

NOTICE OF INTENT

under the

MASSACHUSETTS WETLANDS PROTECTION ACT M.G.L. c. 131, §40

88 BLACK FALCON AVENUE
BOSTON, MA

PROPOSED SEWER CONNECTION

October 19, 2018

Prepared for: JDL Corporate Interiors, Inc.
9 Broad Street, Suite 400
Boston, MA 02109

Prepared by: H.W. Moore Associates, Inc.
Civil Engineers | Land Planners
121 East Berkeley Street
Boston, MA 02118
Tel. 617-357-8145

H.W. Moore
ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING

Boston Conservation Commission
1 City Hall Square
Room 805
Boston, MA 02201

October 19, 2018

RE: Notice of Intent
88 Black Falcon Avenue
Boston, MA

Dear Commissioners:

Please find enclosed the Notice of Intent and supporting documents for the proposed sewer service connection at 88 Black Falcon Avenue in Boston MA.

The Project is located on Black Falcon Pier, adjacent to Boston Harbor. The work area is within Land Subject to Coastal Storm Flowage (LSCSF) according to the current FEMA flood map. The Project is outside of the 100-foot buffer zone.

The proposed project is considered a redevelopment project under the DEP Guidelines, however the project will fully comply to DEP Stormwater Management Standards. There will be no increase in impervious area, no loss in groundwater recharge, and no increase in the peak flow runoff.

Please find enclosed the following documents:

- 8 copies (a signed original and 7 copies) of the Notice of Intent
- 8 copies of plans (1 full size and 7 half size copies)
- Abutter's list
- A check in the amount of \$262.50
- A check in the amount of \$50.00

A copy of all plans and reports has been sent by certified mail to the Northeast Regional Office of DEP.

Should you have any question, or comments, please do not hesitate to call.

Sincerely,

James M. White, PE

LIST OF PLANS AND SUPPORTING DOCUMENTS
88 BLACK FALCON AVENUE
BOSTON, MA

October 19, 2018

1. WPA Form 3 – Notice of Intent.
Project Narrative
WPA Appendix A – Wetland Fee Transmittal Form.
2. USGS Locus Map.
Existing Site Photos
3. FEMA Flood Insurance Rate Map (FIRM).
4. Natural Heritage and Endangered Species Program (N.H.E.S.P)
Priority Habitats of Rare Species.
Estimated Habitats of Rare Wildlife and Certified Vernal Pools.
5. Abutter Notification.
6. Project Description
Long-Term Pollution Prevention Plan
Erosion Control Requirements with Operation & Maintenance Plan

SITE PLANS

1. Sewer Service Connection Plan for 88 Black Falcon Ave., dated October 18, 2018

1

WPA FORM 3 – Notice of Intent
– Project Narrative
WPA APPENDIX A – Wetland Fee Transmittal Form



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

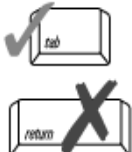
MassDEP File Number

Document Transaction Number

Boston

City/Town

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



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

A. General Information

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

<u>88 Black Falcon Avenue</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>N/A</u>	<u>42 20' 38.10"</u>	<u>71 01' 36.62"</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>0602674016</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Brian</u>	<u>Bishop</u>	
a. First Name	b. Last Name	
<u>The Davis Companies</u>		
c. Organization		
<u>125 High Street 21st Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>617-799-4341</u>	<u>bbishop@TheDavisCompanies</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>James</u>	<u>White</u>	
a. First Name	b. Last Name	
<u>H.W. Moore Associates</u>		
c. Company		
<u>121 East Berkeley Street</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02118</u>
e. City/Town	f. State	g. Zip Code
<u>617-357-8145</u>	<u>jwhite@hwmoore.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u></u>	<u></u>	<u></u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

New Sewer Connection to an existing sewer line and interior renovation to an existing building.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

57739

c. Book

b. Certificate # (if registered land)

64

d. Page Number

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

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

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



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

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

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	0 _____ 1. square feet	
	0 _____ 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	70 _____	
	1. square feet	

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

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

5. Project Involves Stream Crossings

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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

9-26-2018

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

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

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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

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

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

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.

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



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D. Additional Information (cont'd)

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

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

Sewer Service Connection Plan

a. Plan Title

H.W. Moores Associates

James White

b. Prepared By

c. Signed and Stamped by

10/19/18

1" = 20'

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:

22795

10/18/18

2. Municipal Check Number

3. Check date

22796

10/18/18

4. State Check Number

5. Check date

Hancock Survey Assocaites, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

Erin Bishop

2. Date

10/23/18

3. Signature of Property Owner (if different)

Jessie White

4. Date

10/23/18

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

Project Narrative

1.0 Introduction

This Notice of intent (NOI) was prepared by H.W. Moore Associates on behalf of JDL Corporate Interiors, Inc. (Applicant) to be submitted the City of Boston Conservation Commission (BCC). This NOI has been prepared in accordance with the Massachusetts Wetland Protection Act.

