

CIVIL ENVIRONMENTAL CONSULTANTS LLC
ENGINEERS AND LAND SURVEYORS

8 Oak Street
Peabody, MA 01960
Phone (978) 531-1191
Fax (978) 531-5501
ceclandsurvey@comcast.net

January 16, 2020

Boston Conservation Commission
Boston City Hall
I City Hall Square, Room 709
Boston, MA 02201-2031
Attn: Amelia Croteau

Re: 874 East Sixth Street, So. Boston – DEP File No. 006-1699

Dear Ms. Croteau,

On behalf of Cedarwood Development and East Sixth Street LLC, we are submitting a revised Conservation Commission Site Plan and Amended Wetlands Notice of Intent, along with the City of Boston Notice of Intent Application. The Stormwater Management Report, dated 11/19/2019, that was the basis of the Existing Order of Conditions, is unchanged. We believe the revised design addresses the Commission's concerns regarding residential housing within the 100-yr floodplain and ASCE Standard 24 for Flood Resistant Design and Construction.

- We have raised the garage floor and all of the structures by 3.2' to El. 14.5 BCB, which raises the slab and all structures above the high groundwater elevation.
- We have raised the first-floor elevation by 3.5' to elevation 23.25 BCB which adds an additional 3" to the basement ceiling height. By decreasing each of the floor heights by 8" we achieve a maximum building height of 39.75, within the code. The first floor elevation (23.25) is significantly higher than the "Sea Level Rise – Design Flood Elevation" (21.87).
- Further tweaking has allowed us to revise the driveway. We raised the high point of the driveway from the previous approved elevation of 17.46 BCB = 100-yr flood elevation to 18.28 BCB which is approximately 10" above the 100-yr flood elevation.
- We have left the rear yard unchanged from our last revision leaving the grade at 18.5' BCB to match the neighbor's grades and the average grade that previously existed.
- With the above changes, the minimum grade height of walls and driveway surrounding the building is 18.28" BCB which is 10" above the 100-yr floodplain, effectively removing the building from the 100-yr floodplain.

Please call 978-290-1781 or e-mail me for any additional information that you may need.

Very truly yours,

Frederick J. Geisel

Frederick J. Geisel, PE

Encl:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

006-1699
MassDEP File Number

WPA Form 3 – Notice of Intent - AMENDMENT

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

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):

874 East Sixth Street
a. Street Address

So. Boston
b. City/Town

02127
c. Zip Code

Latitude and Longitude:
42.329773
d. Latitude

-70.999352
e. Longitude

Ward 6
f. Assessors Map/Plat Number

04438
g. Parcel /Lot Number

2. Applicant:

David
a. First Name

Matteo
b. Last Name

874 East Sixth Street LLC c/o Cedarwood Development
c. Organization

202 West Broadway
d. Street Address

South Boston
e. City/Town

MA
f. State

02127
g. Zip Code

617-821-5594
h. Phone Number

i. Fax Number

davematteo@cedarwoodboston.com
j. Email Address

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

same
a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Frederick
a. First Name

Geisel
b. Last Name

Civil Environmental Consultants LLC
c. Company

8 Oak Street
d. Street Address

Peabody
e. City/Town

MA
f. State

01960
g. Zip Code

978-531-1191
h. Phone Number

978-531-5501
i. Fax Number

ceclandsurvey@comcast.net
j. Email address

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

N/A
a. Total Fee Paid

N/A
b. State Fee Paid

N/A
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

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A. General Information (continued)

6. General Project Description:

Construction of a 6-unit dwelling. A corner of the property is within a Flood Hazard Zone - AE 11 (Elevation 11)

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 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 checked="" 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 CMR 10.24(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

60208

c. Book

b. Certificate # (if registered land)

290

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

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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 _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
	1. square feet _____	
f. <input type="checkbox"/> Riverfront Area	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
	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
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

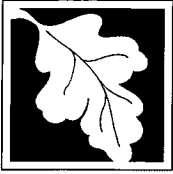
Provided by MassDEP:
 066-1699
 MassDEP File Number
 Document Transaction Number
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 City/Town

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 type="checkbox"/> Land Under the Ocean	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	500 1. square feet _____	
4. <input type="checkbox"/> 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. <input type="checkbox"/> 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**

2008
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/nhosp/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/nhosp/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:

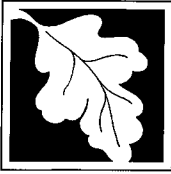
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

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

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

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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.

CONSERVATION PLAN (BCB) 874 SIXTH ST SOUTH BOSTON, MA

a. Plan Title

Civil Environmental Consultants LLCI

Frederick Geisel

b. Prepared By

c. Signed and Stamped by

1/13/2020

1" = 10'

d. Final Revision Date

e. Scale

CONSERVATION PLAN - DETAILS

1/13/2020

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant		2. Date	1/17/2020
3. Signature of Property Owner (if different)		4. Date	
5. Signature of Representative (if any)		6. Date	01/17/2020

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.

