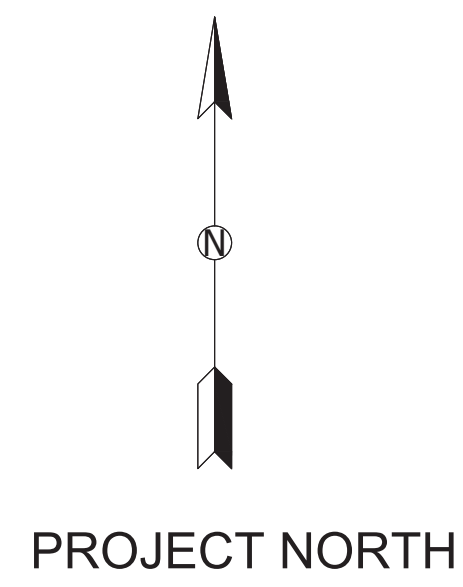
ISOMETRIC VIEW
SCALE: 3/4"=1'-0"

ACES Structural Steel Fabricating 53 Pines St. Suite 5, Barnstable, MA 02514 Tel: (508) 266-3200 Email: info@acessteel.com Web: www.acessteel.com

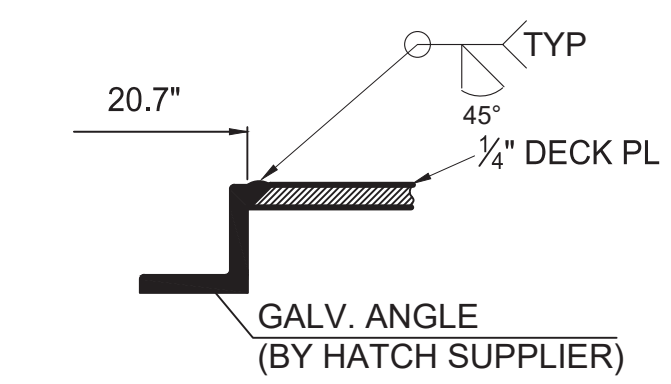
Holes	13/16"	U.N.O.
Surface Prep	PER GWT	U.N.O.
Shop Paint	PER GWT	U.N.O.
Material	PER GWT	U.N.O.
Electrodes	E-308L	
Welding Code	AWS D1.1	
	RADIUS 2" U.N.O.	
⊗ - DENOTES CONNECTION SIDE		

REV:	REVISION NOTE:	DATE:
 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	ISOMETRIC VIEW	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	22-03397
		DWG. NO.
		E2





DECK PLAN-GENERAL ASSEMBLY
SCALE: 3/4"=1'-0"

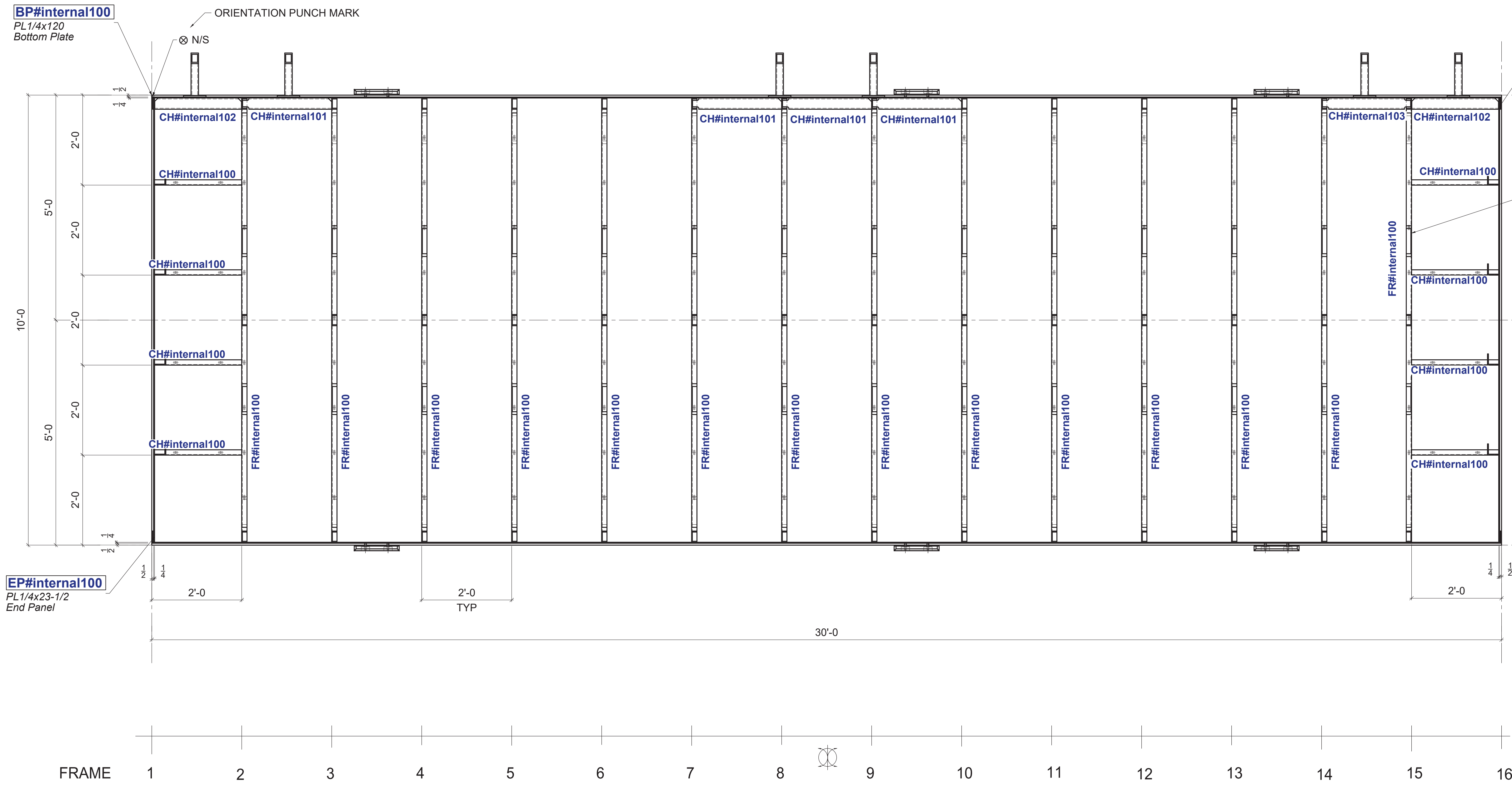
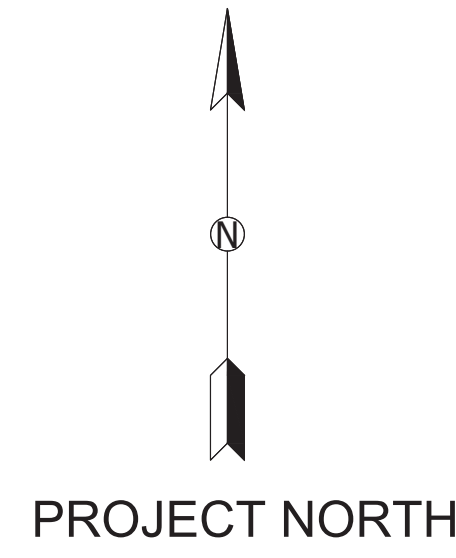


WATERTIGHT HATCH DETAIL
18" HATCH, AL COVER, MS RING, 2404 BY FREEMAN MARINE OR EQUAL

HOLES	13/16"	UNO
SURFACE PREP.	PER GNY	UNO
SHOP PAINT	PER GNY	UNO
MATERIAL	PER GNY	UNO
ELECTRODES	E-308L	UNO
WELDING CODE	AWS D1.1	UNO
	RADUS 2 UNO	UNO

REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	GENERAL ASSEMBLY	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	22-03397
		DWG. NO. E3

ACSS Structural Steel Detailing 53 Piers St Suite 5 Bellingham, MA 02514 Tel: (571) 946-3200 Email: info@acsssteel.com Web: www.acsssteel.com



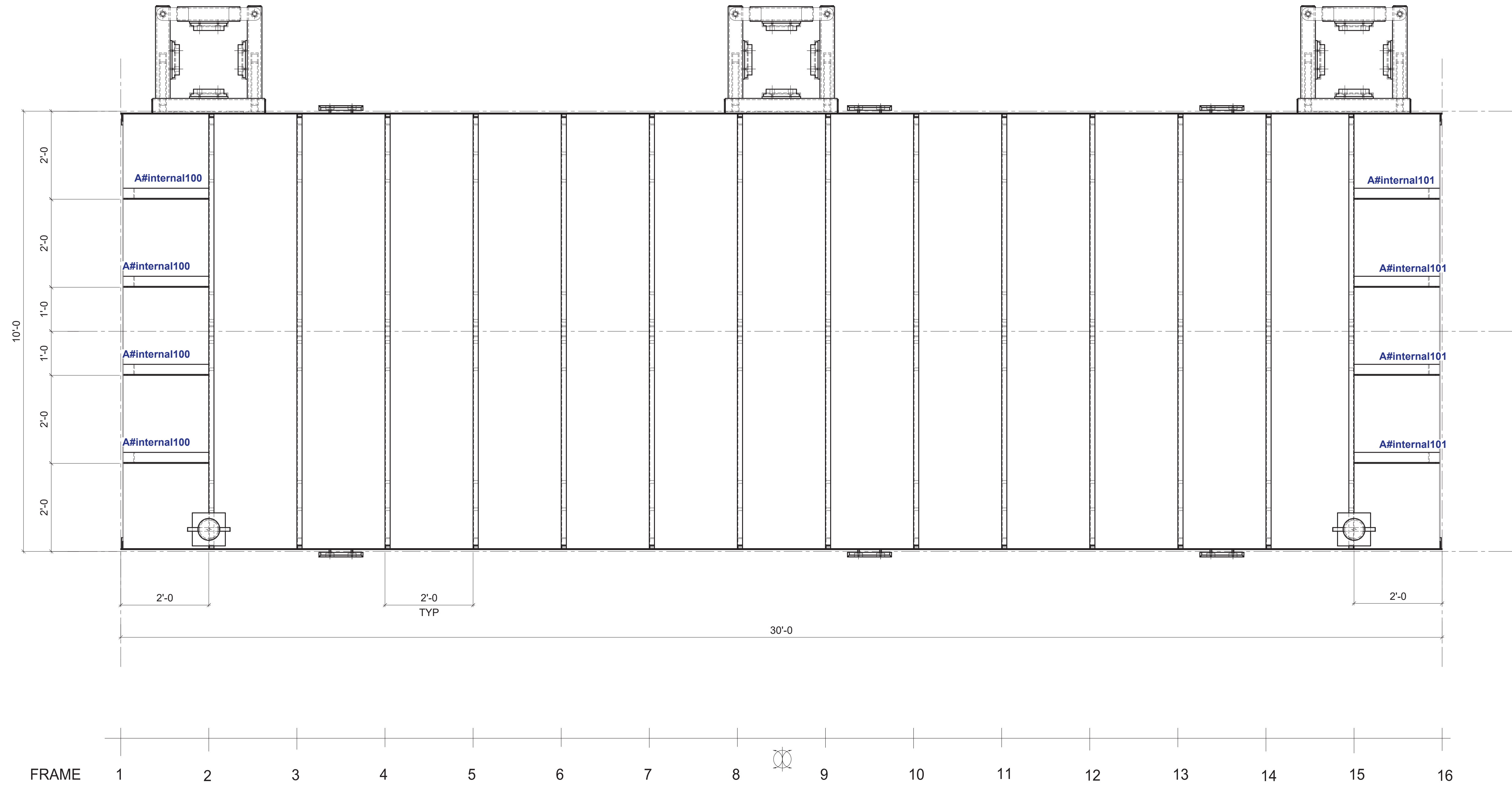
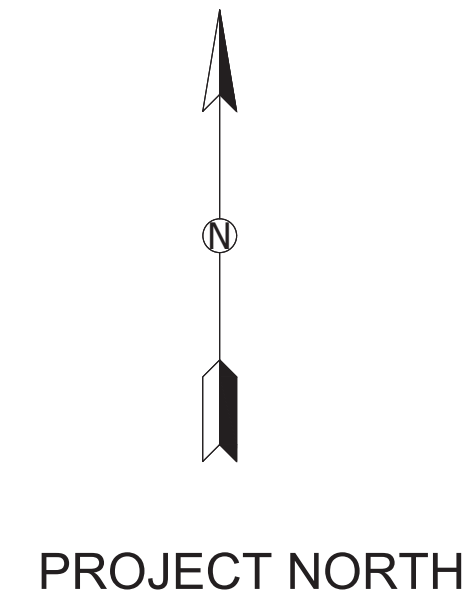
SHOP NOTE:
PLEASE NOTE FRAME IS ROTATED 180°
TO AVOID COPING OF ADJACENT CHANNELS

PLAN VIEW-BOTTOM SHELL
SCALE: 3/4"=1'-0"

ACSB Structural Steel Detailing 53 Pine St Suite 5 Boston, MA 02114 Tel: (617)969-3200 Email: info@acsb.com Web: www.acsb.com

REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	BOTTOM SHELL	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	22-03397
		DWG. NO.
		E4

HOLES	13/16"	UNO
SURFACE PREP.	PER QNT	UNO
SHOP PAINT	PER QNT	UNO
MATERIAL	PER QNT	UNO
ELECTRODES	E-308L	
WELDING CODE	AWS D1.1	
	RADIUS UNO	
	⊗ - DENOTES CONNECTION SIDE	



DECK FRAMING

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

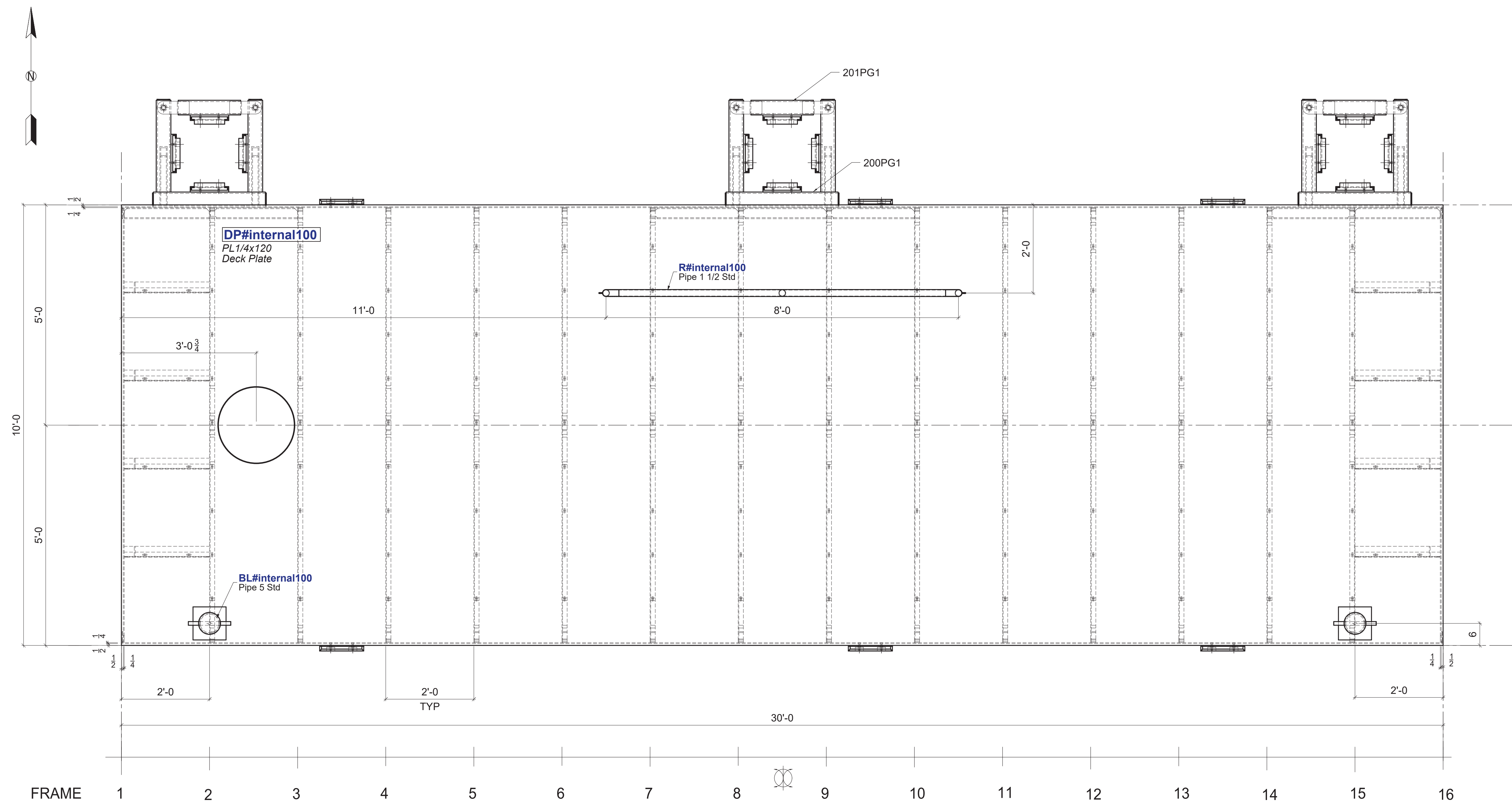
PLAN WITH DECK PLATE REMOVED

ACES Structural Steel Detailing 53 Pleasant Street 5th Floor Boston, MA 02114 Tel: (617) 552-3200 Email: info@acessteel.com Web: www.acessteel.com