The Applicant is proposing a new sewer connection to an existing sewer line from the existing building and interior building renovations at 88 Black Falcon Avenue in South Boston.

Portions of the proposed Project will be within Land Subject to Coastal Storm Flowage (LSCSF). No in-water work is proposed.

2.0 Existing Conditions

The Project located at 88 Black Falcon Avenue within the approximately 165 acre property South Boston. The existing Black Falcon Pier Building has warehouse/ Trucking uses on the lower level and office uses on the upper levels. The site is surrounded on three sides by Boston Harbor.

The Project Site is located approximately 10 feet from Boston Harbor. Wetland resource areas associated with the Boston Harbor and proximate to the Project site include the following: Land Under the Ocean, Land Subject to Tidal Action, Coastal Bank and Land Subject to Coastal Storm Flowage (elevation 12-15 feet NAVD 88 datum). These resource areas and the 100 foot Buffer Zone are depicted on the Sewer Service Connection Plan.

As noted above, portions of the proposed project described herein will be constructed in Land Subject to Coastal Storm Flowage, and in close proximity to the 100 foot Buffer Zone associated with Coastal Bank. See site photos in Appendix 2 of existing site conditions.

2.1 Coastal Bank

According to 310 CMR 10.30, Coastal Bank is “the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.” Coastal Bank has a 100 foot Buffer Zone that extends from the top or upper boundary of the Bank. The proposed work is approximately 110 from the Coastal Bank.

Coastal Bank next to the Project site is comprised of wood pier piles and corrugated metal sheeting bulkhead. The pier is mostly used for large cruise line ships.

Boston Harbor is located on the south side of the Project Site. A pavement area is located

between the existing building and the seawall. The 100-foot Buffer Zone to the Coastal Bank is comprised of the pavement area and the southern portion of the existing building.

No work is planned on the Coastal Bank or within the 100-foot buffer.

2.2 Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (LSCSF) is defined at 310 CMR 10.04 as land subject to any flooding 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. According to the updated Federal Emergency Management Agency Flood Insurance Rate Map (FEMA-FIRM), effective October 1, 2018, there are two zones designated as “Zone AE Area of 100-Year Flood” (Elevation 12 NAVD, 18.46 Boston City Base) and one zone designated as “Zone VE Area of 100-year Flood, with wave action Hazard” (Elevation 15, Boston City Base 21.46) within the Project Site. See Appendix 3 for the FEMA-FIRM. The Project Site is therefore within LSCSF,

2.3 Natural Heritage and Endangered Species Program Atlas

No portion of the Project Site is located within areas mapped as priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife by the natural Heritage and Endangered Species Program under the Massachusetts Endangered Species Act and the Massachusetts Wetlands Protection Act, respectively (Natural Heritage Atlas, 2008). There are no mapped potential Vernal pools or Certified Vernal Pools within or near the Project Site. See Appendix 4 for the NHESP Map.

3.0 Proposed Work

The Applicant proposes a new sewer connection for a new oil/ sand separator to be located within the building and interior renovation to a portion of the existing. This area is presently a parking area. The Project Site is within LSCSF based on updated FEMA mapping. The Project has been designed to be compliant with the Wetlands Protection Act (310 CMR 10.00) and its coastal general provisions (310 CMR 10.21 to 310 CMR 10.37). Additionally, as described further in Section 4.5 and Attachment G, Project activities are consistent with the Boston Climate Change Preparedness and Resiliency Policy.

Project construction is expected to commence in 2018 and be completed in 4 weeks.

3.1 Site Work

The proposed site work is the construction of a new sewer connection. Construction of this connection will involve the excavation of a 3 by 20 foot trench from the existing building to the existing sewer main. The area of excavation will take place through a paved area. There will be no further alteration of the site as a part of the proposed project. This proposed sewer connection is within the LSCSF.

3.2 Stormwater Management

At the conclusion of the proposed work there will be no change in impervious area onsite. No stormwater mitigation measure are proposed because there is no proposed change in the rate or volume of stormwater runoff off the project site.

4.0 Mitigation Measures

4.1 Sedimentation and Erosion Controls

An erosion and sediment control program will minimize the risk or impacts to wetland resource areas associated with the Boston Harbor during construction of the Project. Sedimentation controls will be established at the perimeter of the work and at stockpile areas if any.

The site contractor will be responsible for inspecting the sediment and erosion controls on a regular basis to note any escape of sediment. Inspections will cover disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.

Erosion and sediment control measures proposed for site preparation and development phases will include the following components:

Siltation Barriers

Siltation barriers composed of straw wattles will be installed at the limit of work, as shown on the site plan and around any stockpiles. All barriers will remain in place until disturbed areas are stabilized. An adequate stockpile of erosion control materials will be onsite at all times for emergency or routine replacement.

Catch Basin Inlet Protection

During construction, drain inlets around the project site will be protected from sediment inflow through the installation of silt sacks. The silt sacks will be installed after each rainfall with any significant accumulations of silt or sediment being removed and properly disposed.