NARRATIVE

874 EAST SIXTH ST. SO. BOSTON, MA - JANUARY 13, 2020

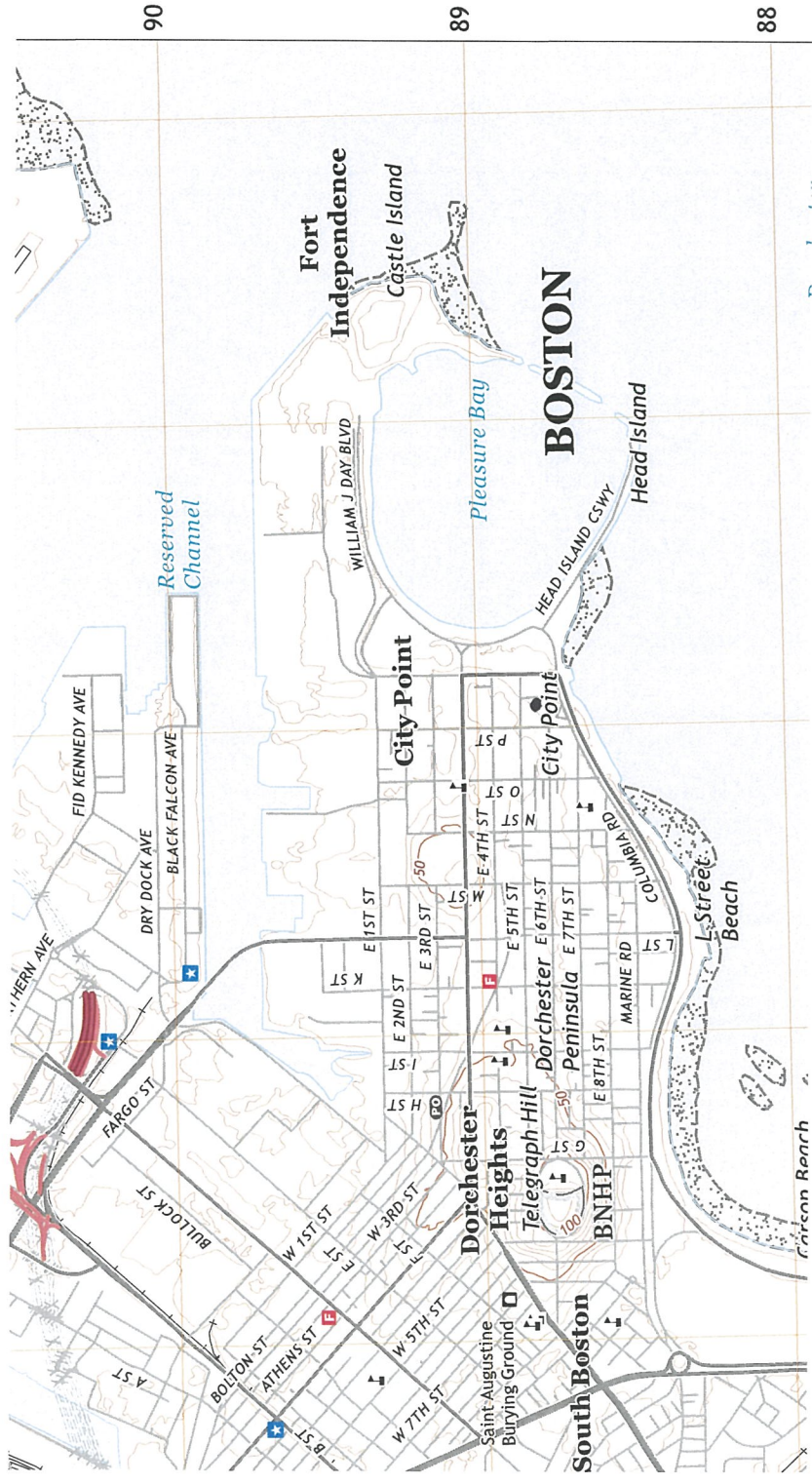
Wetlands Narrative

The site is approximately 350 feet from the beach and other coastal wetlands resource areas. The site is within wetlands resource area of Land Subject to Coastal Storm Flowage (LSCSF), within the FEMA Flood Zone. A small portion (500 sq. ft.) of the site is within FEMA Flood Zone AE Elevation 11. (NAVD88) / 17.46 (BCB)

The existing grade at the sidewalk at the right front corner of the property is at elevation 16.6 (BCB) and will remain so. A ramp to the basement level garage will start from that sidewalk elevation of 16.6 and ramp up to elevation 18.28, which is approximately 10 inches above the 100-yr flood elevation and then slope down to the garage floor elevation of 14.5. Only parking and utility meters will be in the basement level. No significant alteration of the land subject to coastal storm flowage will occur with the construction of this building. The first floor of the building will be at elevation 23.25 BCB, which is significantly above the Sea Level Rise – Design Flood Elevation (21.87).

Mitigation to flooding of the basement has been achieved by raising the top of the driveway ramp significantly above the 100-yr. flood level to prevent flood waters from the 100-yr storm from entering the driveway ramp. The wall surrounding the property will be at 18.5' elevation or higher. No cars will be allowed to enter the garage when a severe storm is forecast.

As indicated in the COASTAL RESILIENCE SOLUTIONS FOR SOUTH BOSTON, only regional solutions are effective for protection against rising sea levels and coastal flooding.



90

89

88



A. GENERAL INFORMATION

1. Project Location

874 EAST SIXTH ST

a. Street Address

So. BOSTON

b. City/Town

02127

c. Zip Code

WARD 6

f. Assessors Map/Plat Number

04438

g. Parcel /Lot Number

2. Applicant

DAVE

a. First Name

MATTIEO

b. Last Name

CEDARWOOD DEVELOPMENT

c. Company

202 WEST BROADWAY

d. Mailing Address

So. BOSTON

e. City/Town

MA

f. State

02127

g. Zip Code

617-821-5594

h. Phone Number

i. Fax Number

DAVE.MATTIEO@CEDARWOODBOSTON.COM

j. Email address

3. Property Owner

SAME

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

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)

FREDERICK

a. First Name

GREISEL

b. Last Name

CIVIL ENVIRONMENTAL CONSULTANTS, LLC

c. Company

8 OAK ST.

d. Mailing Address

PEABODY

e. City/Town

MA

f. State

01960

g. Zip Code

978-531-1191

h. Phone Number

978-531-5501

i. Fax Number

CELLANDSURVEY@COMCAST.NET

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

CONSTRUCTION OF A THREE-STORY, SIX-UNIT BUILDING
FRONT CORNER OF THE PROPERTY IS WITHIN A FLOOD HAZARD
ZONE - AE 11 (17.46 B.C.B.)

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

SUFFOLK 290
a. County b. Page Number

60208 _____
c. Book d. Certificate # (if registered land)

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	<u>5750</u> Square feet	<u>765</u> Square feet	<u>3478</u> Square feet



- 25-foot Waterfront Area

Square feet Square feet Square feet

2. Inland Resource Areas

Resource Area

Resource Area Size **Proposed Alteration*** **Proposed Mitigation**

- Inland Flood Resilience Zone

Square feet Square feet Square feet

- Isolated Wetlands

Square feet Square feet Square feet

- Vernal Pool

Square feet Square feet Square feet

- Vernal Pool Habitat (vernal pool + 100 ft. upland area)

Square feet Square feet Square feet

- 25-foot Waterfront Area

Square feet Square feet Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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://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

2. Is the proposed project subject to provisions of the Massachusetts Stormwater Management **YES**

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

- Yes No



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

- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
 - Applying for a Low Impact Development (LID) site design credits
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System
- No. Check below & include a narrative as to why the project is exempt
 - Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

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

- Yes
- No

D. SIGNATURES AND SUBMITTAL REQUIREMENTS

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



Signature of Applicant

1/17/20

Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)

02/11/20

Date

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 01/16/2020 15:53:57

A.1 - Project Information

Project Name:	874 EAST SIXTH STREET		
Project Address:	874 EAST SIXTH STREET		
Filing Type:	Initial (PNF, EPNF, NPC or other substantial filing)		
Filing Contact:	KENNETH BOUFFARD	CIVIL ENVIRONMENTAL CONSULTANTS LLC	CECLANDSURVEY@COM CAST.NET 978-531-1191
Is MEPA approval required?	No	MEPA date:	