HOLES	13/16"	UNO
SURFACE PREP.	PER QNT	UNO
SHOP PAINT	PER QNT	UNO
MATERIAL	PER QNT	UNO
ELECTRODES	E-308L	UNO
WELDING CODE	AWS D1.1	UNO
	RADUS 2" UNO	UNO

REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	DECK FRAMING	
DRAWN BY:	CHECKED BY:	PA
DATE:	3/15/2022	DATE:
	3/16/2022	JOB NO. 22-03397
		DWG. NO. E5



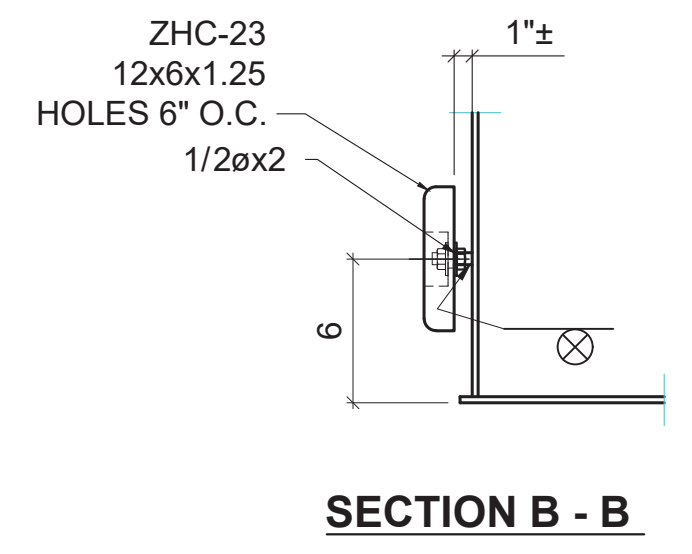
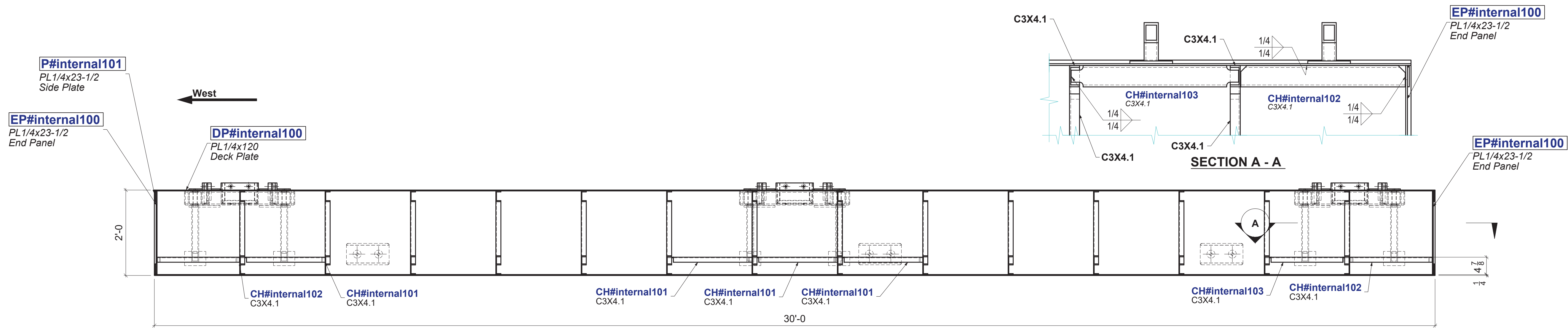


DECK PLAN
SCALE: 3/4"=1'-0"

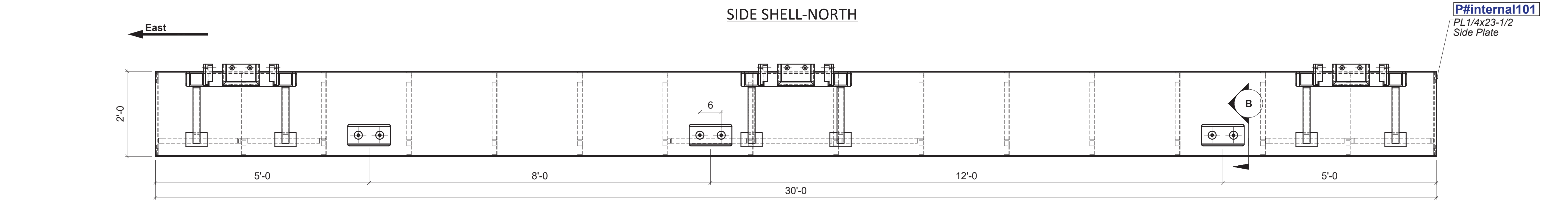
ACES Structural Steel Detailing 53 Park St Suite 5 Boston, MA 02114 Tel: (617) 966-3200
 Email: info@acessteel.com Web: www.acessteel.com

HOLES	13/16"	UNO
SURFACE PREP	PER QNT	UNO
SHOP PAINT	PER QNT	UNO
MATERIAL	PER QNT	UNO
ELECTRODES	E-308L	
WELDING CODE	AWS D1.1	
	RADIUS 2" UNO	
	⊗ - DENOTES CONNECTION SIDE	

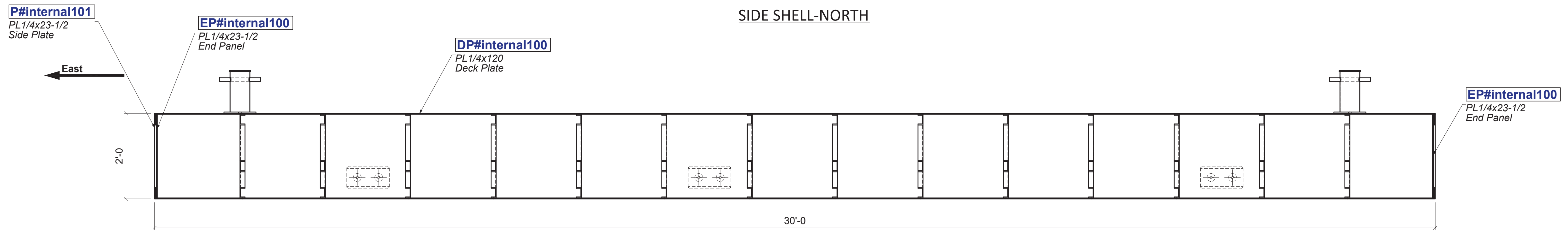
REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	DECK PLAN	
DRAWN BY:	CHECKED BY:	PA
DATE:	3/15/2022	DATE: 3/16/2022
JOB NO.	22-03397	DWG. NO. E6



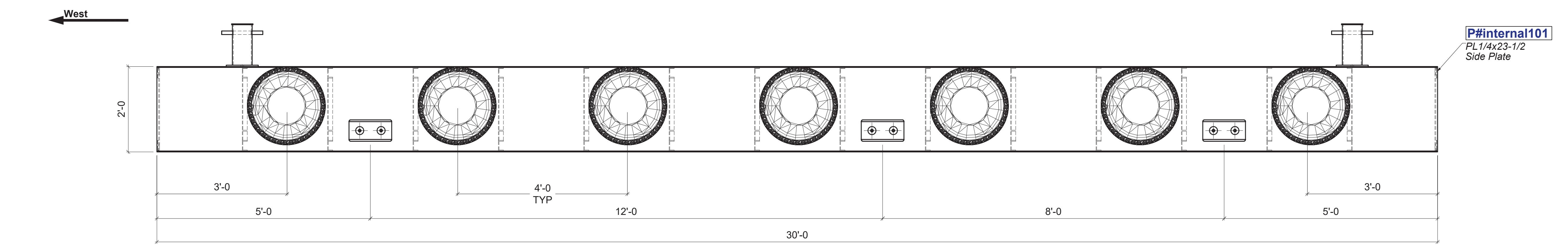
ERECTION ELEVATION
SCALE: 3/4"=1'-0"
SIDE SHELL-NORTH



ERECTION ELEVATION
SCALE: 3/4"=1'-0"
SIDE SHELL-NORTH



ERECTION ELEVATION
SCALE: 3/4"=1'-0"
SIDE SHELL-SOUTH



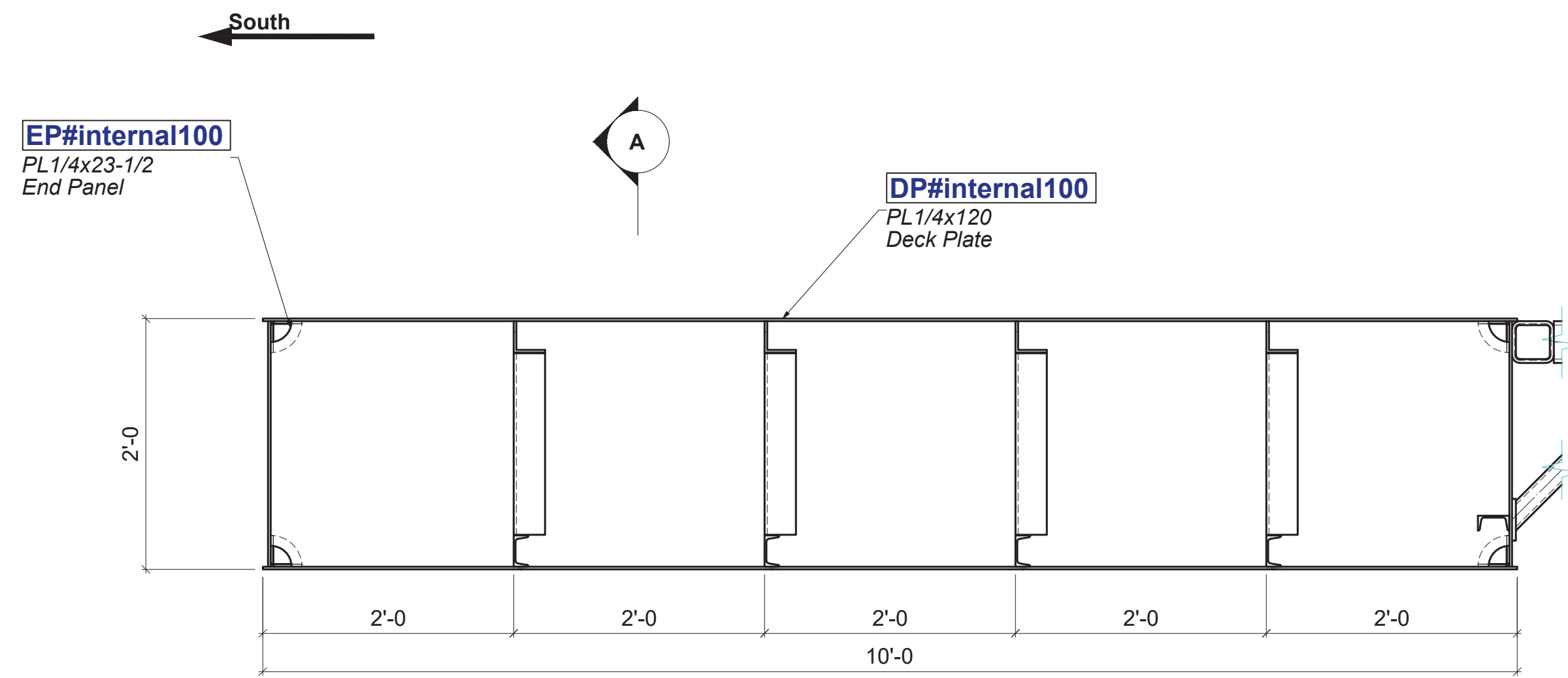
ERECTION ELEVATION
SCALE: 3/4"=1'-0"
SIDE SHELL-SOUTH

HARDWARE AT ZINC ANODES:
 THREADED STUD.....12 PCS....1/2" DIA x 2", ST. STEEL 18-8
 NUT.....24 PCS....1/2" DIA HEX, ST. STEEL 18-8
 WASHER.....24 PCS....1/2" DIA FLAT, ST. STEEL 18-8

PM NOTE:
 PLEASE COORDINATE THE GRIP OF
 ACTUAL ZINC ANODES ORDERED
 AND STUDS LENGTH

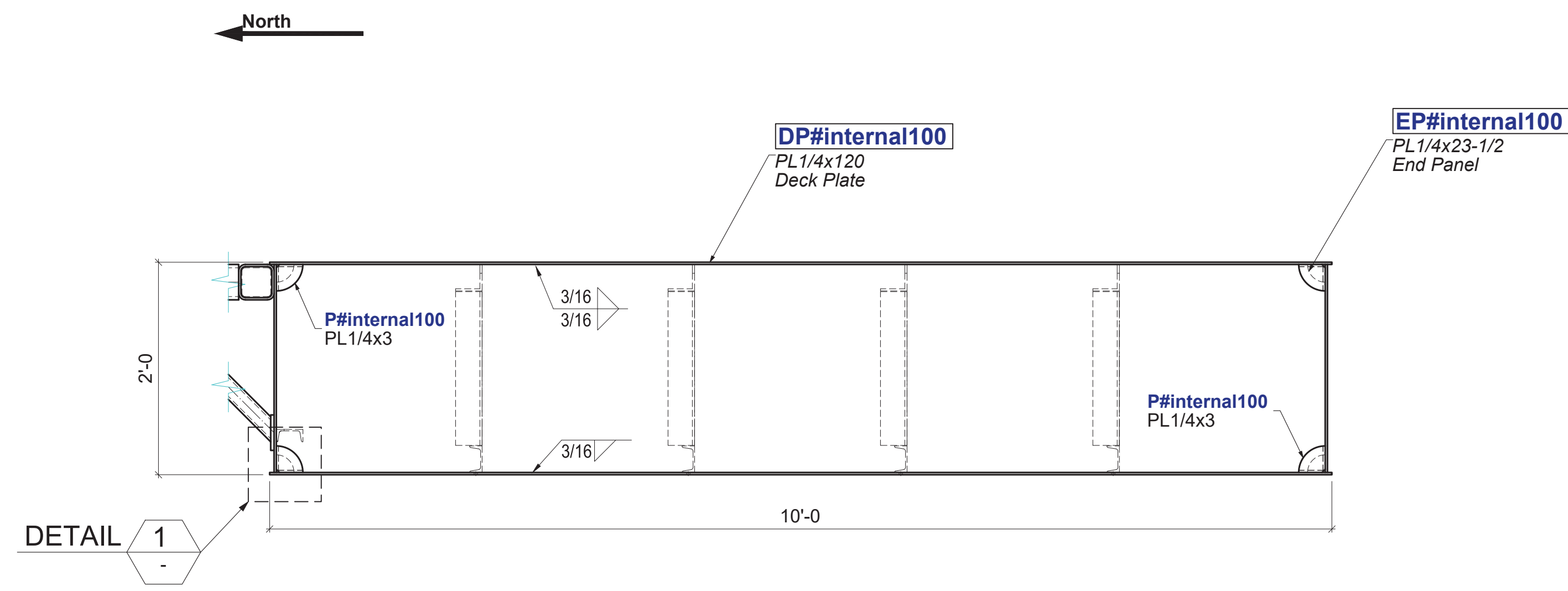
REV:	REVISION NOTE:	DATE:
 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	ER. ELEVATIONS AND DETAILS	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	22-03397
DWG. NO.		E7