Sediment Track Out

The adjacent roadways surrounding the project site will be swept regularly of sediment tracked onto roadways to reduce potential Total Suspended Solids (TSS) loading generated by construction vehicles traveling to and from the project site.

4.2 Dewatering Protocols

It is not anticipated that dewatering will be required. In the event that dewatering will be

necessary during construction, all water pumped from an excavation shall be pumped directly from the work area into portable frac tanks prior to discharge into surrounding catch basins. Water shall not be discharged beyond or outside of the perimeter erosion control barrier, which shall act as the limit of work boundary.

4.4 Waste Management

Waste Materials: Debris and trash will be collected in a metal dumpster. The dumpster will meet all Municipal requirements. Surplus soil material will be removed from the site and legally disposed of. Handling, sampling, manifesting, transportation and disposal of waste material will be documented.

Hazardous Waste: Hazardous waste will be disposed of as required under local, state and federal regulations. Site personnel will be instructed regarding proper management of hazardous waste. The individual in charge of this activity will be properly trained in hazardous waste management in accordance with OSHA regulations and MassDEP regulation 310 CMR 30 and 310 CMR 40.

Sanitary Waste: Temporary sanitary waste facilities will be provided onsite. Waste will be collected as required, and in any event as required by local regulation, by a sanitary waste management contractor.

Hazardous Products: The following practices will be used to reduce the risks associated with hazardous materials onsite:

- a. All shipments will be promptly inspected to assure that products comply with requirements and items are undamaged.
- b. Products will be stored and protected in accordance with the manufacturer's instructions with seals and labels intact and legible.
- c. Products will be stored in a secure location and access to the materials will be provided to authorize personnel only.

5.0 Conclusions

This proposed Project will substantially rehabilitate an existing building within the Boston Marine Industrial Park. A portion of the Project will be constructed in the 100-foot Buffer Zone to Coastal Bank and Land Subject to Coastal Storm Flowage associated with the Boston Harbor. The information contained in the NOI sufficiently describes the site, proposed work, and the effect of said work on the interests identified in the Wetlands Protection Act and further demonstrates that the project can be constructed in accordance with the Wetlands Protection Act's applicable standards. The Applicant therefore respectfully requests that the Boston Conservation Commission issue an Order of Conditions approving the project with appropriate conditions to protect the interests identified in M.G.L. c. 131 §40.



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:

88 Black Falcon Avenue Boston
 a. Street Address b. City/Town
 27796 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Brian Bishop
 a. First Name b. Last Name
 The Davis Companies
 c. Organization
 125 High Street 21st Floor
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 617-799-4341 bbishop@TheDavisCompanies
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

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.

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2. j.) Other Activity (Sewer Connection)	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

HANCOCK
ASSOCIATES

HANCOCK SURVEY ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
185 CENTRE STREET
DANVERS, MA 01923

PEOPLE'S UNITED BANK
DANVERS, MA 01923

53-7116
2113

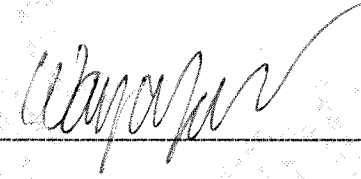
22796

Two Hundred Thirty Seven and 50/100

DATE		AMOUNT
10/18/18	22796	\$237.50

PAY
TO THE
ORDER
OF

**COMMONWEALTH OF MASSACHUSETTS-
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BOX 4062
BOSTON MA 02211**



⑈022796⑈ ⑆211371162⑆ 2800040319⑈

HANCOCK
ASSOCIATES

HANCOCK SURVEY ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
185 CENTRE STREET
DANVERS, MA 01923

PEOPLE'S UNITED BANK
DANVERS, MA 01923

53-7116
2113

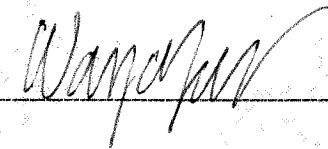
22795

Two Hundred Sixty Two and 50/100

DATE		AMOUNT
10/18/18	22795	\$262.50

PAY
TO THE
ORDER
OF

**CITY OF BOSTON
TREASURY DEPARTMENT
PO BOX 9715
BOSTON MA 02114**



⑈022795⑈ ⑆211371162⑆ 2800040319⑈

HANCOCK
ASSOCIATES

HANCOCK SURVEY ASSOCIATES, INC.
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
185 CENTRE STREET
DANVERS, MA 01923

PEOPLE'S UNITED BANK
DANVERS, MA 01923

53-7116
2113

22801

Fifty and no/100

DATE		AMOUNT
10/19/18	22801	\$50.00

PAY
TO THE
ORDER
OF

**CITY OF BOSTON
TREASURY DEPARTMENT
PO BOX 9715
BOSTON MA 02114**



⑈022801⑈ ⑆211371162⑆ 2800040319⑈

2

**U.S.G.S. LOCUS MAP
SITE PHOTOS**



USGS QUADRANGLE(s): BOSTON SOUTH, MASSACHUSETTS

Source: Topographic Quadrangle(s) provided by Maptech, Inc.