A.2 - Project Team

Owner / Developer:	874 EAST SIXTH STREET LLC
Architect:	PISANI ARCHITECTS
Engineer:	CIVIL ENVIROMENTAL CONSULTANTS LLC
Sustainability / LEED:	N/A
Permitting:	PISANI ARCHITECTS
Construction Management:	874 EAST SIXTH STREET LLC

A.3 - Project Description and Design Conditions

List the principal Building Uses:	RESIDENTIAL MULTIFAMILY BUILDING
List the First Floor Uses:	HANDICAP ACCESS, BUILDING UNITS, UTILITIES
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area (SF):	6250	Building Area (SF):	3514
Building Height (Ft):	39.75	Building Height (Stories):	3
Existing Site Elevation – Low (Ft BCB):	16.5	Existing Site Elevation – High (Ft BCB):	19.8
Proposed Site Elevation – Low (Ft BCB):	14.5	Proposed Site Elevation – High (Ft BCB):	18.5
Proposed First Floor Elevation (Ft BCB):	23.25	Below grade spaces/levels (#):	1

Article 37 Green Building:

Boston Planning & Development Agency Climate Resiliency Report Summary



LEED Version - Rating System:	N/A	LEED Certification:	No
Proposed LEED rating:		Proposed LEED point score (Pts.):	

Building Envelope:

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

Roof:	N/A	Exposed Floor:	N/A
Foundation Wall:	N/A	Slab Edge (at or below grade):	N/A
Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	N/A	Wall & Spandrel Assembly Value:	.3
Area of Framed & Insulated / Standard Wall:	10164	Wall Value:	30
Area of Vision Window:	14.4	Window Glazing Assembly Value:	.3
		Window Glazing SHGC:	.41-.6
Area of Doors:	2	Door Assembly Value:	.3

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	UNDETERMINED AT THIS TIME		
Annual Electric (kWh):		Peak Electric (kW):	
Annual Heating (MMbtu/hr):		Peak Heating (MMbtu):	
Annual Cooling (Tons/hr):		Peak Cooling (Tons):	
Energy Use - Below ASHRAE 90.1 - 2013 (%):		Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code (%):		Energy Use Intensity (kBtu/SF):	

Back-up / Emergency Power System

Electrical Generation Output (kW):	0	Number of Power Units:	0
System Type (kW):	n/a	Fuel Source:	N/A

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

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

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

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

B.1 – GHG Emissions - Design Conditions

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

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

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

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

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

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

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

B.2 - GHG Reduction - Adaptation Strategies

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

[Redacted text area]

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.): [Redacted]

Temperature Range - High (Deg.): [Redacted]

Annual Heating Degree Days: [Redacted]

Annual Cooling Degree Days: [Redacted]

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

Days - Above 90° (#): [Redacted]

Days - Above 100° (#): [Redacted]

Number of Heatwaves / Year (#): [Redacted]

Average Duration of Heatwave (Days): [Redacted]

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

[Redacted text area]

C.2 - Extreme Heat – Adaptation Strategies

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

[Redacted text area]

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

[Redacted text area]

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that

this will increase to at least 6” by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

What is the project design precipitation level? (In. / 24 Hours) 8.83

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

INFILTRATION OF DRIVEWAY AND ROOF RUNOFF OF 25YR STORM

D.2 - Extreme Precipitation - Adaptation Strategies

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

ONSITE STORMWATER RETENTION SYSTEM

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA Special Flood Hazard Area? Yes

What Zone: AE

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)? 17.46

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))? Yes

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2’ of sea level rise above 2013 tide levels, an additional 2.5” to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project’s Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by

adding 12” of freeboard for buildings, and 24” of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	20.87		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	21.87	First Floor Elevation (Ft BCB):	23.25
What are the Site Elevations at Building (Ft BCB)?	16.5	What is the Accessible Route Elevation (Ft BCB)?	16.5

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

the proposed driveway high point is approximately 10" above the base flood elevation of 17.46 and the surrounding retention wall structure is a minimum of 1' above the base flood elevation of 17.46

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

the first floor elevation is going to be 5.8' above the fema base flood elevation, use backwater valve on sewer and drains to prevent any sewer or drain flowage onto the site.

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

SHELTER IN PLACE IN BUILDING UNITS,

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

USE MOLD AND ROT RESISTANT BUILDING MATERIALS

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

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

REGIONAL SOLUTIONS REQUIRED

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

REGIONAL SOLUTIONS REQUIRED

Thank you for completing the Boston Climate Change Checklist!

Boston Planning & Development Agency
Climate Resiliency Report Summary



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


AFFADAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the City of Boston Wetlands Ordinance

I, Frederick J. Geisel hereby certify under the pains and penalties of perjury that on January 24, 2020 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the City of Boston Wetlands Ordinance, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by David Matteo (APPLICANT) with the Boston Conservation Commission on January 21, 2020 for property located at 874 East Sixth Street, So. Boston, MA

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

Signature and Title 
Date 1/24/20 REPRESENTATIVE

**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. The **874 Sixth Street LLC** has filed an Amended Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is **874 Sixth Street So. Boston.**

C. The project involves **Construction of a three story, six-unit building with basement level parking.**

D. Copies of the Notice of Intent may be examined at **Boston City Hall** between the hours of **9 AM and 5 PM, Monday through Friday.** For more information, contact the Boston Conservation Commission at CC@boston.gov or (617) 635-3850.

E. Copies of the Notice of Intent may be obtained from **Frederick Geisel, Civil Environmental Consultants, (978) 531-1191** between the hours of **8:30-5:00 Monday - Friday.**

F. The public hearing will take place at **Boston City Hall, Piemonte Room, 5th Floor, Boston, MA 02201.** The hearing is scheduled for **February 5, 2020.** The meeting starts at **6PM.**

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) 635-4416 between the hours of **9 AM to 5 PM, Monday through Friday.**

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.