ACES Structural Steel Detailing 53 Park St Suite 5 Boston, MA 02114 Tel: (617) 966-3426 Email: info@acessteel.com Web: www.acessteel.com



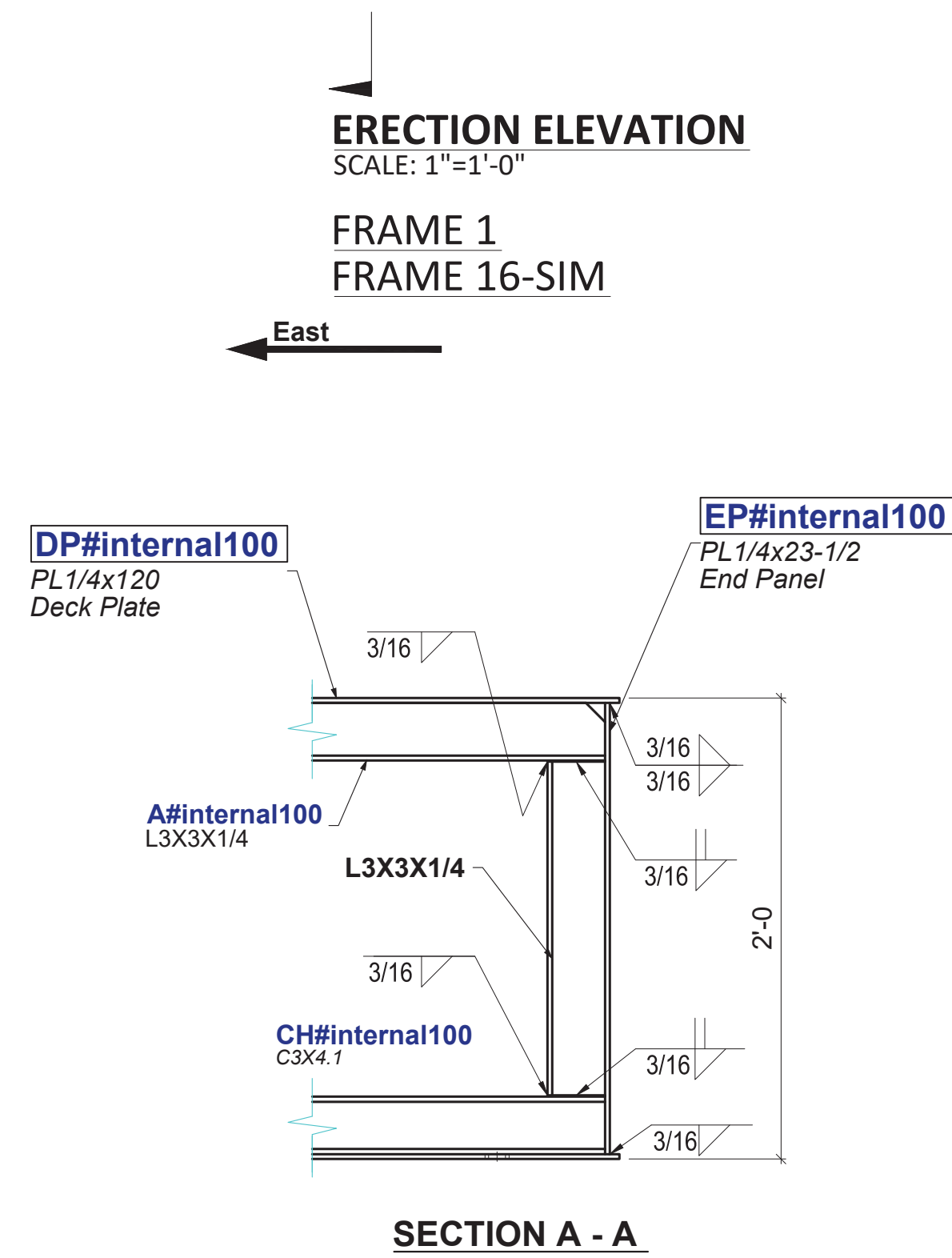
ERECTION ELEVATION
SCALE: 1"=1'-0"

FRAME 1
FRAME 16-SIM

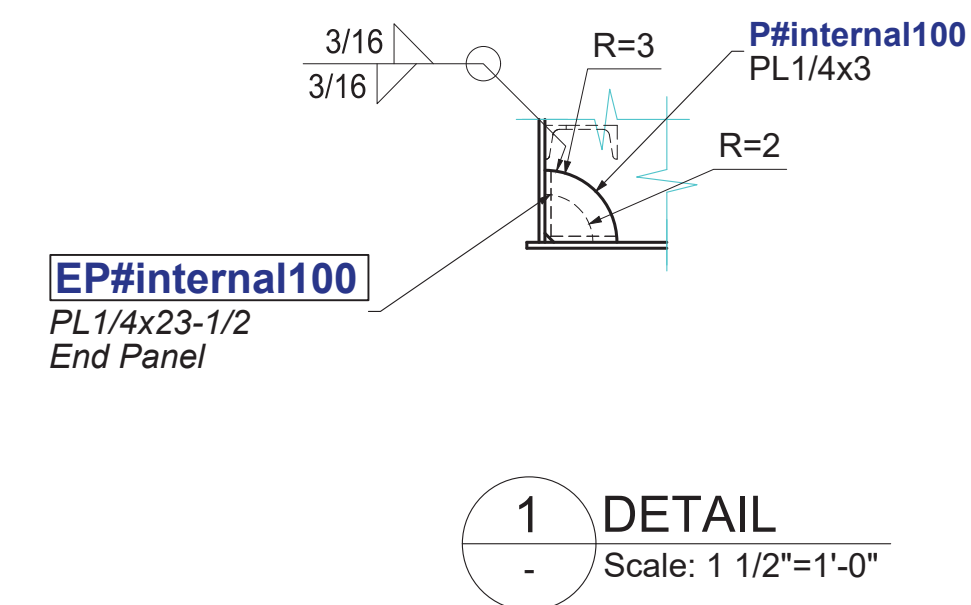


ERECTION ELEVATION
SCALE: 1"=1'-0"

FRAME 1
FRAME 16-SIM



SECTION A - A

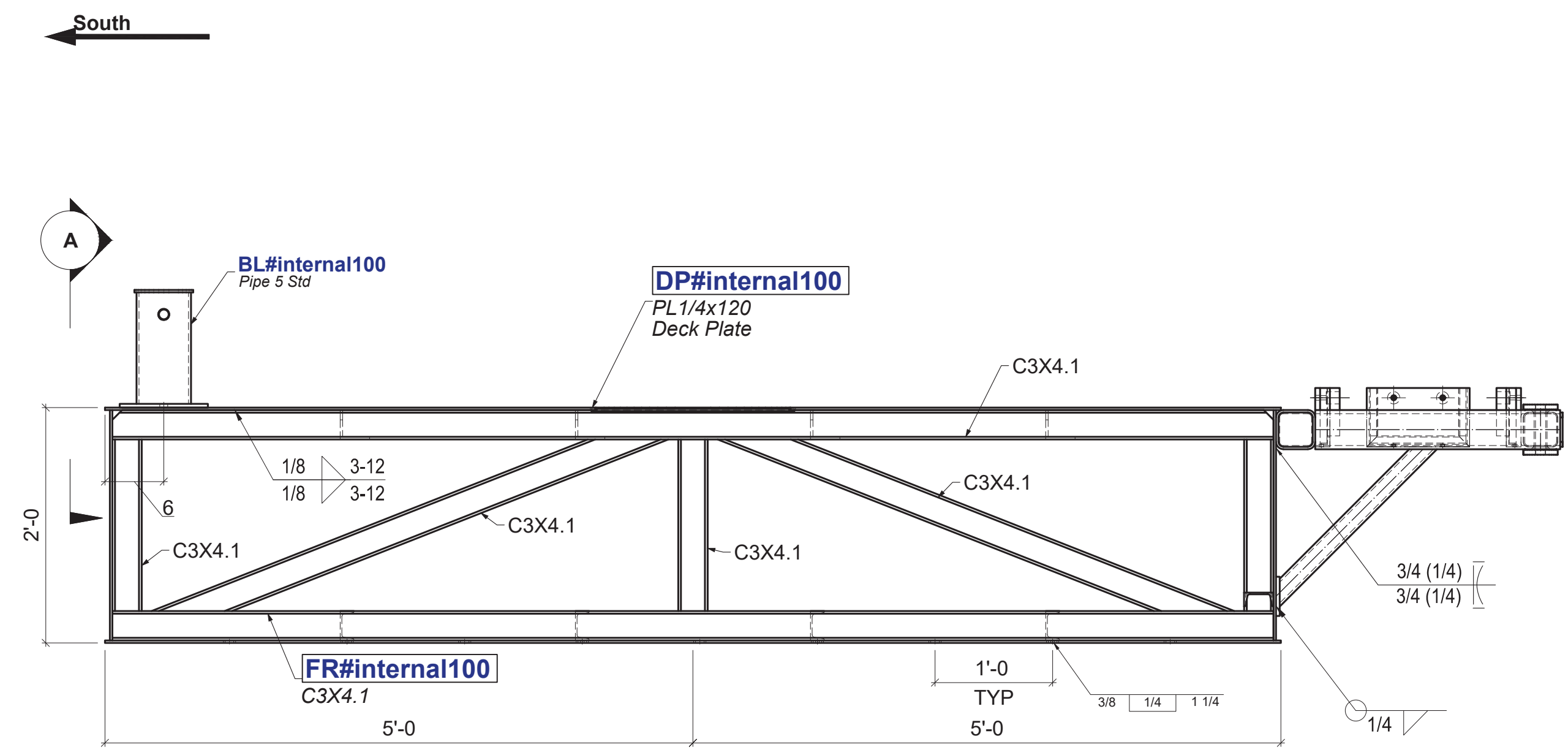


1 DETAIL
Scale: 1 1/2"=1'-0"

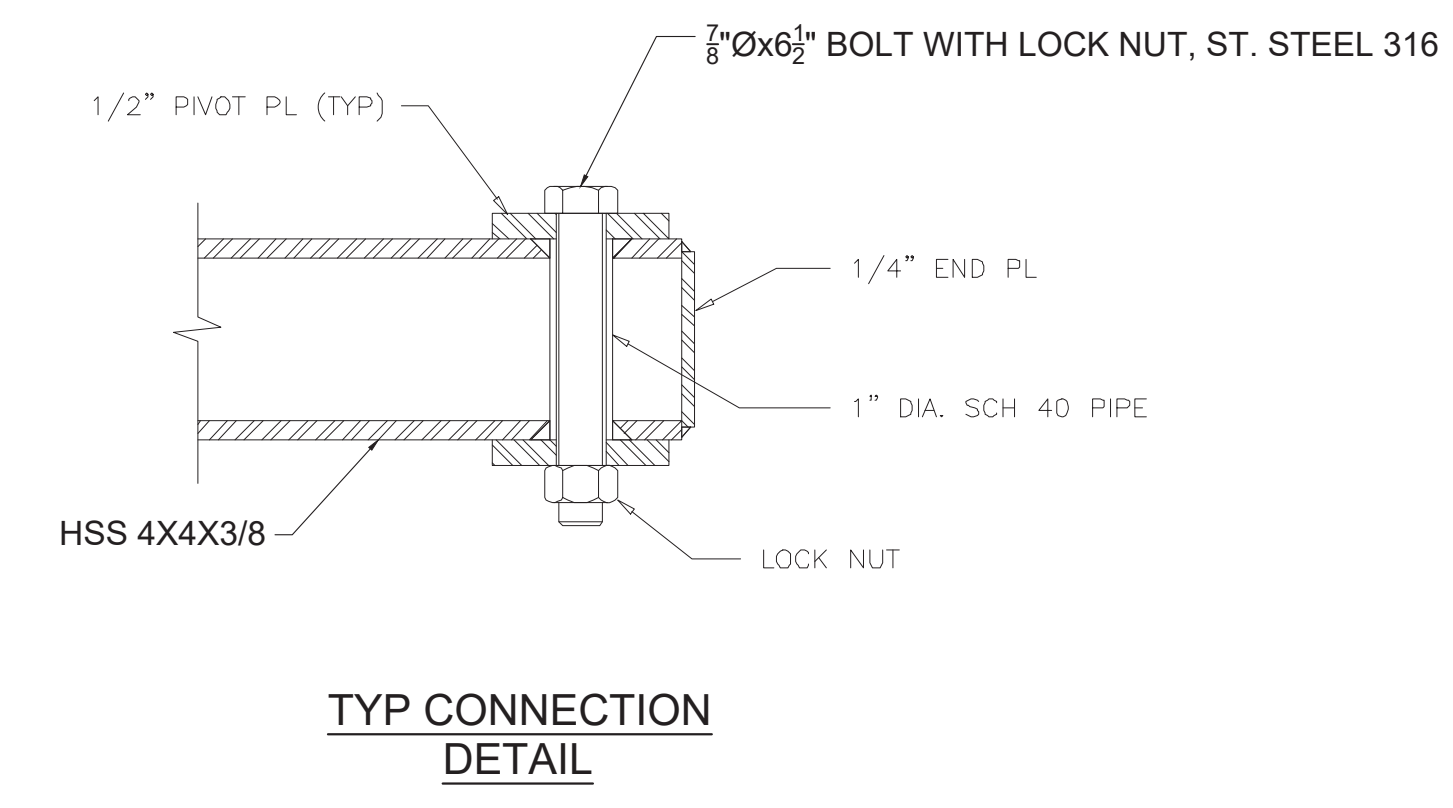
ACES Structural Steel Detailing 53 Pines St. Suite 5 Bellingham, WA 98214 Tel: (360)966-3208 Email: info@acessteel.com Web: www.acessteel.com

Holes	13/16"	UNO
Surface Prep	PER GWT	UNO
Shop Paint	PER GWT	UNO
Material	PER GWT	UNO
Electrodes	E-70XX	
Welding Code	AWS D1.1	
	RADUIS P UNO	
© DENOTES CONNECTION SIDE		

REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	ER. ELEVATIONS AND DETAILS	
DRAWN BY:	PA	JOB NO.
DATE:	3/15/2022	DATE:
DATE:	3/16/2022	22-03397
DWG. NO.	E8	



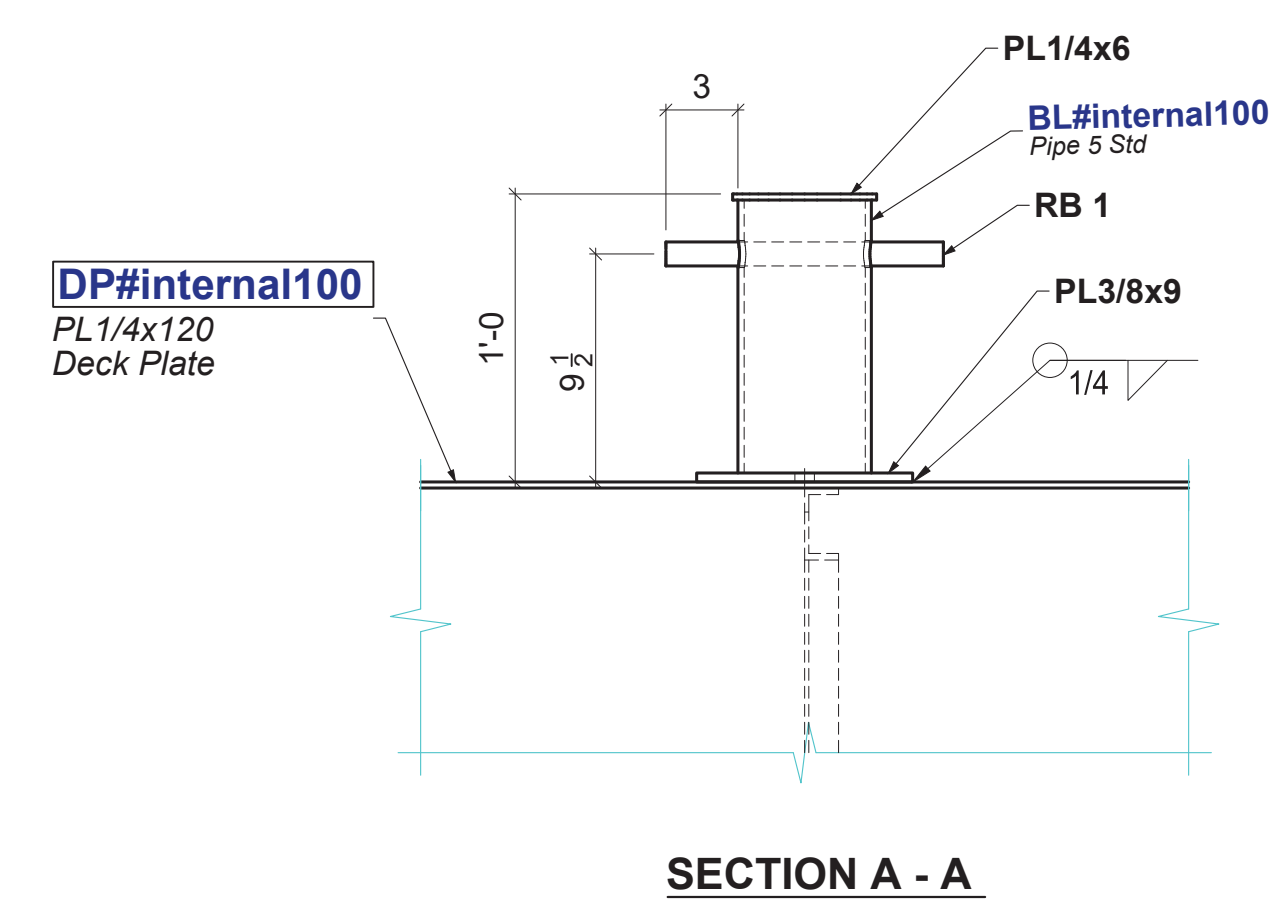
ERECTION ELEVATION
SCALE: 1"=1'-0"
TYP TRANSVERSE SECTION



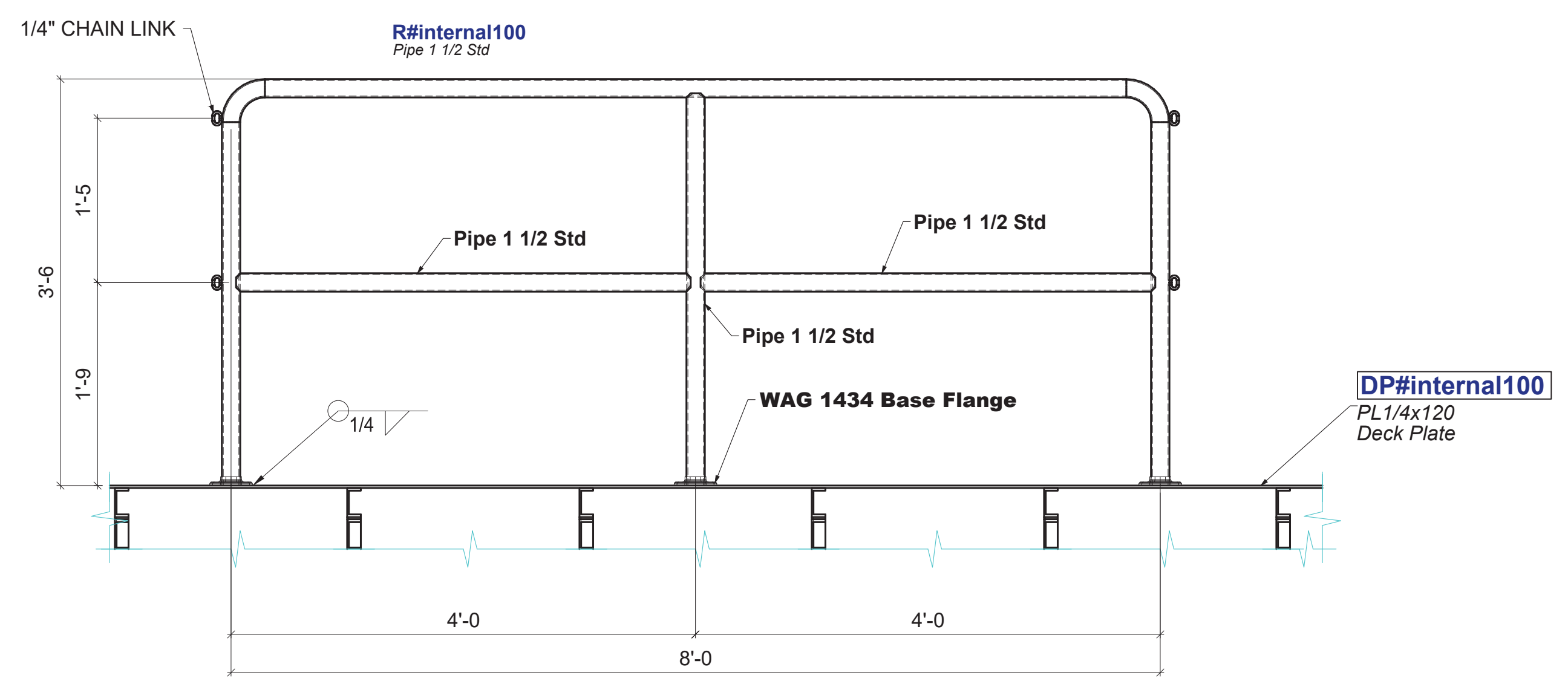
TYP CONNECTION DETAIL

SHOP BOLTS
3/8"Ø x 0'-2" ST. STEEL 316 B / LOCK NUT / 2W FULL THREAD 24 EA

FIELD BOLTS
7/8"Ø x 0'-6 1/2" ST. STEEL 316 B / LOCK NUT 6 EA



SECTION A - A

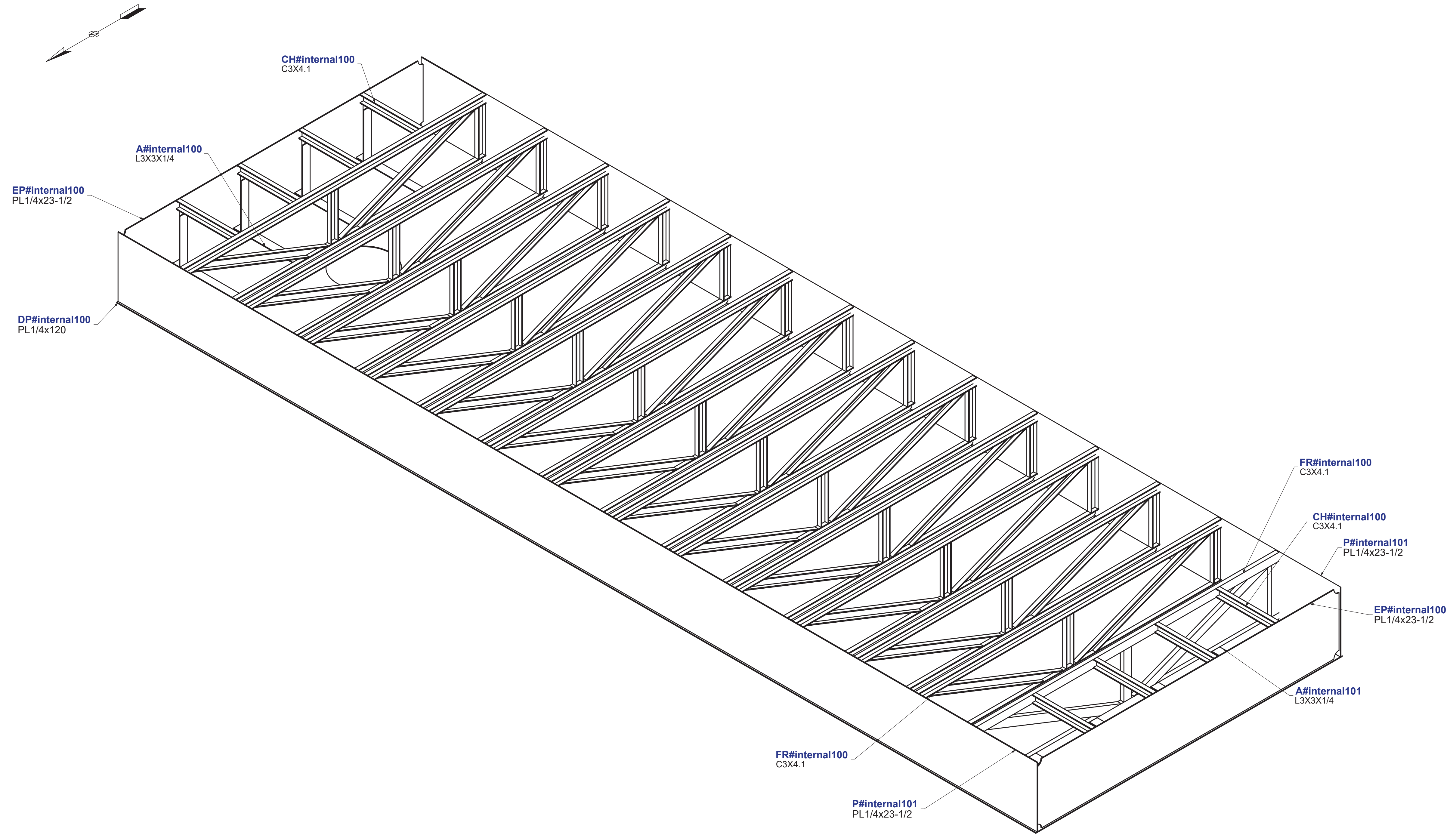


ERECTION DETAIL
SCALE: 1"=1'-0"
8'-0" RAIL PANEL

ACSI Structural Steel Catalog 53 Plates 53 Steel 5 Barnes, MA 0214 Tel: 877/966-3208 Email: info@acsi.com Web: www.acsi.com

REV:	REVISION NOTE:	DATE:
 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	ER. ELEVATIONS AND DETAILS	
DRAWN BY:	CHECKED BY:	JOB NO.
DATE:	DATE:	DWG. NO.
DATE:	3/15/2022	DATE:
DATE:	3/16/2022	22-03397
		E9


HOLES	13/16"	UNO
SURFACE PREP.	PER GNY	UNO
SHOP PAINT	PER GNY	UNO
MATERIAL	PER GNY	UNO
ELECTRODES	E-308LX	
WELDING CODE	AWSD1.1	
	RADIIUS 2" UNO	
	⊗ - DENOTES CONNECTION SIDE	



**ISOMETRIC VIEW-FLOAT FLIPPED
BOTTOM SHELL REMOVED**
SCALE: 3/4"=1'-0"

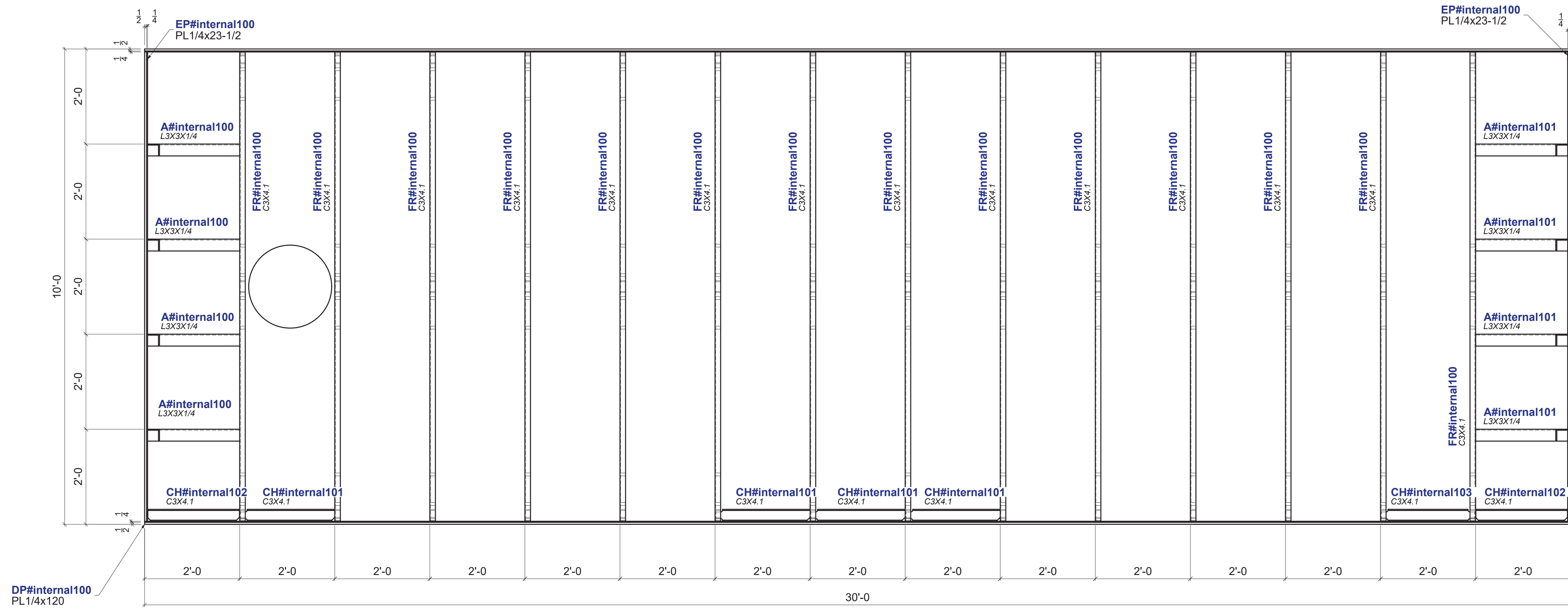
ACES Structural Steel Detailing 53 Park St, Suite 5, Boston, MA 02114 Tel: (617) 966-3208
 Email: info@acessteel.com Web: www.acessteel.com