	Project Title	88 Black Falcon Avenue	Project #:	3902	FIGURE: 1
	Location	Boston, MA	Date:	Oct. 19, 2018	
	Plan Title	USGS Plan	Scale:	1" = 2000'	



Google



Boston, Massachusetts
Google, Inc.
Street View - Jul 2017

X



Google

Image capture - Jul 2017 © 2018 Google United States Terms Report a problem

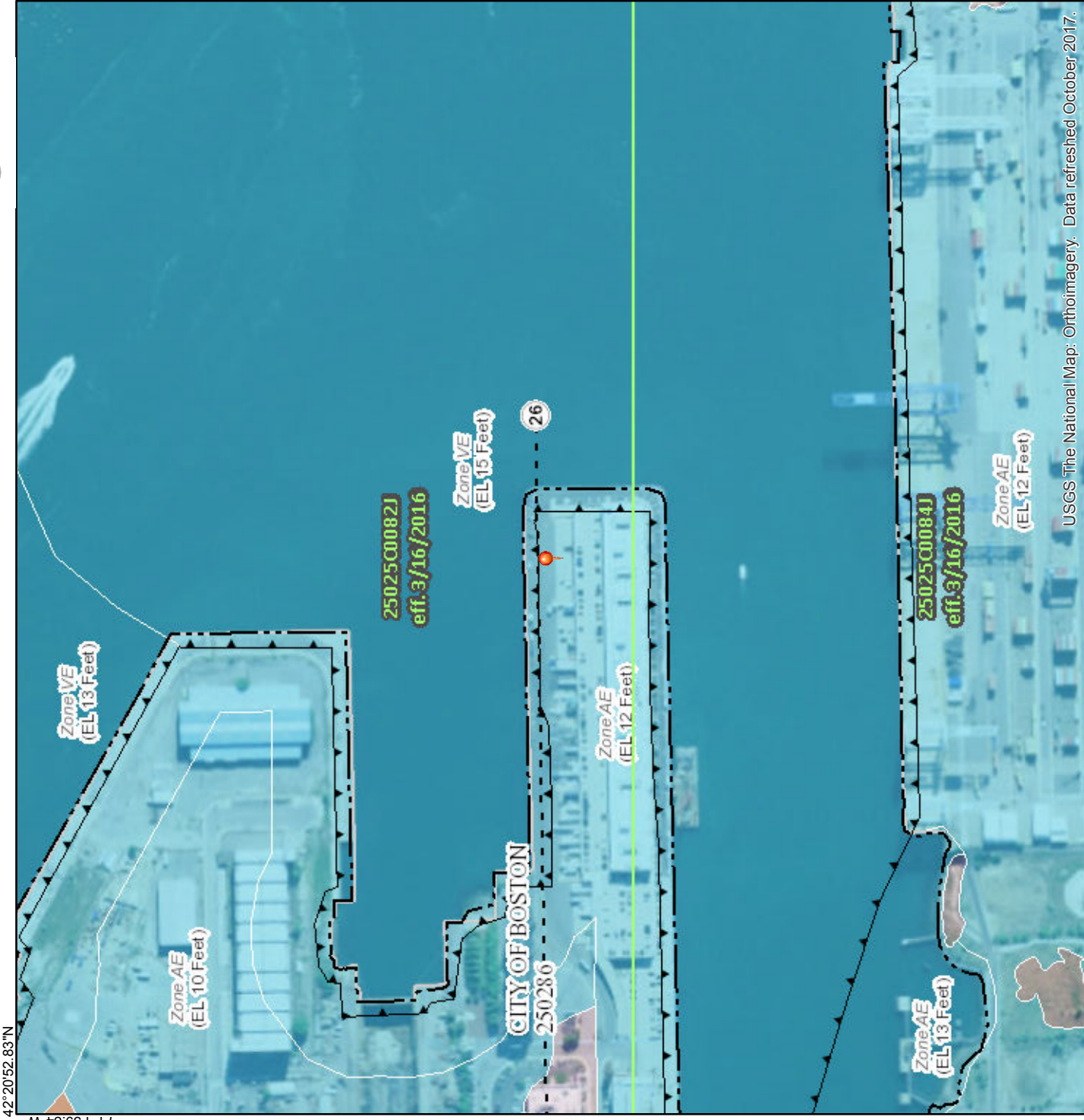
3

FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette



42°20'52.83"N
71°1'39.84"W



USGS The National Map: Orthoimagery. Data refreshed October 2017.



Legend

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

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
Zone D
- Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/1/2018 at 2:03:02 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.