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

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

40VautriNotaverealty LLC 190 Willard St Quincy MA 02170	835 East Fifth Street 835 East Fifth St South Boston MA 02127	870 East Sixth Street 870 East Sixth St South Boston MA 02127	870 East Sixth Street 870 East Sixth St South Boston MA 02127	870 East 5th LLC 50 Milk St 16th Floor Boston MA 02109	Richard Albert 1 Lennon Ct #1 South Boston MA 02127	David M Bae 25 Lennon Ct #27 South Boston MA 02127	David J Breen 135 Beverly Rd Brookline MA 02467	Michael W Brodigan 16 Village Gate Rd Canton MA 02021	Jennifer L Campbell 125 Farragut Rd #34 South Boston MA 02127	Paul K Carthas 132 P Street South Boston MA 02127	Clorinda Realty Trust 844 East 3rd St South Boston MA 02127	Eight-46 East Fifth St Condo 846 E Fifth St South Boston MA 02127	Kimberly A Conforti 25 Twomey Ct South Boston MA 02127
835 East Fifth Street 835 East Fifth St South Boston MA 02127	Anne M Adduci 17 Twomey Ct #58 South Boston MA 02127	Christina Anne Allen 1 Twomey Ct #44 South Boston MA 02127	John P Bulger 17 Twomey Ct #60 South Boston MA 02127	Dennis W Burke 245 Highland St Milton MA 02186	John Carras 25 Lennon Ct #25 South Boston MA 02127	John P Clancy 67 Fairways Dr #8 Bethlehem NH 03574	James Caruso 25 Lennon Ct #26 South Boston MA 02127	Thomas Canavan 145 Farragut Rd #7 South Boston MA 02127	James Caruso 25 Lennon Ct #26 South Boston MA 02127	828-834 E Fifth St Condo Tr 828 E Fifth Street South Boston MA 02127	Eight-62 East Fifth St Condo 862 East Fifth St South Boston MA 02127	Maureen T Conley 33 Lennon Ct #35 South Boston MA 02127	Maureen T Conley 33 Lennon Ct #35 South Boston MA 02127
870 East 5th LLC 50 Milk St 16th Floor Boston MA 02109	Richard Albert 1 Lennon Ct #1 South Boston MA 02127	David M Bae 25 Lennon Ct #27 South Boston MA 02127	David J Breen 135 Beverly Rd Brookline MA 02467	Dennis W Burke 245 Highland St Milton MA 02186	John Carras 25 Lennon Ct #25 South Boston MA 02127	John P Clancy 67 Fairways Dr #8 Bethlehem NH 03574	James Caruso 25 Lennon Ct #26 South Boston MA 02127	Thomas Canavan 145 Farragut Rd #7 South Boston MA 02127	James Caruso 25 Lennon Ct #26 South Boston MA 02127	828-834 E Fifth St Condo Tr 828 E Fifth Street South Boston MA 02127	Eight-62 East Fifth St Condo 862 East Fifth St South Boston MA 02127	Maureen T Conley 33 Lennon Ct #35 South Boston MA 02127	Maureen T Conley 33 Lennon Ct #35 South Boston MA 02127

John Frechette 54 P St South Boston MA 02127	James Getonga 9 Twomey Ct #51 South Boston MA 02127	Geraldine Hafner-Antonelli 843 E Fifth St South Boston MA 02127
Thomas E Finerty 866 East Sixth St #7 South Boston MA 02127	Thomas P Flaherty etal 838 East Fifth St South Boston MA 02127	John F Hayes ETAL 17 Twomey Ct #61 South Boston MA 02127
Farragut Court Condo Tr 125 Farragut Rd South Boston MA 02127	Farragut Road Realty CD 145 Farragut Rd #3 South Boston MA 02127	Laura Gootman 145 Farragut Rd #12 South Boston MA 02127
Pauline M Edmonds 33 Lennon Ct #36 South Boston MA 02127	Eight 66 East Sixth St PO Box 590099 Newton Center MA 02459	Diane L Foley 202 West Broadway South Boston MA 02127
John M Doyle 9 Twomey Ct #54 South Boston MA 02127	Patricia A Dunn 842 East Fifth South Boston MA 02127	Eight45 E Fifth Street 845 East Fifth South Boston MA 02127
Meghan Donahue 125 Farragut Rd #26 South Boston MA 02127	Marion F Donovan 25 Twomey Ct #23 South Boston MA 02127	Pauline Edmonds 125 Farragut Rd #27 South Boston MA 02127
Pearstown Development LLC 762 E Eighth St South Boston MA 02127	Henry T Doherty Jr. 73A Winthrop Ave Lawrence MA 01843	Mary Donovan 441 East 6th St South Boston MA 02127
Patricia Declue 25 Twomey Ct #24 South Boston MA 02127	Sally M Degan 723 E Seventh St South Boston MA 02127	John F Desmond 25 Lennon Ct #28 South Boston MA 02127
Rania Daher 33 Lennon Ct #41 South Boston MA 02127	Sara Darsch 866 East Sixth St #1 South Boston MA 02127	Bhavesh Dayaji 145 Farragut Rd #9 South Boston MA 02127

Janet N Horgan 33 Lennon Ct #32 South Boston MA 02127	Margaret M Hussey 25 Lennon Ct #24 South Boston MA 02127	Jean Marie Ingemi 125 Farragut Rd #32 South Boston MA 02127
Mary E Sylvester Irrevocable 853 East Fifth St South Boston MA 02127	John J Jennings 33 Lennon Ct #37 South Boston MA 02127	Martin W Kane 145 Farragut Rd #10 South Boston MA 02127
Mary B Keane 17 Twomey Ct #62 South Boston MA 02127	Andrew Kelly-Hayes 1 Lennon Ct #4 South Boston MA 02127	Patrick J King ETAL 20 Faneuil Rd Waltham MA 02452
Eugene Korshukin 11 Elkins St #250 South Boston MA 02127	Thomas T Lane 135 Farragut Rd #18 Quincy MA 02169	John F Leist 1 Twomey Ct #45 South Boston MA 02127
Lennon Court Condominium 1 Lennon Ct South Boston MA 02127	Lennon Court Realty Trust 9 Lennon Ct #11 South Boston MA 02127	Joseph C Levins 17 Twomey Ct #57 South Boston MA 02127
Patricia Loftus 866 East Sixth St #6 South Boston MA 02127	Caroline B Lombardi 33 Lennon Ct #43 South Boston MA 02127	Steffan Lonergan 9 Twomey Ct #53 South Boston MA 02127
Paula A Lyons 125 Farragut Rd #33 South Boston MA 02127	Catherine T Macierowski 629 Dorchester Ave South Boston MA 02127	John M Maddox Jr. 855 East Fifth St South Boston MA 02127
Jolene A Malegieri 17 Lennon Ct #20 South Boston MA 02127	Patrick Manning 25 Twomey Ct #22 South Boston MA 02127	Paul R Martin 1 Twomey Ct #46 South Boston MA 02127
Mary M Walsh ETAL 9 Lennon Ct #13 South Boston MA 02127	Christopher Massenzio 17 Lennon Ct #21 South Boston MA 02127	Donald H McCarter 34 Kenwood Rd Pocasset MA 02559
Carol A McCarthy 9 Lennon Ct #9 South Boston MA 02127	William E McCarthy 17 Twomey Ct #55 South Boston MA 02127	Mary Mccune 135 Farragut Rd #13 South Boston MA 02127