REV:	REVISION NOTE:	DATE:

 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128	
PROJECT NAME:	WATER TAXI DOCK
LOCATION:	BOSTON, MA
ARCHITECT:	-
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC
CUSTOMER:	C. WHITE MARINE, INC.
DWG TITLE:	ISOMETRIC VIEW-BOTTOM SHELL REMOVED
DRAWN BY:	RAJULS P. UNO
CHECKED BY:	PA
DATE:	3/15/2022
JOB NO.	22-03397
DWG. NO.	E10

Holes	13/16"	UNO
SURFACE PREP.	PER QNT	UNO
SHOP PAINT	PER QNT	UNO
MATERIAL	PER QNT	UNO
ELECTRODES	E-308LX	
WELDING CODE	AWS D1.1	
	RADIUS P. UNO	

⊗ - DENOTES CONNECTION SIDE



**PLAN VIEW-FLOAT FLIPPED
BOTTOM SHELL REMOVED**
SCALE: 3/4"=1'-0"

ACES Structural Steel Detailing 53 Park St Suite 5 Broomfield, MA 02148 Tel: (781)966-3428 Email: info@acessteel.com Web: www.acessteel.com

REV:	REVISION NOTE:	DATE:

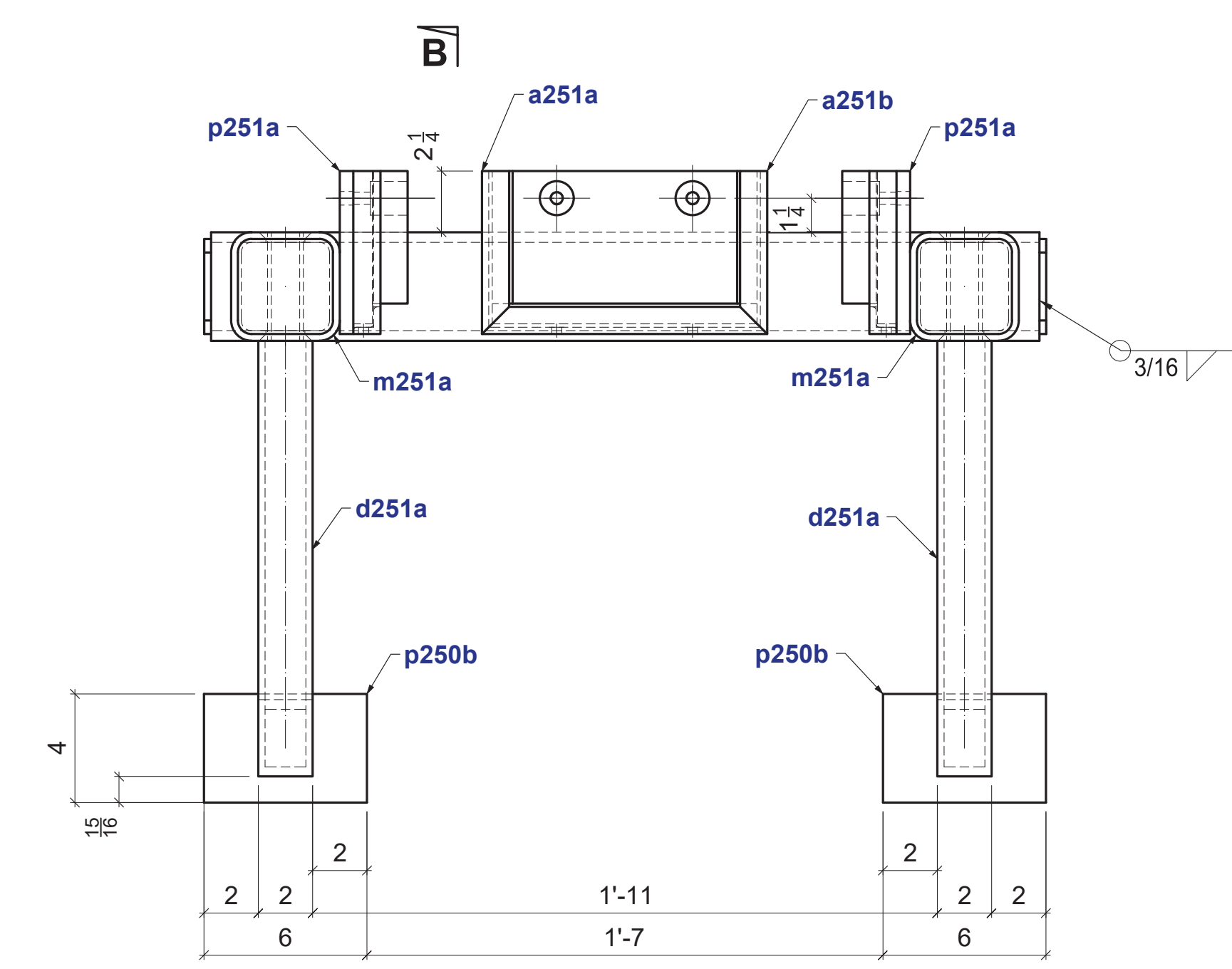
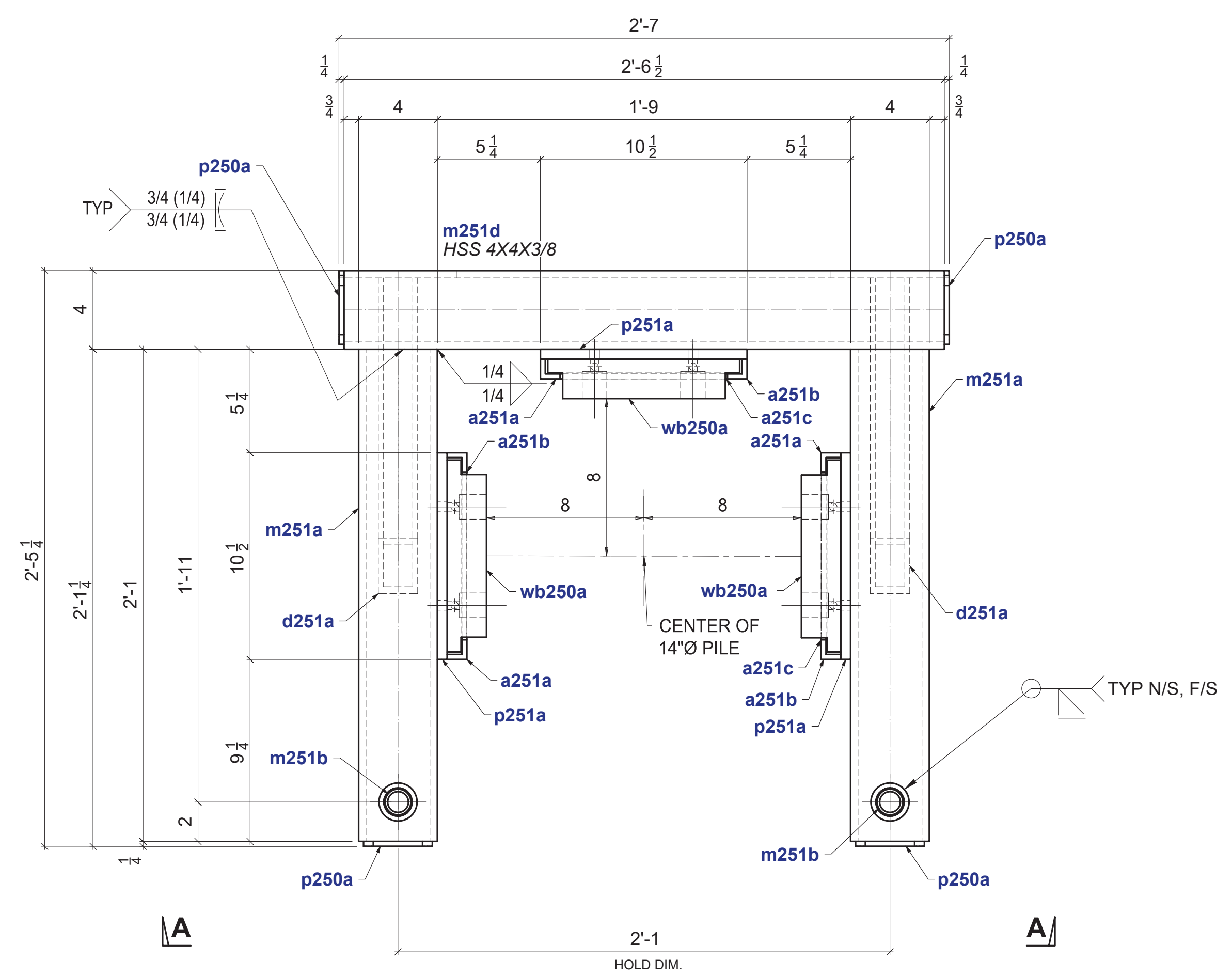
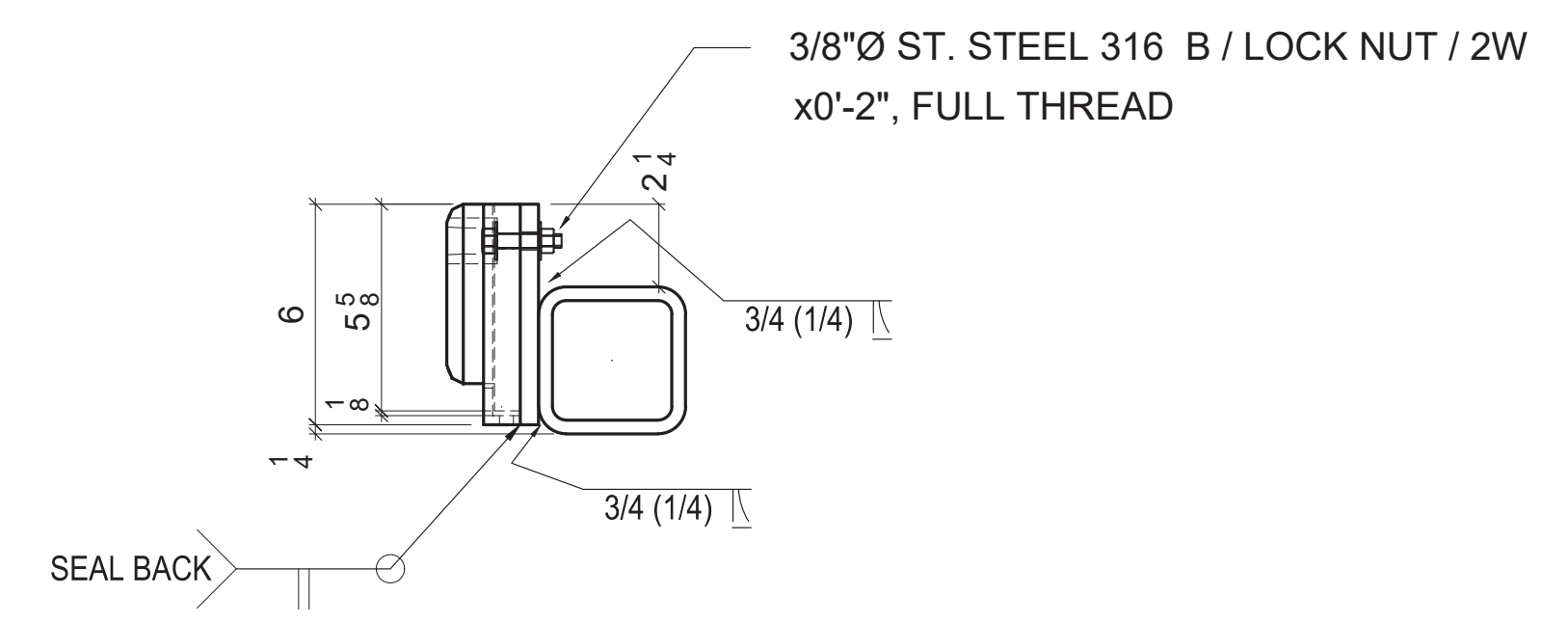
 BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128	
PROJECT NAME:	WATER TAXI DOCK
LOCATION:	BOSTON, MA
ARCHITECT:	-
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC
CUSTOMER:	C. WHITE MARINE, INC.
DWG TITLE:	PLAN VIEW-BOTTOM SHELL REMOVED
DRAWN BY:	PA
CHECKED BY:	PA
DATE:	3/15/2022
DATE:	3/16/2022
JOB NO:	22-03397
DWG. NO:	E11

HOLES	13/16"	UNO
SURFACE PREP:	PER QNT	UNO
SHOP PAINT	PER QNT	UNO
MATERIAL	PER QNT	UNO
ELECTRODES	E-308L	UNO
WELDING CODE	AWS D1.1	UNO
	RADUS P UNO	UNO