71°1'2.38"W

42°20'26.24"N

4

-
- **NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (N.H.E.S.P)**
 - **PRIORITY HABITATS OF RARE SPECIES.**
 - **ESTIMATED HABITATS OF RARE WILDLIFE AND CERTIFIED VERNAL POOLS**

Available Data Layers

Search data layers

- Legend**
- Major MassDOT Routes
 - Interstate Highways
 - US Roads
 - State
 - Massachusetts Towns
 - NHESP Estimated Habitats of Rare Wildlife
 - NHESP Priority Habitats of Rare Species



Zoom to a town

Search for a location

Map navigation controls: Home, Back, Forward, Refresh, Search, Zoom In, Zoom Out, Full Screen, Print, Help, Basemaps

Scale: 1:18,066
238,649.79m 399,041.14m

Map Data Terms of Use Report a map error

0 m

Basemaps

5

ABUTTER NOTIFICATION

AFFIDAVIT OF SERVICE

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

I, James M White, PE, hereby certify under the pains and penalties of perjury that notification to abutters WILL BE given in compliance with the second paragraph of Massachusetts General Laws (M.G.L.) 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* filed under the Massachusetts Wetlands Protection Act and the City of Boston Wetlands Protection Ordinance by *H.W. Moore Associates, Inc.* with the *City of Boston Conservation Commission* for the property located at *88 Black Falcon Avenue, Boston, MA.*

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

 _____
Name

10/25/18 _____
Date

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is: **JDL Corporate Interiors, Inc.** The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission remove, till, dredge, or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, section 40).

New Sewer Service Connection to an existing sewer line.

- B. The address of the lot where the activity is proposed is:

88 Black Falcon Avenue, Boston, Massachusetts, 02210

- C. Copies of the Notice of Intent may be examined at the **Boston City Hall, room 709** between the hours of **9 AM and 5 PM Monday through Thursday**. For more information, call Boston City Hall at **(617) 357-3850**.

- D. Copies of the Notice of Intent may be obtained from the applicant's representative by calling the telephone number **617-357-8145** between the hours of **9 AM and 5 PM on Monday through Friday**.

H.W. Moore Associates, Inc.

Attn: Jim White

- E. This Notice of Intent application has been filed for the proposed **Boston Conservation Commission** meeting scheduled for **Wednesday November 7, 2018** at 6:00 PM in **Boston City Hall**.

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 in Boston City Hall not less than forty-eight (48) hours in advance.

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 the Boston Conservation Commission, please call 617-635-3850. To Contact DEP, call: 978-649-3200.

ABUTTERS LIST

Date: October 18, 2018

RE: Notice of Intent
88 Black Falcon Avenue
Boston, MA

Boston Planning & Development Agency
C/O Christopher Giuliani
1 City Hall Plz (BRA) Flr 9
Boston, Ma
02201

Jamestown I Design Place LP
C/O Kristan Mclaughlin
21 Drydock Av 3rd Fl
Boston, Ma
02210

Boston Planning & Development Agency
C/O Christopher Giuliani
1 City Hall Sq 9th Fl
Boston, Ma
02201

RRef II Drydock
C/O Related Fund Management
60 Coloumbus Circle
New York, NY
10023

Jamestown 21-23-25 Drydock
C/O Jamestown 21-23-25 Drydock
3625 Cumberland Bl 1 Overton Pk
New York, NY
10004

Mass Port Authority
1 Harborside Dr #200s
East Boston, Ma
02128

6

-
- **PROJECT DESCRIPTION**
 - **LONG TERM POLLUTION PREVENTION PLAN**
 - **EROSION CONTROL REQUIREMENTS with
OPERATION & MAINTENANCE PLAN**

PROJECT DESCRIPTION
88 BLACK FALCON AVENUE
BOSTON, MA

October 19, 2018

EXISTING CONDITIONS

The Project located at 88 Black Falcon Avenue within the approximately 165 acre property South Boston. The existing Black Falcon Pier Building has warehouse/ Trucking uses on the lower level and office uses on the upper levels. The site is surrounded on three sides by Boston Harbor.

The Project Site is located approximately 10 feet from Boston Harbor. Wetland resource areas associated with the Boston Harbor and proximate to the Project site include the following: Land Under the Ocean, Land Subject to Tidal Action, Coastal Bank and Land Subject to Coastal Storm Flowage (elevation 12-15 feet NAVD 88 datum). These resource areas and the 100 foot Buffer Zone are depicted on the Sewer Service Connection Plan.

As noted above, portions of the proposed project described herein will be constructed in Land Subject to Coastal Storm Flowage, and in close proximity to the 100 foot Buffer Zone associated with Coastal Bank. See site photos in Appendix 2 of existing site conditions.

A review of the Web Soil Survey provided by the USDA Natural Resources Conservation Service (NRCS) identifies the onsite soils as Urban Land (map code 603). An urban land designation describes soils that have been altered or filled by previous development. Due to the random nature of fill soils, Urban land is not classified into a soil group by the NRCS.