John Michael McDermott
33 Lennon Ct #34
South Boston MA 02127

Mary P Mcgrory
51 Christina Dr
Braintree MA 02184

Phill P Minshall
866 East Sixth St #5
South Boston MA 02127

Robert P Morrisette
810 NE 58th St
Fort Lauderdale FL 33334

Frederick Neal
9 Twomey Ct #50
South Boston MA 02127

One-29 P Street Condo
128 P Street
South Boston MA 02127

Blair Rainer
848 East 5th St
South Boston MA 02127

Katherine A Baikar Revocable
866 East Sixth St #2
South Boston MA 02127

Christopher J Santos
17 Twomey Ct #63
South Boston MA 02127

Ellen M Schultz
851 East Fifth
South Boston MA 02127

Margaret A McDonough Trust
25 Lennon Ct #30
South Boston MA 02127

Claire McIntire
135 Farragut Rd #17
South Boston MA 02127

Franco Mirisola
17 Lennon Ct #18
South Boston MA 02127

Edward J Morrissey Etal
925 E Fourth
South Boston MA 02127

Eileen K Nolan
33 Lennon Ct #39
South Boston MA 02127

Brian Pakalietis
9 Lennon Ct #15
South Boston MA 02127

Triveni Be Rao
1313 Lincoln St #802
Eugene OR 97401

William J Reynolds
58 Gainsborough St
Boston MA 02115

Patrick Sarkis
870 East Sixth St #3
South Boston MA 02127

Seaview At City Point
868 East Sixth
South Boston MA 02127

Caroline M McGowan
33 Lennon Ct #31
South Boston MA 02127

Edward F Methells
1 Twomey Ct #47
South Boston MA 02127

Jason Monroe
9 Twomey Ct #52
South Boston MA 02127

Helen F Morrissey
5 Whitecaps Dr
East Falmouth MA 02536

Marie A Okeefe
25 Lennon Ct #22
South Boston MA 02127

Sheila M Pavone
837 E Fifth St
South Boston MA 02127

Janice G Rattet
PO Box 1222
West Tisbury MA 02575

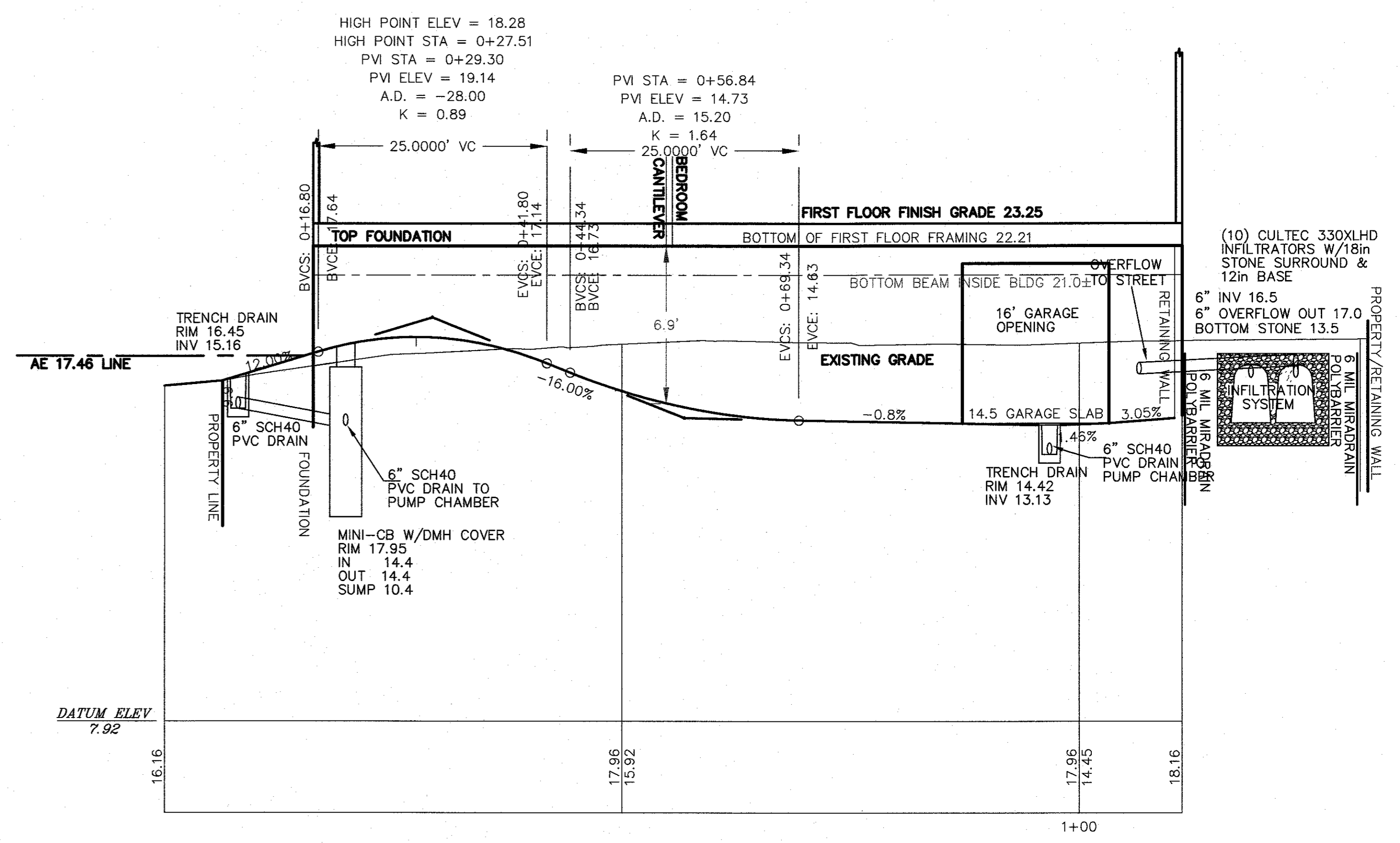
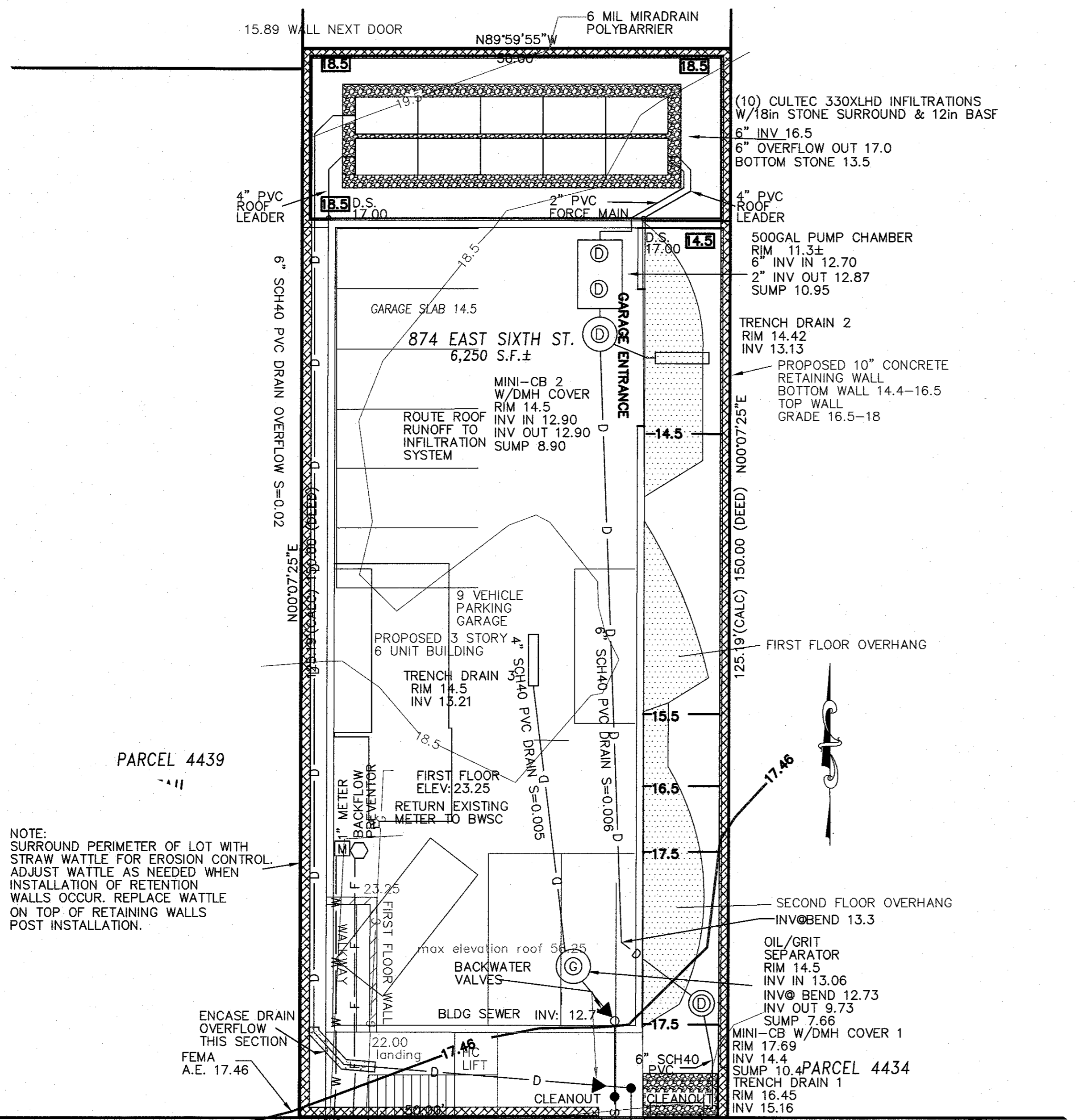
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125 Farragut Rd #30
South Boston MA 02127