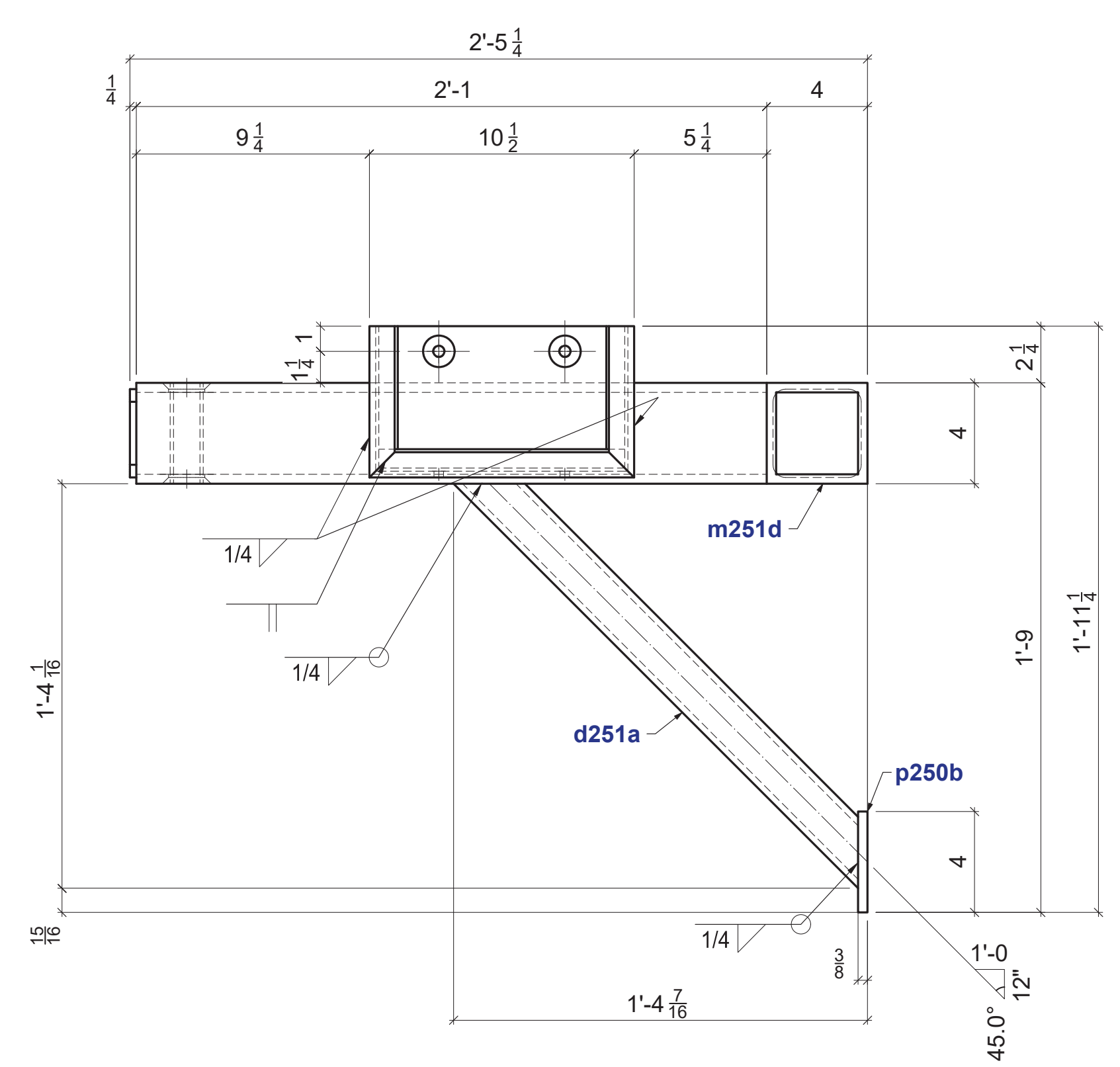
⊗ - DENOTES CONNECTION SIDE

BILL OF MATERIAL							
MARK:	QTY:	DESCRIPTION:	LENGTH:	GRADE:	NOTE:	WEIGHT:	TOTAL:
200PG1	3	Pile Guide		Per GN1			
m251d	3	HSS 4X4X3/8	2'-6 1/2"	A500 GR.B		44	132
a251a	9	L1x1x1/4	6"	A36		1	7
a251b	9	L1x1x1/4	6"	A36		1	7
a251c	9	L1x1x1/4	10 1/2"	A36		1	12
d251a	6	HSS 2x2x5/16	1'-10 11/16"	A500 GR.B		13	77
m251a	6	HSS 4X4X3/8	2'-1"	A500 GR.B		36	216
m251b	6	1 Pipe SCH 40	4"	A53		1	3
p250a	12	PL1/4x3-1/2	3 1/2"	A36		1	10
p250b	6	PL3/8x4	6"	A36		3	15
p251a	9	FL 1/2X6	10 1/2"	A36		9	80
wb250a	9	PL2x5-5/8	9 3/4"	UHMW		5	49
	84					203	608
	84					TOTAL:	608

SHOP BOLTS
 3/8"Ø x 0'-2" ST. STEEL 316 B / LOCK NUT / 2W FULL THREAD18 EA



3 - 200PG1 HSS 4X4X3/8x2'-6 1/2



SECTION B - B

A	FOR APPROVAL	3/18/2022
REV:	REVISION NOTE:	DATE:
BLUE ATLANTIC FABRICATORS, LLC 256 MARGINAL ST EAST BOSTON, MA 02128		
PROJECT NAME:	WATER TAXI DOCK-PILE GUIDES	
LOCATION:	BOSTON, MA	
ARCHITECT:	-	
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC	
CUSTOMER:	C. WHITE MARINE, INC.	
DWG TITLE:	FABRICATION DETAILS	
DRAWN BY:	DATE:	3/18/2022
CHECKED BY:	DATE:	3/18/2022
JOB NO.	22-03397	DWG. NO. 200

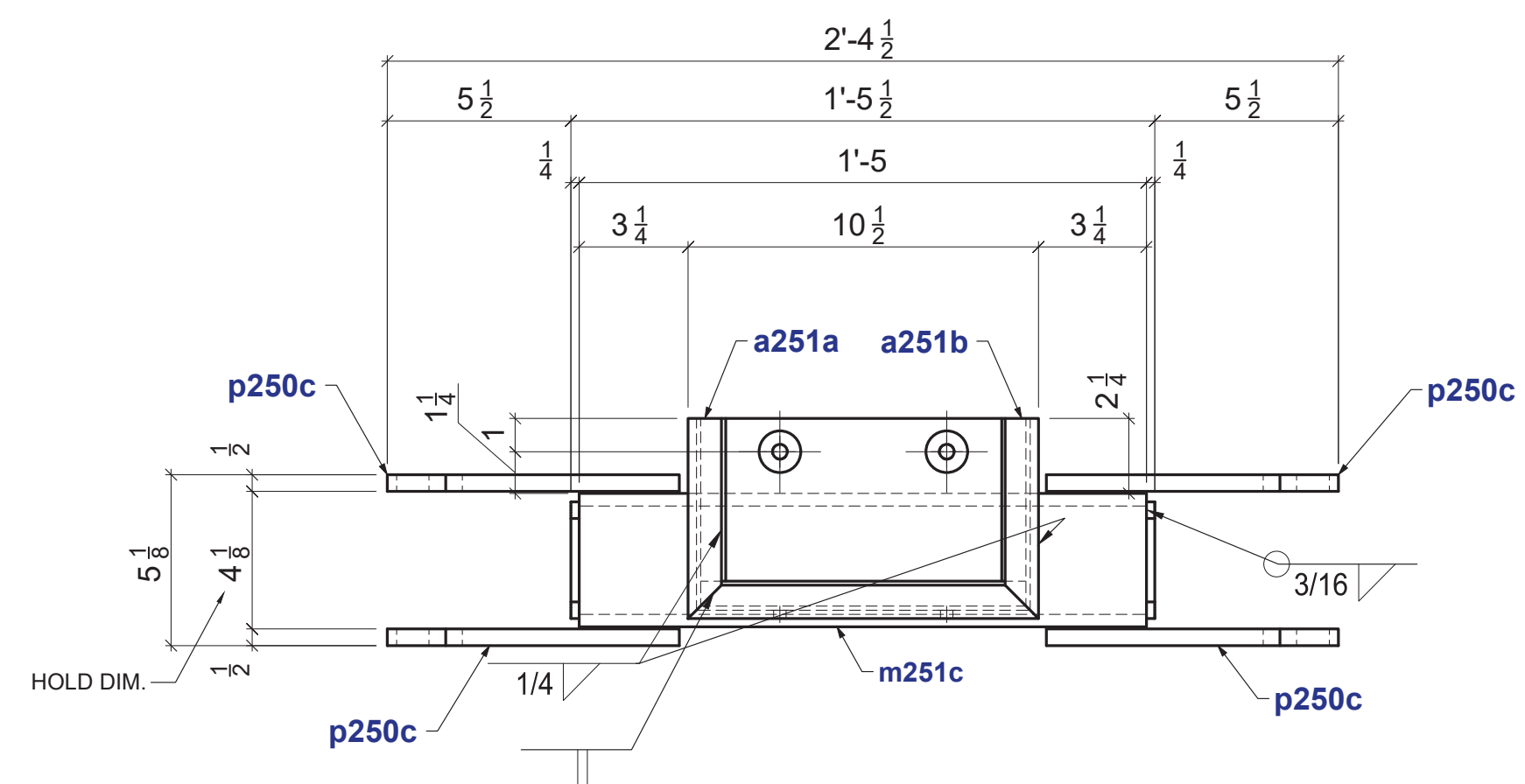
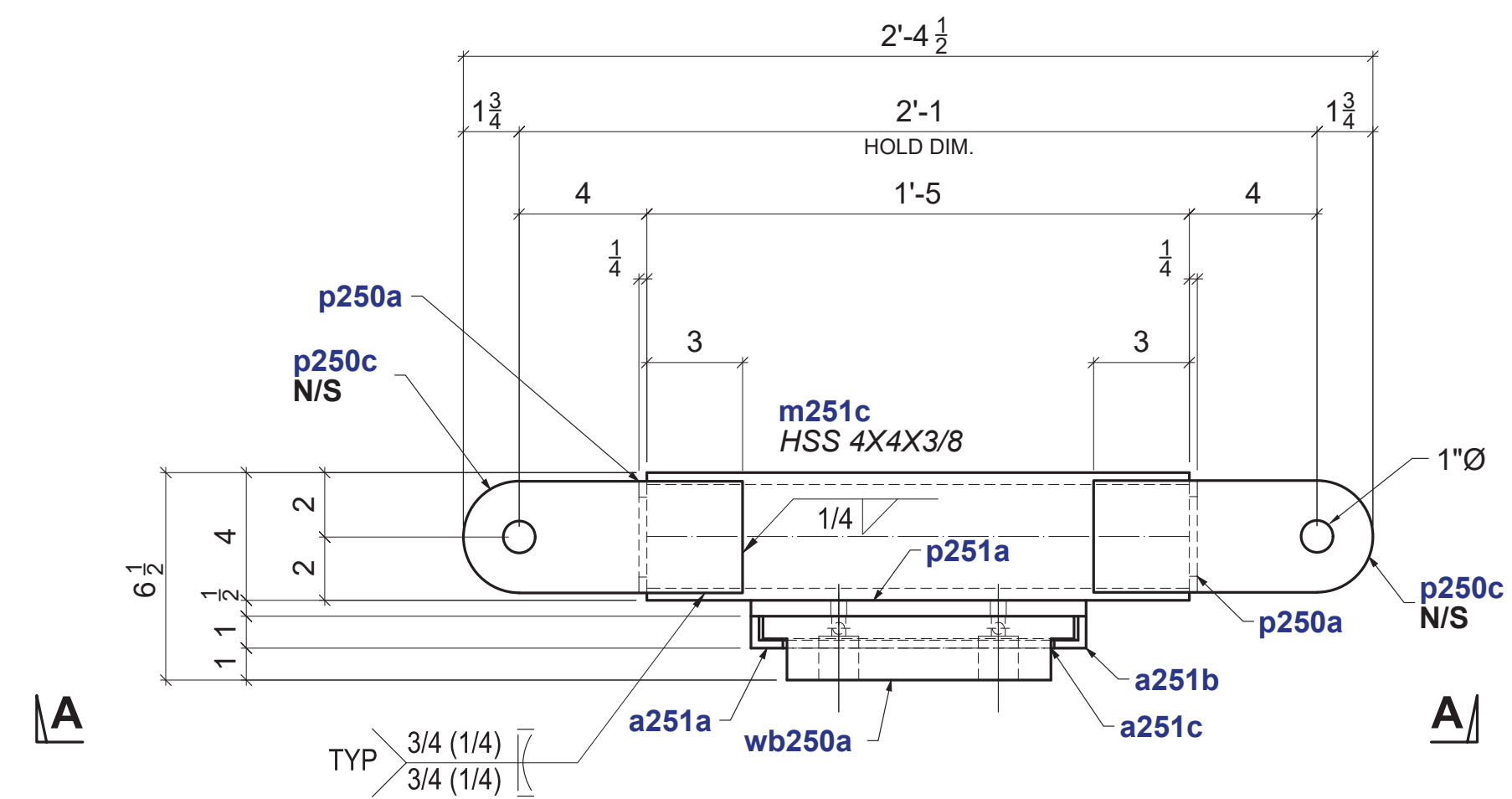
DRAWING SIZE:
34x22

HOLES	13/16"	U.N.C.
SURFACE PREP.	PER SPECS	U.N.C.
SHOP PAINT	PER GN1	U.N.C.
MATERIAL	A500 GR.B	U.N.C.
ELECTRODES	E-70XX	
WELDING CODE	AWS D1.1	
RADIUS F.U.N.O.		
⊗ - DENOTES CONNECTION SIDE		

BILL OF MATERIAL							
MARK:	QTY:	DESCRIPTION:	LENGTH:	GRADE:	NOTE:	WEIGHT:	TOTAL:
201PG1	3	Pile Guide		Per GN1			
m251c	3	HSS 4X4X3/8	1'-5"	A500 GR.B		24	73
a251a	3	L1x1x1/4	6"	A36		1	2
a251b	3	L1x1x1/4	6"	A36		1	2
a251c	3	L1x1x1/4	10 1/2"	A36		1	4
p250a	6	PL 1/4x3-1/2	3 1/2"	A36		1	5
p250c	12	PL 1/2x3-1/2	8 3/4"	A36		4	50
p251a	3	FL 1/2X6	10 1/2"	A36		9	27
wb250a	3	PL2x5-5/8	9 3/4"	UHMW		5	16
	36					60	180
	36					TOTAL:	180

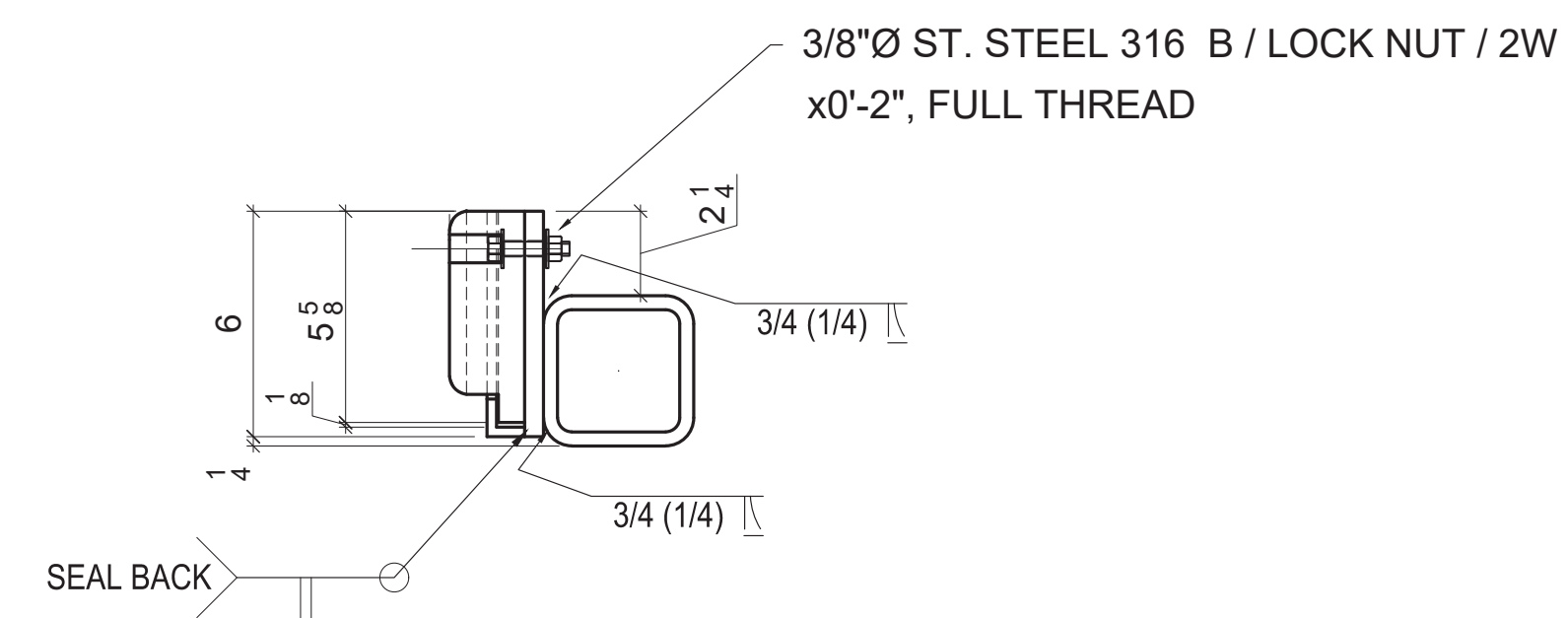
SHOP BOLTS

3/8"Ø x 0'-2" ST. STEEL 316 B / LOCK NUT / 2W FULL THREAD6 EA



SECTION A - A

3 - 201PG1 HSS 4X4X3/8x1'-5



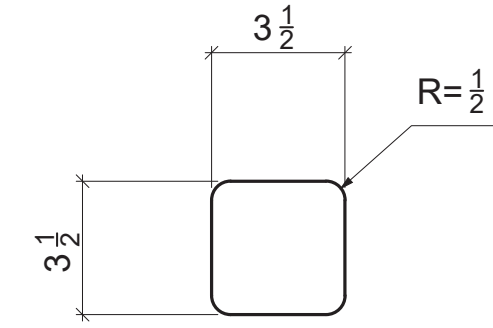
A	FOR APPROVAL	3/18/2022
REV:	REVISION NOTE:	DATE:

BLUE ATLANTIC FABRICATORS, LLC
 256 MARGINAL ST
 EAST BOSTON, MA 02128

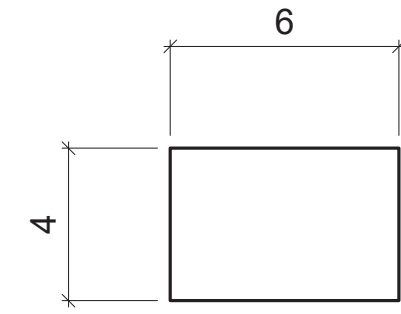
DRAWING SIZE:
 34x22

PROJECT NAME:	WATER TAXI DOCK-PILE GUIDES
LOCATION:	BOSTON, MA
ARCHITECT:	-
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC
CUSTOMER:	C. WHITE MARINE, INC.
DWG TITLE:	FABRICATION DETAILS
DRAWN BY:	DATE: 3/18/2022
CHECKED BY:	DATE: 3/18/2022
JOB NO.:	22-03397
DWG. NO.:	201

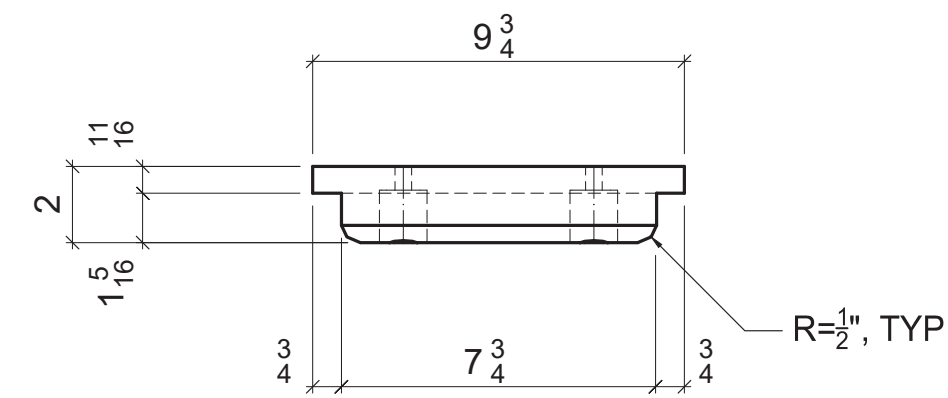
HOLES	13/16"	U.N.C.
SURFACE PREP.	PER SPECS	U.N.C.
SHOP PAINT	PER GN1	U.N.C.
MATERIAL	A500 GR.B	U.N.C.
ELECTRODES	E-70XX	
WELDING CODE	AWS D1.1	
	RADIUS F U.N.C.	
	Ø - DENOTES CONNECTION SIDE	



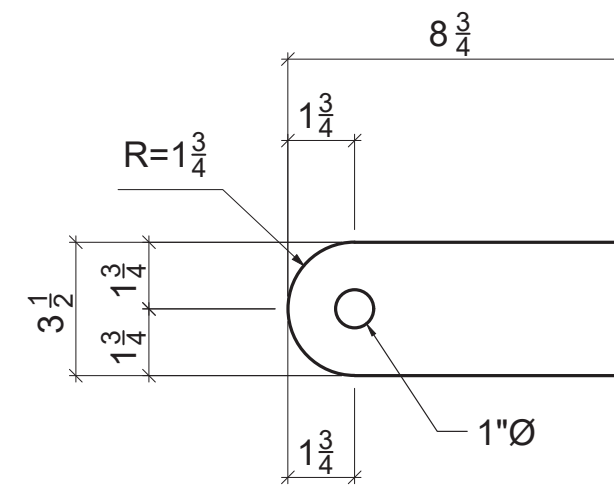
18 - **p250a** PL1/4x3-1/2 x3 1/2 A36



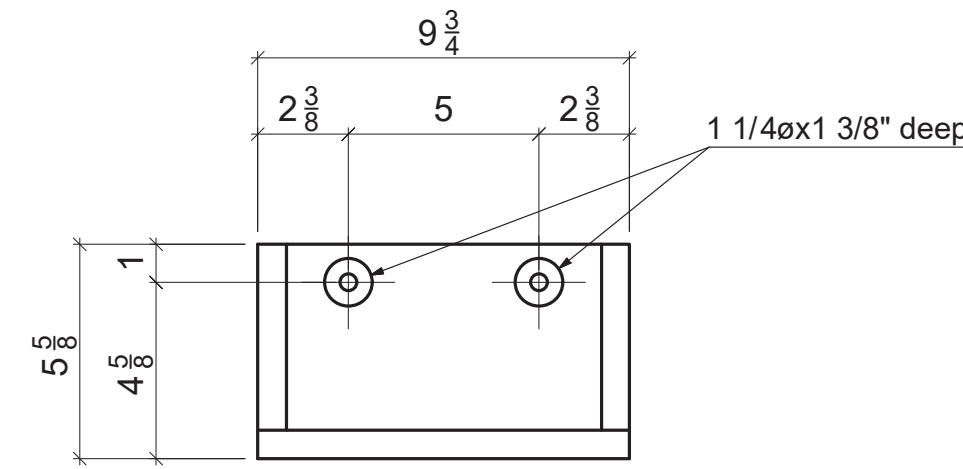
6 - **p250b** PL3/8x4 x6 A36



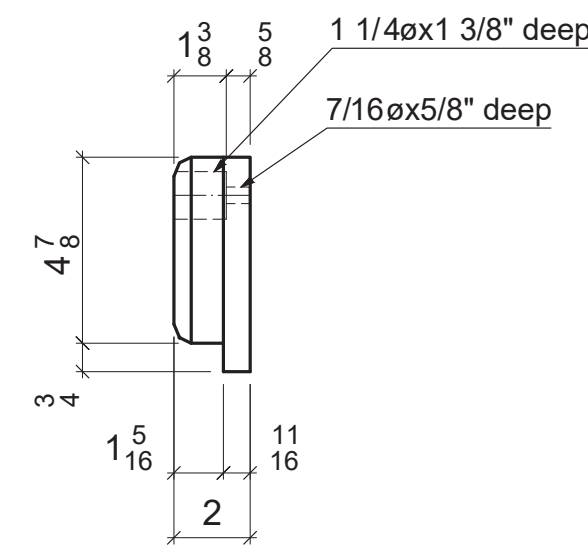
12 - **p250c** PL1/2x3-1/2 x8 3/4 A36



12 - **wb250a** PL2x5-5/8 x9 3/4 UHMW



12 - **wb250a** PL2x5-5/8 x9 3/4 UHMW



ACSB Structural Steel Detailing 33 Main St Suite 5 Barre, VT 05641 Tel: (877) 684-5428 Email: INFO@ACSBUSA.COM Web: www.acsb.com

MARK:	QTY:	IN ASSEMBLY:	MODEL ROLE:
p250a	12	200PG1	End Plate
p250a	6	201PG1	End Plate
p250b	6	200PG1	Plate
p250c	12	201PG1	Plate
wb250a	9	200PG1	Wear Block
wb250a	3	201PG1	Wear Block
	48		

A	FOR APPROVAL	3/18/2022
REV:	REVISION NOTE:	DATE:

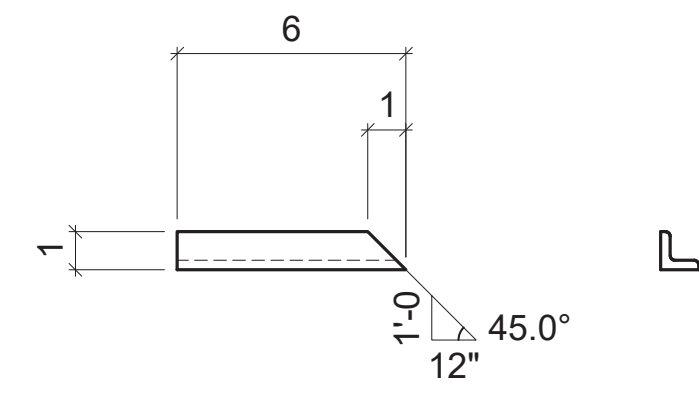
BLUE ATLANTIC FABRICATORS, LLC
 256 MARGINAL ST
 EAST BOSTON, MA 02128

DRAWING SIZE:
 34x22

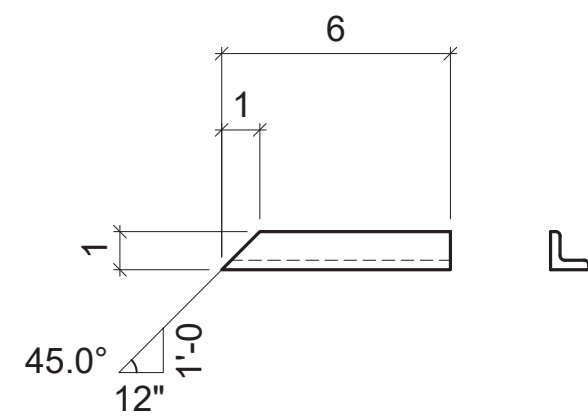
PROJECT NAME:	WATER TAXI DOCK-PILE GUIDES
LOCATION:	BOSTON, MA
ARCHITECT:	-
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC
CUSTOMER:	C. WHITE MARINE, INC.
DWG TITLE:	JOB STANDARDS
DRAWN BY:	DATE:
CHECKED BY:	DATE:
JOB NO.	22-03397
DWG. NO.	250

HOLES	13/16"	U.N.C.
SURFACE PREP.	PER SPECS	U.N.C.
SHOP PAINT	None Per GN1	U.N.C.
MATERIAL	ASLHMW	U.N.C.
ELECTRODES	E-70XX	
WELDING CODE	AWS D1.1	
RADIUS-F U.N.O.		
⊗ - DENOTES CONNECTION SIDE		