PROPOSED CONDITIONS

The Applicant proposes a new sewer connection for a new oil/ sand separator to be located within the building and interior renovation to a portion of the existing. This area is presently a parking area. The Project Site is within LSCSF based on updated FEMA mapping. The Project has been designed to be compliant with the Wetlands Protection Act and its coastal general provisions.

There will be no change in land cover associated with this project. Therefore, no change in existing storm drain system is proposed.

HYDRAULIC CALCULATIONS

There is no change in land cover or use between pre- and –post-development conditions. Therefore, peak rate of runoff will remain the same under proposed conditions. No changes to the existing storm drain system are proposed.

STORMWATER MANAGEMENT POLICY

The Stormwater Management Policy (SMP) issued by the Massachusetts Department of Environmental Protection (MA DEP) lists ten standards for stormwater management compliance. The following is a list of the ten performance standards of the SMP and how the proposed project complies with each.

1. *No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

There will be no new stormwater outfalls. The proposed project involves no new impervious areas within the limit of work so no further water quality is required. Stormwater flows through the existing stormwater management system prior to discharge.

2. *Stormwater management systems must be designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates.*

Land cover and use will remain the same under pre- and post-development conditions. Therefore, there will be no increase in the rate of runoff due to the Project.

3. *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to the maximum extent practicable. The annual recharge from the post development site should approximate the annual recharge from the pre-development or existing site conditions, based on soil types.*

There is no change in land cover on the project site under proposed conditions. Therefore no recharge is required for the site.

4. *For new development, stormwater management systems must be designed to remove 80% of the average annual load (post-development conditions) of Total Suspended Solids (TSS). It is presumed that this standard is met when:*

- a. Suitable nonstructural practices for source control and pollution prevention are implemented.*
- b. Stormwater management BMPs are sized to capture the prescribed runoff volume.*
- c. Stormwater management BMPs are maintained as designed.*

Land cover will remain unchanged under proposed conditions. No additional water quality is required because there is no increase in impervious cover. Stormwater runoff flows to the existing stormwater management system prior to discharge to Boston Harbor.

5. *Stormwater discharges from areas with higher potential pollutant loads require the use of specific stormwater management BMPs. The use of infiltration practices without pretreatment is prohibited.*

The development will not have any activities that are classified as higher potential pollutant loading activities as defined by the SMP.

6. *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. Critical areas are Outstanding Resource Waters (ORWs), shellfish beds, swimming beaches, cold-water fisheries and recharge areas for public water supplies.*

The proposed project does not discharge to a critical area as defined by the SMP.

7. *Redevelopment of previously developed sites must meet the SMP Standards to the maximum extent practicable. However, if it is not practicable to meet all the Standards, new stormwater management systems must be designed to improve existing conditions.*

The project complies with all stormwater standards.

8. *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

Downslope areas will be protected through the installation of a straw wattles to be located along the perimeter and/or elsewhere as required to protect and stabilize earthworks.

9. *All stormwater management systems must have an operation and maintenance plan to ensure that systems function as designed.*

The site shall be maintained by the project owner to provide a stabilized, maintained surface thereby preventing excess materials from contacting surface runoff and minimizing transport of materials within the drain system.

10. *All illicit discharges to the stormwater management system are prohibited.*

The proposed project does not have any illicit discharges to the proposed stormwater management system. An Illicit Discharge Compliance Certification is appended to the report.

SUMMARY AND CONCLUSIONS

Significant attention and consideration has been given to proper management of storm water runoff from the project site.

- There will be no adverse impact to any surrounding areas.
- There will be no increase in stormwater runoff.

**LONG-TERM POLLUTION PREVENTION PLAN
88 BLACK FALCON AVENUE
BOSTON, MA**

October 19, 2018

Good Housekeeping BMPS:

Waste Materials: Debris and trash will be collected in a metal dumpster. The dumpster will meet all Municipal requirements. Surplus soil material will be removed from the site and legally disposed of. Handling, sampling, manifesting, transportation and disposal of waste material will be documented.

Hazardous Waste: Hazardous waste will be disposed of as required under local, state and federal regulations. Site personnel will be instructed regarding proper management of hazardous waste. The individual in charge of this activity will be properly trained in hazardous waste management in accordance with OSHA regulations and MassDEP regulation 310 CMR 30 and 310 CMR 40.

Sanitary Waste: Temporary sanitary waste facilities will be provided onsite. Waste will be collected as required, and in any event as required by local regulation, by a sanitary waste management contractor.

Hazardous Products: The following practices will be used to reduce the risks associated with hazardous materials onsite:

- a. All shipments will be promptly inspected to assure that products comply with requirements and items are undamaged.
- b. Products will be stored and protected in accordance with the manufacturer's instructions with seals and labels intact and legible.
- c. Products will be stored in a secure location and access to the materials will be provided to authorize personnel only.