Riky D Sarwama
33 Lennon Ct #40
South Boston MA 02127

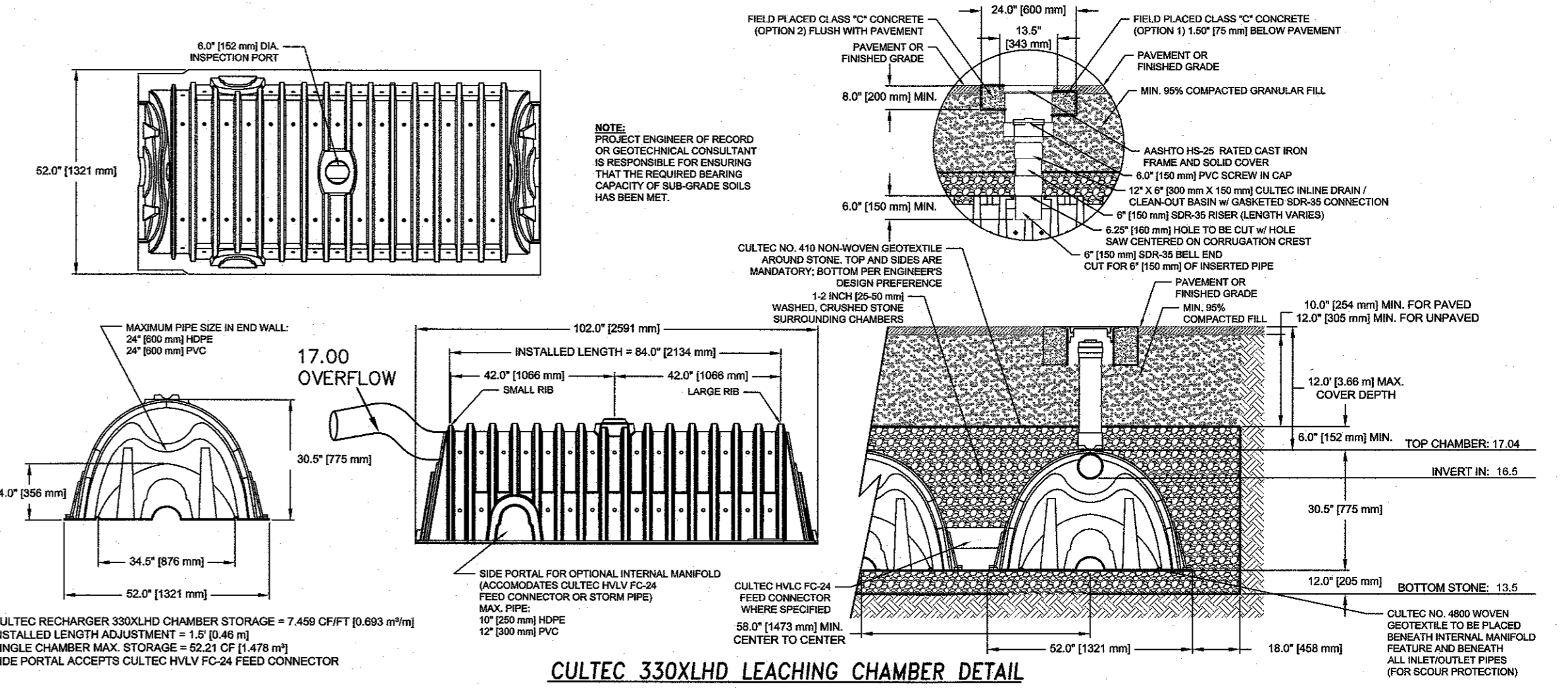
Anni Shahnazarian
25 Twomey Ct #19
South Boston MA 02127