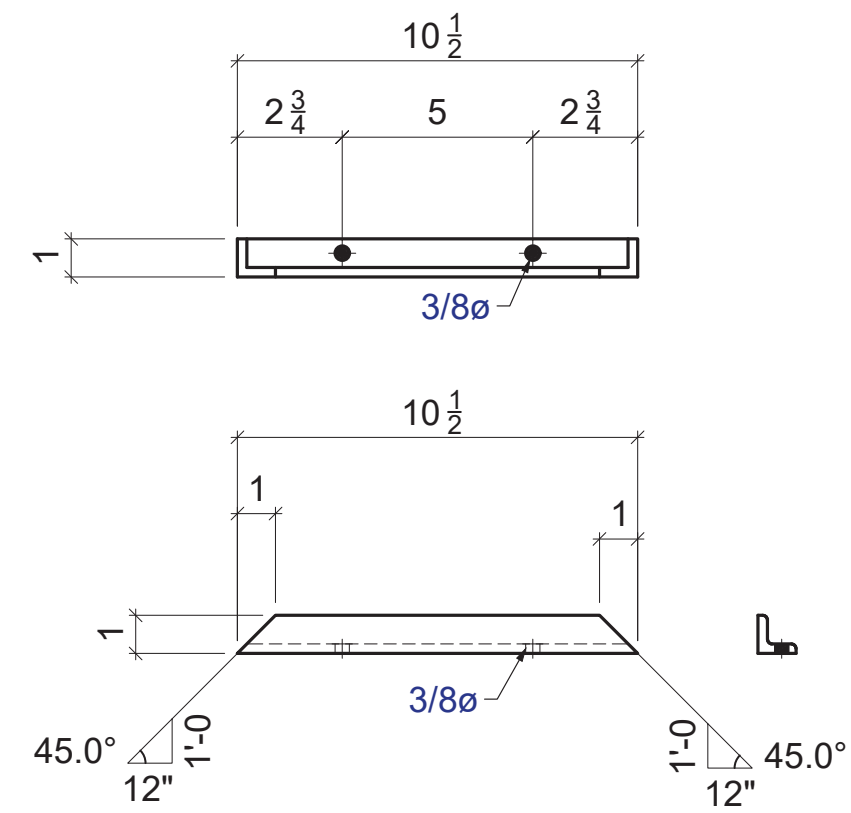




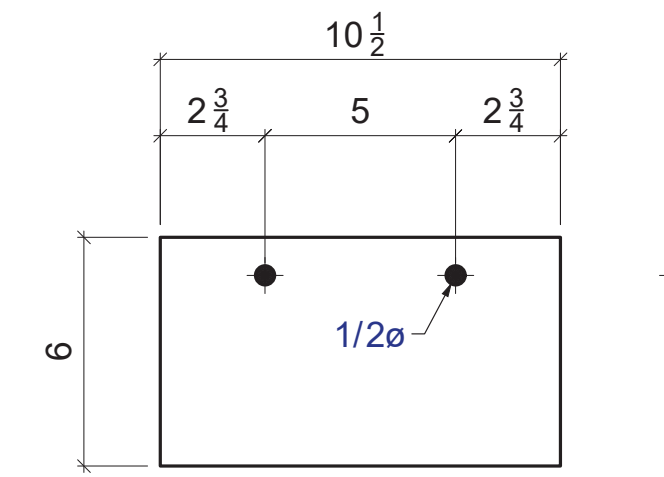
12 - **a251a** L1x1x1/4x6 A36



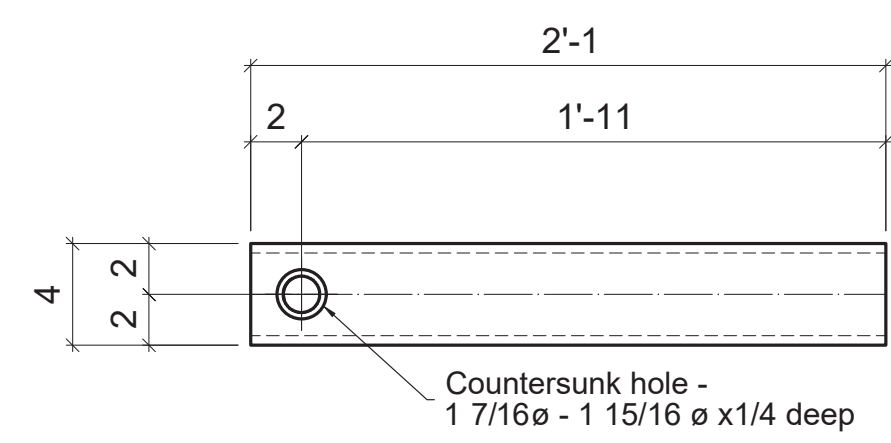
12 - **a251b** L1x1x1/4x6 A36



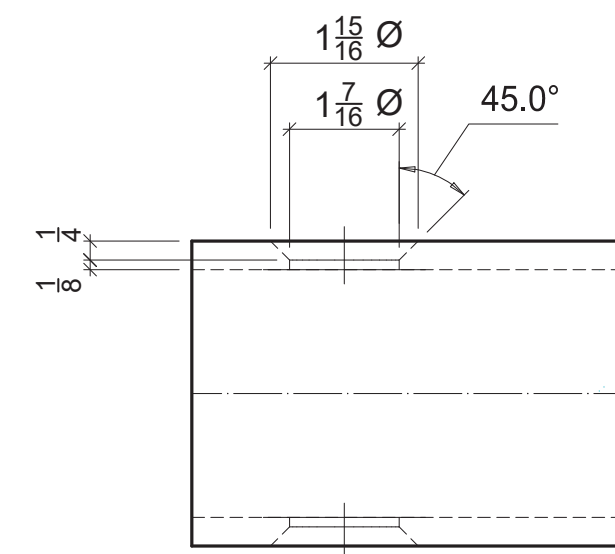
12 - **a251c** L1x1x1/4x10 1/2 A36



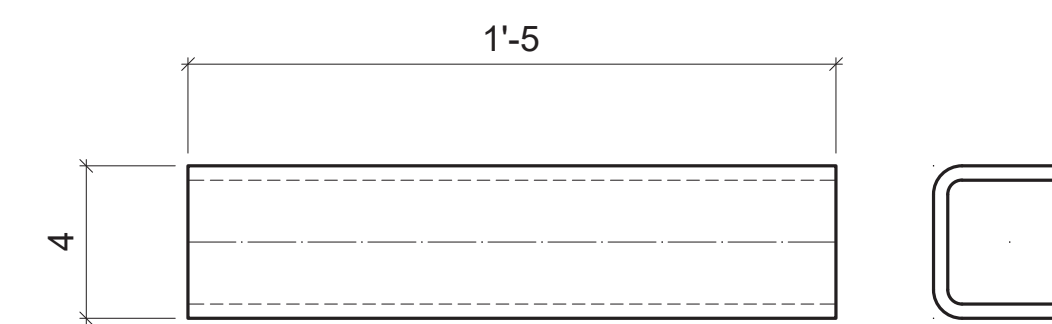
12 - **p251a** FL 1/2X6x10 1/2 A36



6 - **m251a** HSS 4X4X3/8x2'-1 A500 GR.B

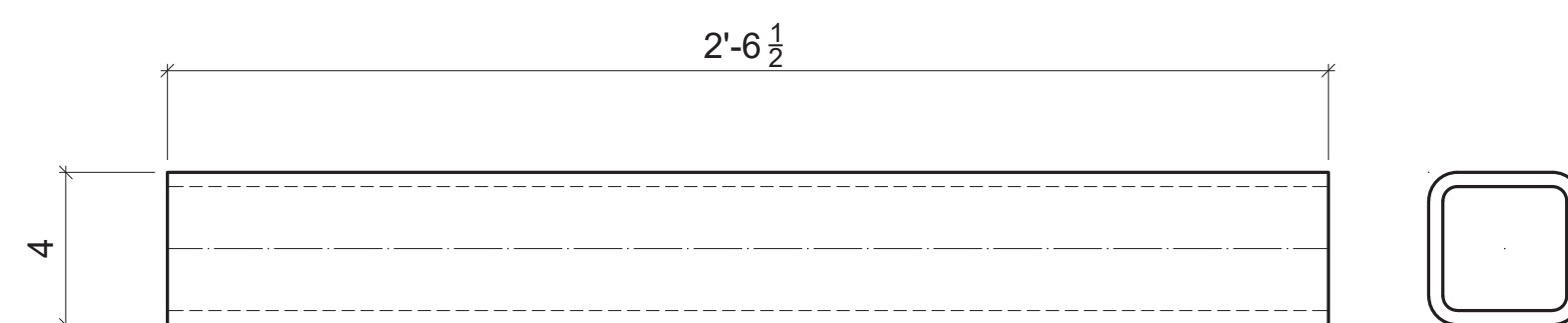


6 - **m251b** 1 Pipe SCH 40x4 A53

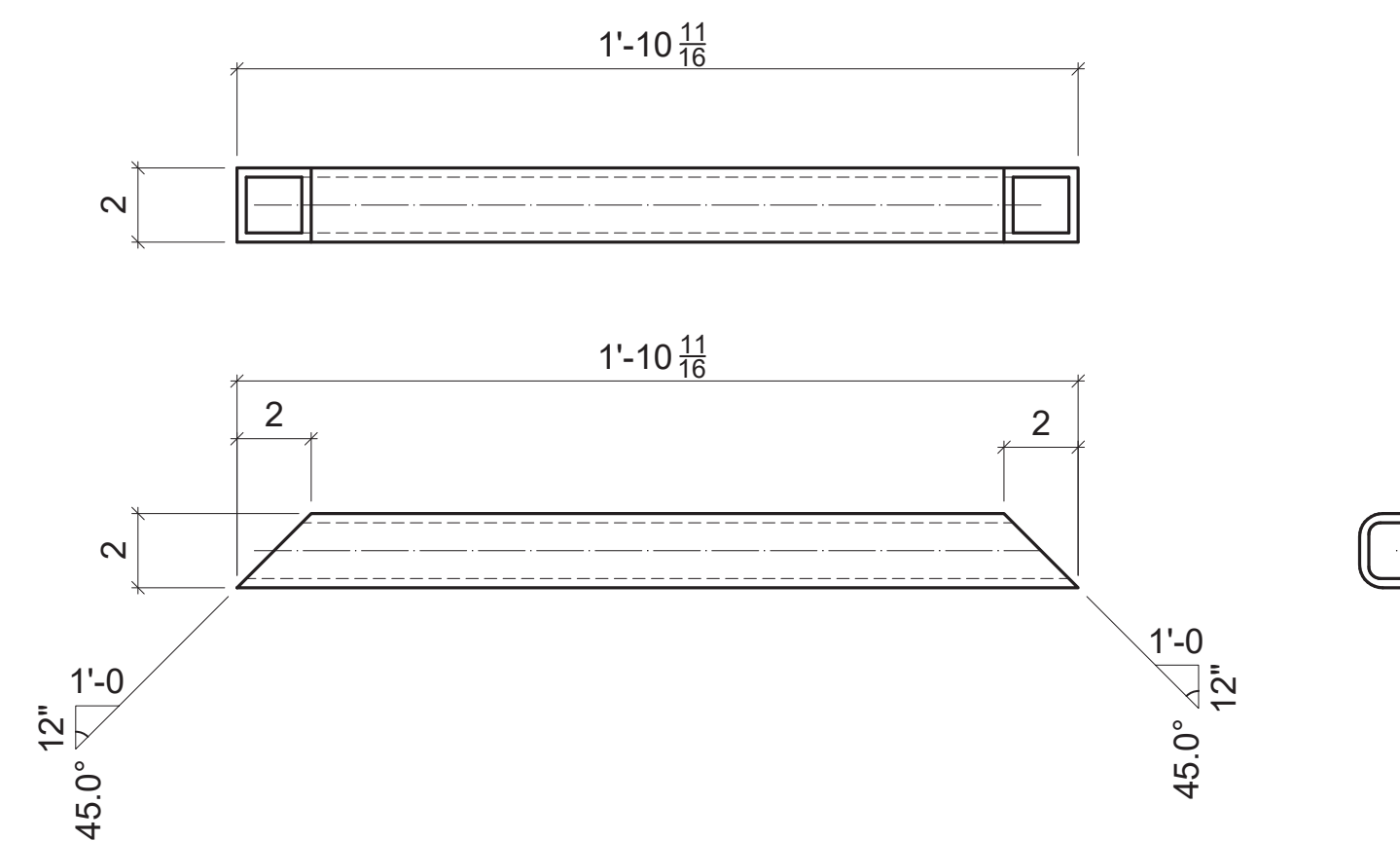


3 - **m251c** HSS 4X4X3/8x1'-5 A500 GR.B

1 DETAIL
Scale: 3/8"=1"



3 - **m251d** HSS 4X4X3/8x2'-6 1/2 A500 GR.B



6 - **d251a** HSS 2x2x5/16x1'-10 11/16 A500 GR.B

MARK:	QTY:	IN ASSEMBLY:	MODEL ROLE:
a251a	9	200PG1	Angle
a251a	3	201PG1	Angle
a251b	9	200PG1	Angle
a251b	3	201PG1	Angle
a251c	9	200PG1	Angle
a251c	3	201PG1	Angle
d251a	6	200PG1	Pipe
m251a	6	200PG1	Pile Guide
m251b	6	200PG1	Pipe
m251c	3	201PG1	Pile Guide
m251d	3	200PG1	Pile Guide
p251a	9	200PG1	Bar
p251a	3	201PG1	Bar
72			

A	FOR APPROVAL	3/18/2022
REV:	REVISION NOTE:	DATE:

BLUE ATLANTIC FABRICATORS, LLC
256 MARGINAL ST
EAST BOSTON, MA 02128

PROJECT NAME:	WATER TAXI DOCK-PILE GUIDES
LOCATION:	BOSTON, MA
ARCHITECT:	-
ENGINEER:	BLUE ATLANTIC FABRICATORS, LLC
CUSTOMER:	C. WHITE MARINE, INC.
DWG TITLE:	JOB STANDARDS
DRAWN BY:	DATE:
CHECKED BY:	DATE:
JOB NO.	22-03397
DWG. NO.	251

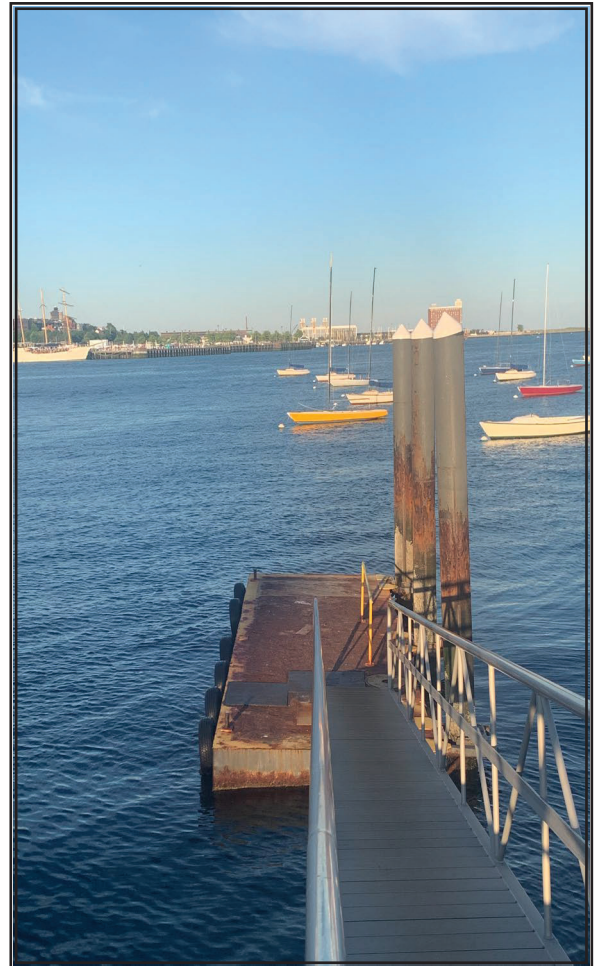
DRAWING SIZE:
34x22

HOLES	13/16"	U.N.C.
SURFACE PREP.	PER SPECS	U.N.C.
SHOP PAINT	PRY GNT	U.N.C.
MATERIAL	A36/A500 GR.B/A53	U.N.C.
ELECTRODES	E-70XX	
WELDING CODE	AWS D1.1	
RADIUS F U.N.O.		
⊗ - DENOTES CONNECTION SIDE		

Attachment B: Photo Log



Photograph No.: 1
View of access ramp and dock system looking
northeast towards Boston Harbor



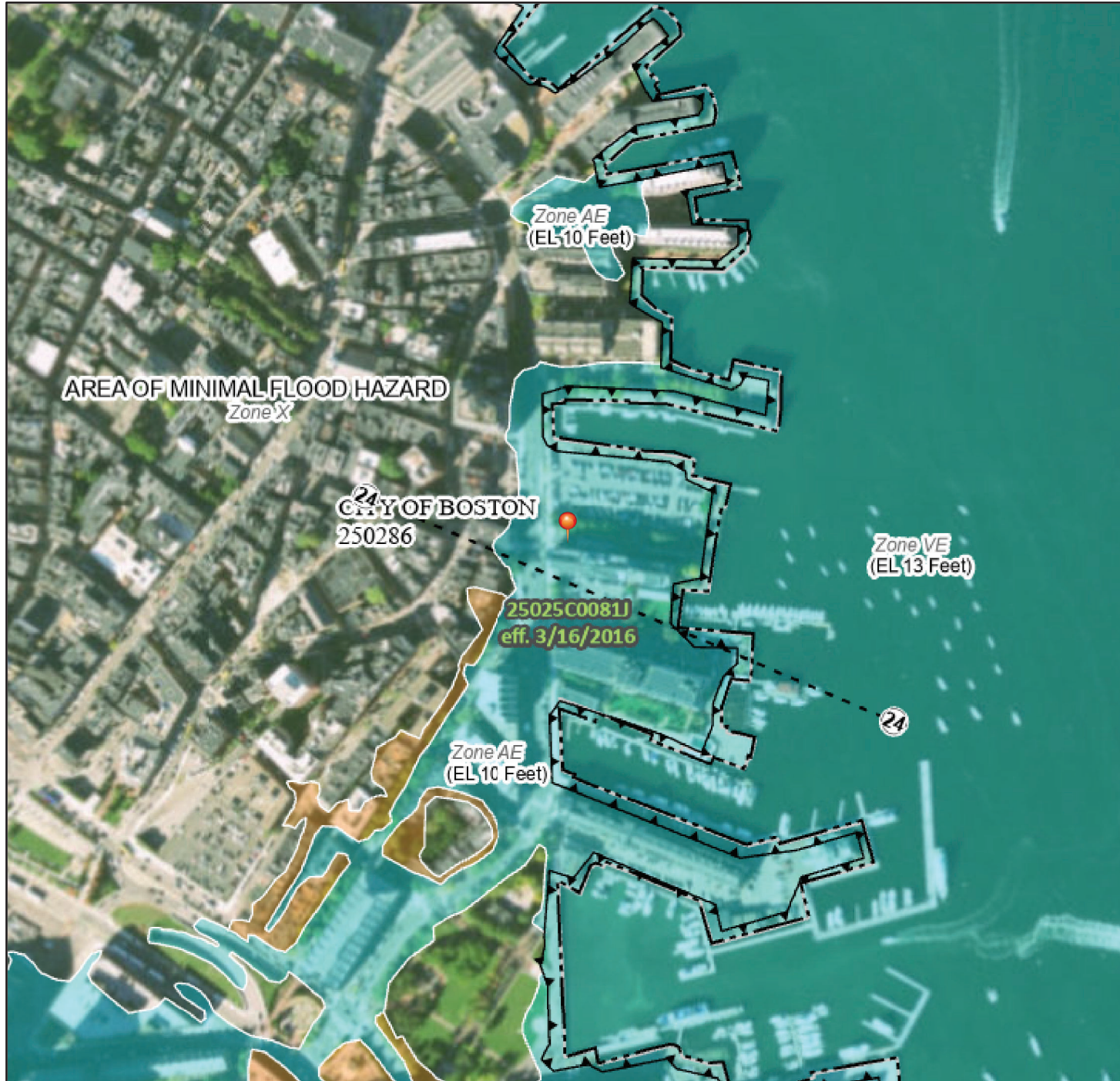
Photograph No.: 2
View of access ramp and dock system looking
east towards Boston Harbor

Attachment C: FEMA Flood Map

National Flood Hazard Layer FIRMMette



71°3'21"W 42°22'4"N



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

		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 OF FLOOD HAZARD	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

OTHER AREAS	GENERAL STRUCTURES	
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

		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

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

OTHER FEATURES	
	Digital Data Available
	No Digital Data Available
	Unmapped

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 7/28/2022 at 1:15 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.