Establish Proper Building Material Staging Areas:

- a. Material deliveries will be coordinated with installation to ensure minimum holding time for items that are hazardous, flammable, easily damaged or sensitive to deterioration.
- b. Deliveries will be scheduled to reduce long-term onsite storage prior to installation, unless written authorization is provided by the engineer.
- c. Materials stored onsite will be stored in manufacturer's original sealed containers or other packing systems complete with instruction for handling, storing, unpacking, protecting and installing.
- d. Adequate equipment and personnel will be provided to ensure materials can be safely handled.
- e. Cement and lime will be stored under a roof and off the ground to be kept completely dry at all times.

- f. Petroleum products will be stored in a secure location under control of the site superintendent.
- g. Mechanical and electrical equipment will be stored in a weatherproof structure.

Designated Washout Areas:

- a. Concrete contractors should be encouraged where possible to use the washout facilities at their own plants.
- b. Concrete washouts areas shall be established onsite with signs noting the locations. The washout area is to be inspected daily during concrete operations.
- c. Provide adequate containment for the amount of wash water that will be used.
- d. Dispose of materials properly. Concrete wash water can be highly polluted. It is not to be discharged to any surface water or storm drain system.

Establish Proper Vehicle / Equipment Maintenance Practices:

- a. Train employees and subcontractor in proper fueling procedures (stay with vehicles during fueling, proper use of pumps, emergency shutoff valves, and such).
- b. Inspect onsite vehicles and equipment daily for leaks, equipment damage and other service problems.
- c. Clearly designate vehicle / equipment service areas away from drainage facilities and water course to prevent stormwater run-on and runoff.
- d. Use drip pans, drip cloths, or absorbent pads when replacing spent fluids.
- e. Collect all spent fluids, store in appropriate labeled containers in the proper storage areas, and recycle fluids whenever possible.

Allowance for Non-Stormwater Discharges & Control Equipment/Vehicle Washing:

There will not be non-permitted non-stormwater discharges associated with this project. Specifically prohibited are the discharges of process water, non-contact cooling water, vehicle wash water and sanitary wastewater via stormwater drainage systems. Allowable non-stormwater discharges include discharges from fire-fighting activities, fire hydrant flushing, water used to control dust and uncontaminated air condition condensation.

Spill Prevention and Control Plan:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and clean up:

- a. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- b. The contractor shall provide a 55-gallon spill containment kit and maintain it onsite throughout the construction period.

- c. All spills will be cleaned up immediately after discovery.
- d. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- e. Spills of toxic or hazardous materials, at or greater than reportable quantities, will be reported to the appropriate state or local government agency.
- f. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- g. The Site Superintendent is the designated responsible party for day to day operations and spill cleanup procedures.

Allowable Non-Stormwater Discharge Management:

The allowable non-stormwater discharges may include the following:

- a. Discharges from fire-fighting activities.
- b. Fire hydrant flushings.
- c. Waters used to wash vehicles where detergents are not used.
- d. Water used to control dust in accordance with EPA's CGP Part 3, Subpart 3.4 G.
- e. Potable water including uncontaminated water line flushings.
- f. Pavement wash where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used.
- g. Uncontaminated air conditioning or compressor condensate.
- h. Uncontaminated ground water or spring water.
- i. Foundation or footing drains where flows are not contaminated with process materials such as solvents.
- j. Uncontaminated excavation dewatering.
- k. Landscape irrigation.

Non-stormwater discharges should be eliminated or reduced to the extent feasible.

- a. Water used to control dust.

Dust control will be implemented as needed once site grading has begun and during windy conditions (forecasted or actual wind conditions of 20 mph or greater) while site grading is occurring. Spraying of potable water at a rate of 300 gallons per acre or less will be performed by a mobile pressure-type distributor truck no more than three times a day during the months of May through September or whenever the dryness of the soil warrants it.

- b. Uncontaminated Excavation Dewatering

Dewatering activities are not anticipated for this project due to the depth of the groundwater. If dewatering does occur, the LTPPP will be revised to address the need for appropriate BMPs.

Inspection Personnel:

Inspection must be conducted by qualified personnel. “Qualified Personnel” means a person knowledgeable in the principals and practice of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion control measure selected to control the quality of stormwater discharges for the construction activity. Prior to construction the contractor shall submit the names of the personnel whom will be responsible for the inspections.

Inspection Schedule and Procedures:

Inspections of the site will be performed once every 7 days. The inspections will verify that all BMPs are implemented, maintained, and effectively minimizing erosion and preventing stormwater contamination from construction materials.

Inspections must include all areas of the site disturbed by construction activity and areas used for storage of materials that are exposed to precipitation. Inspectors must look for evidence of, or the potential for, pollutants entering the stormwater conveyance system. Sedimentation and erosion control measures identified in the LTPPP must be observed to ensure proper operation. Discharge locations must be inspected to ascertain whether erosion control measures are effective. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of offsite sediment tracking.