Isabel J Silva 219 Court Rd Winthrop MA 02152	Isabel Judith Silva TS 145 Farragut Rd #8 South Boston MA 02127	Thomas Francis Smallcomb 841 East Fifth St South Boston MA 02127	Christophher Simpson 870 East Sixth St #2 South Boston MA 02127	Karen A Shea 125 Farragut Rd #29 South Boston MA 02127
Lisa D Stapleton 29 Buckingham Rd Milton MA 02186	Mary Sobchuk 9 Lennon Ct #7 South Boston MA 02127	Christophher Stapleton 9 Lennon Ct #10 South Boston MA 02127	Susan Spacone 9 Twomey Ct #49 South Boston MA 02127	Lizanne Stapleton 3 Sylvan Ct Lynnfield MA 01940
Raymond Tallent TS 145 Farragut Rd #6 South Boston MA 02127	921 East Fourth Street LLC 921 E Fourth St South Boston MA 02127	Terrence Stapleton 1 Lennon Ct #6 South Boston MA 02127	Christopher Sullivan 1 Lennon Ct #5 South Boston MA 02127	Rocco Testa 125 Farragut Rd #35 South Boston MA 02127
Patrick M Toomey 927 East Fourth St South Boston MA 02127	David Turcan 66 Acton St Carlisle MA 01741	Meribah F Thomas 1 Twmey Ct #41 South Boston MA 02127	Brian V Touhey 67 Silverhill Rd Miford MA 01757	Julianne Walsh 9 Lennon Ct #14 South Boston MA 02127
Peter & Marion Be Walsh 847 E Fifth St South Boston MA 02127	David Turcan 66 Acton St Carlisle MA 01741	Meribah F Thomas 1 Twmey Ct #41 South Boston MA 02127	Brian V Touhey 67 Silverhill Rd Miford MA 01757	Julianne Walsh 9 Lennon Ct #14 South Boston MA 02127
William J Young 125 Farragut Rd #28 South Boston MA 02127	Isabel J Silva 145 Farragut Rd #8 South Boston MA 02127	Christophher Stapleton 9 Lennon Ct #10 South Boston MA 02127	Susan Spacone 9 Twomey Ct #49 South Boston MA 02127	William J Young 125 Farragut Rd #28 South Boston MA 02127

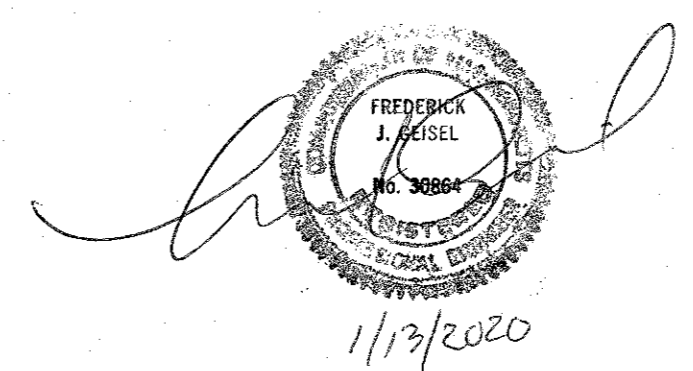
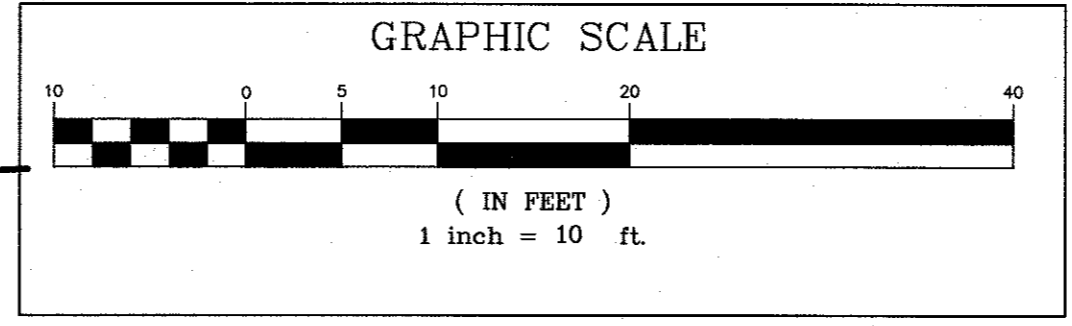
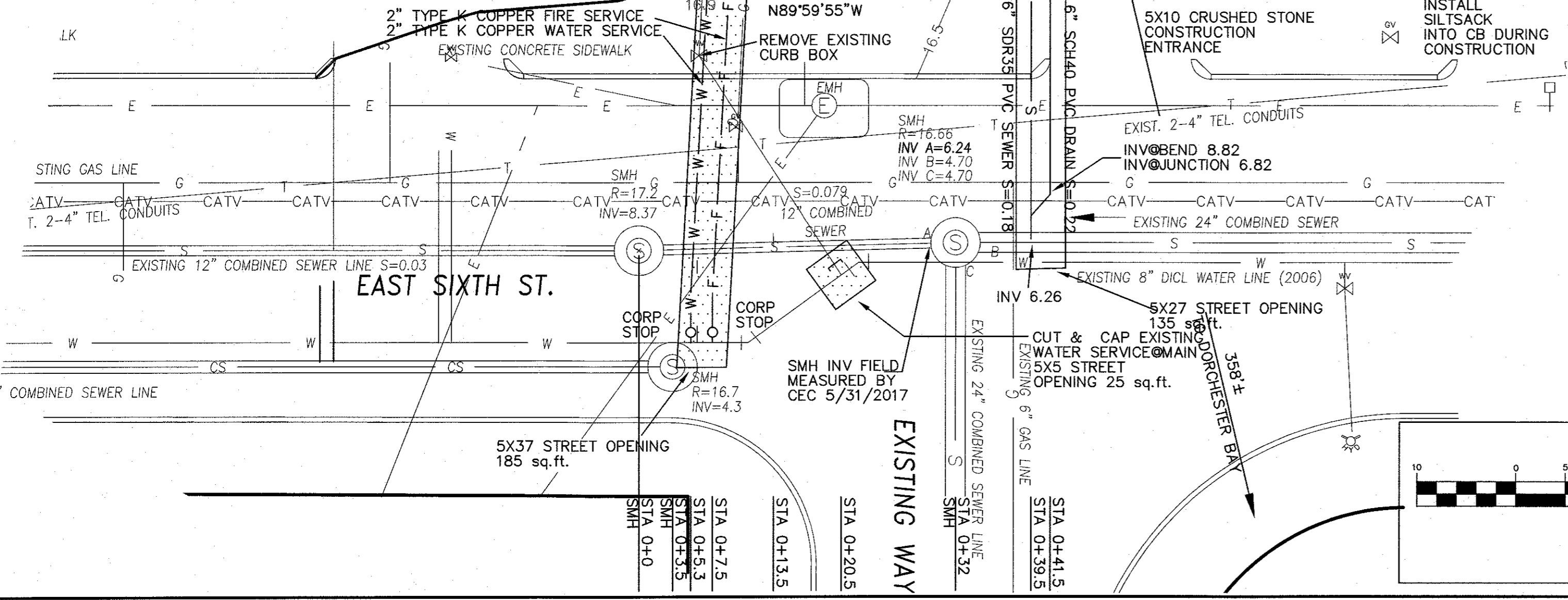
ELEVATIONS SHOWN BASED UPON BOSTON CITY DATUM TO ADJUST ELEVATIONS SHOWN TO NAVD88 BASE DATUM SUBTRACT 6.46 TO ALL ELEVATIONS: NAVD88 ELEV 0.00=6.46 CITY OF BOSTON