If corrective actions are identified during the inspections, the construction managers will be notified and a copy of the inspection report will be submitted to them. Corrective action is to be initiated within 24 hours of the report and the maintenance completed as soon as possible or before the next storm event. In addition, the LTPPP shall be modified as necessary to include the additional or modified BMPs designed to correct the problems identified. Revisions to the LTPPP must be completed within seven (7) calendar days following the inspection.

EROSION CONTROL REQUIREMENTS
88 BLACK FALCON AVENUE
BOSTON, MA

October 24, 2018

SILTATION CONTROLS

The first phase of construction will consist of the placement of siltation controls consisting of wattles along the downstream limits of work. The barrier may be adjusted for access to the work area. No further construction activity will take place until the siltation controls are inspected and approved. No encroachment or alteration shall occur beyond the erosion control barriers. Erosion control barriers shall be maintained and replaced, if necessary, throughout the course of construction.

SITE CONSTRUCTION

The perimeter sedimentation controls should be in place at the end of each day and before rain events.

During the construction of the sewer line, care must be taken to prevent siltation from entering the pipe system. Pipes in open excavations shall not remain open overnight. Straw wattles shall be placed around the existing catch basins and/or a woven geotextile material shall be placed in the catch basins until the end of construction. The silt and sand, which may accumulate around the drain inlets, shall be removed after every rainstorm.

Pavement shall be swept at the end of each work day. Additional siltation controls shall be installed around any stockpiles.

INSPECTION AND MAINTENANCE

Prior to construction, the Contractor shall formulate a schedule for inspection and maintenance of the erosion control measures. This schedule shall establish, at a minimum, the weekly inspections of the sedimentation controls, stockpiles, catch basins, unstabilized areas within the site and a report of any required maintenance. The schedule will also appoint an individual who will be responsible for performing the weekly inspections.

During the weekly inspection, and at any time during the course of construction, the Engineer, the Conservation Commission Agent, the Owner or the individual responsible for the erosion control measures may direct the Contractor to take immediate action to correct a deficiency or to increase the erosion control measures.

ADDITIONAL REQUIREMENTS

The contractor shall employ measures to control dust during construction. All debris shall be properly contained and disposed of.

The parking areas and drive shall be swept clean of any soils at the end of each work.

A supply of straw wattles fence shall be kept on site to provide for additional siltation control, as may be required. Any construction equipment observed leaking or dripping oil shall be removed from the site. No construction equipment shall be re-fueled within 100 feet of the resource area.

The above requirements are intended to be a minimum set of guidelines. The contractor shall be responsible for their implementation. Should additional controls be required, the contractor shall take whatever steps are necessary.

DPA PERFORMANCE STANDARDS

The project will include the installation of approximately 20-feet of 4-inch diameter sewer pipe at a depth of approximately 4-feet in a bituminous concrete drive on the west side of the 88 Black Falcon Avenue building. The project site is approximately 110-feet west of the Boston Harbor Reserve Channel which is used by the cruise ships.

The proposed construction time to complete the project is approximately one week. During that time period the access drive adjacent to the 88 black Falcon Avenue building will be closed to traffic. The drive is also closed to traffic when cruise ships are docked in the Reserve Channel due to security concerns. Wood horses are placed in front of the drive with signs stating that the drive is closed when the cruise ships are in port.

The short term impacts of the project will be the blockage of the drive at the west end of the 88 Black Falcon Avenue building during the installation of the sewer line. The drive is used by the MBTA Silver Line buses when the cruise ships are not in port. The buses use Black Falcon Avenue located about 200 feet west of the site when the cruise ships are in port. The work schedule will be coordinated with the MBTA and Massport. Public vehicle access will be available to the waterfront from Black Falcon Avenue located 200 feet to the west of the work site and from the drive at the easterly end of the building. Pedestrian traffic will be allowed around the construction site. The small parking area to the west of the construction site will remain open during construction.

Upon completion of the project the finish surface elevation and surface materials will match the existing elevation and materials. There will be no change in the sight distance or visual views upon the completion of the work, and will not interfere with public access.

CONSTRUCTION SCHEDULE

- A. Prior to construction, sediment controls shall be installed along the downstream perimeter of the work area.
- B. Saw cut existing sidewalk and pavement.
- C. Excavate trench.
- D. Install the proposed sewer line.
- E. Backfill and patch pavement. Install new concrete walk.

- F. Sweep pavement.
- G. The siltation controls shall be removed after the site work is completed and the work area has been swept.

BMP MAINTENANCE SCHEDULE FOR CONSTRUCTED SITE

- 1. Keep all pervious site areas stabilized at all times. Maintain pavement areas.
- 2. Sweep parking areas and access drives with vacuum sweeper four (4) times annually, once after winter sanding, a second time during the early spring, a third time during the summer and a fourth time during the fall after the foliage has fallen.
- 3. It is anticipated that **JDL Corporate Interiors, Inc.** will be the leasee and responsible for the operation and maintenance. They are located at the following address:

JDL Corporate Interiors, Inc.
9 Broad Street, Suite 400
Boston, MA 02109