DRIVEWAY PROFILE HORIZONTAL SCALE: 1"=10' VERTICAL SCALE 1"=4'



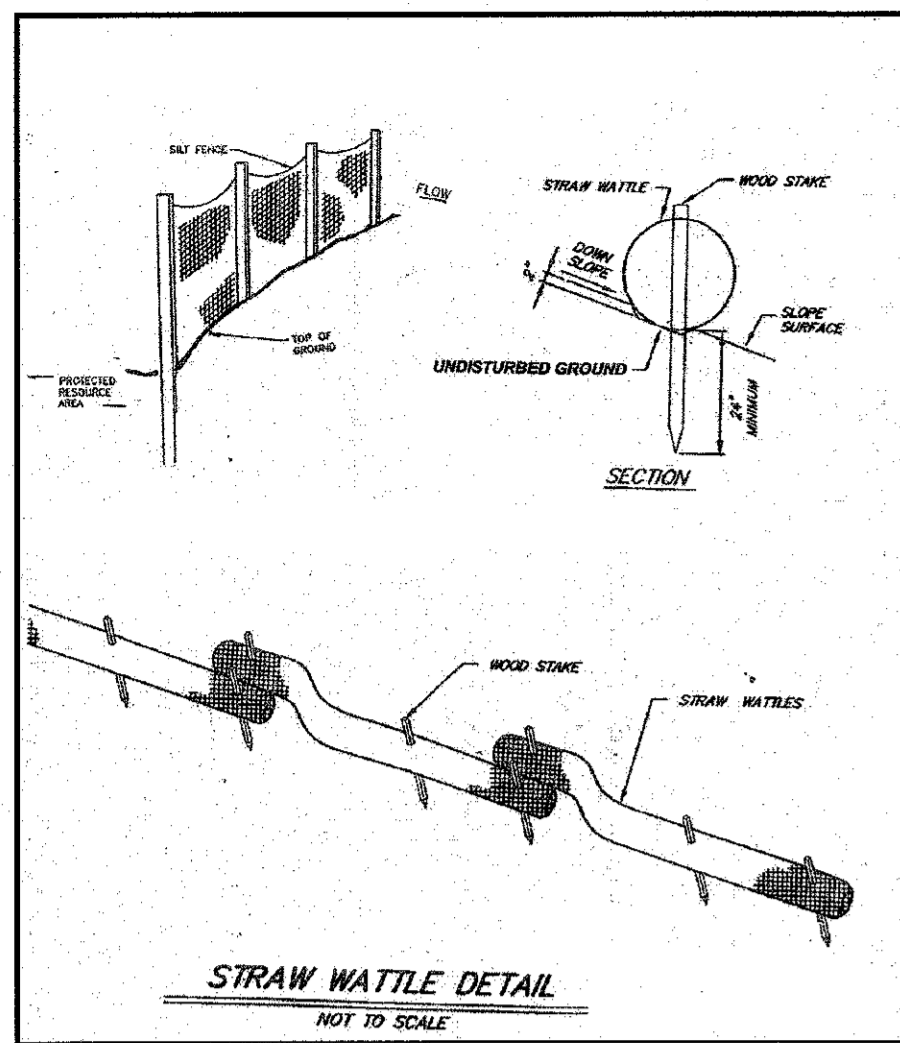
CULTEC 330XLHD LEACHING CHAMBER DETAIL



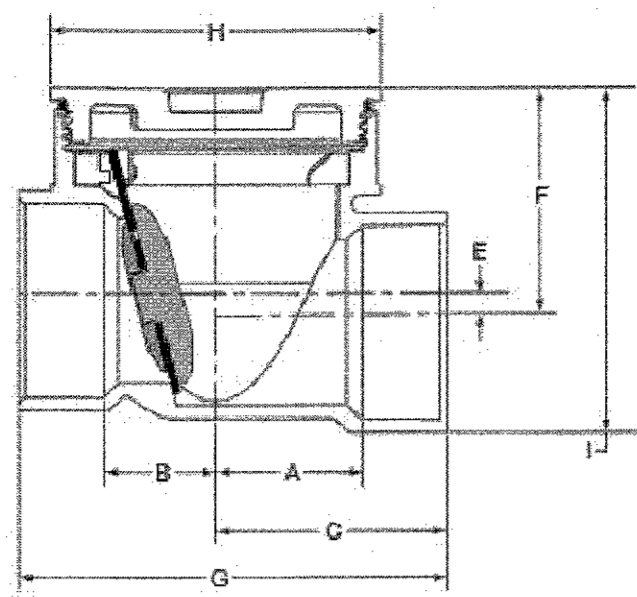
△	REVISE DRIVEWAY GRADE	L.J.B.	1/13/2020
△	REVISED BUILDING FIRST FLOOR & GARAGE ELEVATION	L.J.B.	12/27/2019
△	REVISE INFILTRATION AND DRIVEWAY CONFIGURATION	L.J.B.	11/19/2019

CONSERVATION PLAN-B.C.B.
874 EAST SIXTH STREET
SOUTH BOSTON, MA
 FOR
874 EAST SIXTH STREET LLC
CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 2 DATE: 9/4/2019 JOB: 3793
 DRAWN BY: L.J.B.



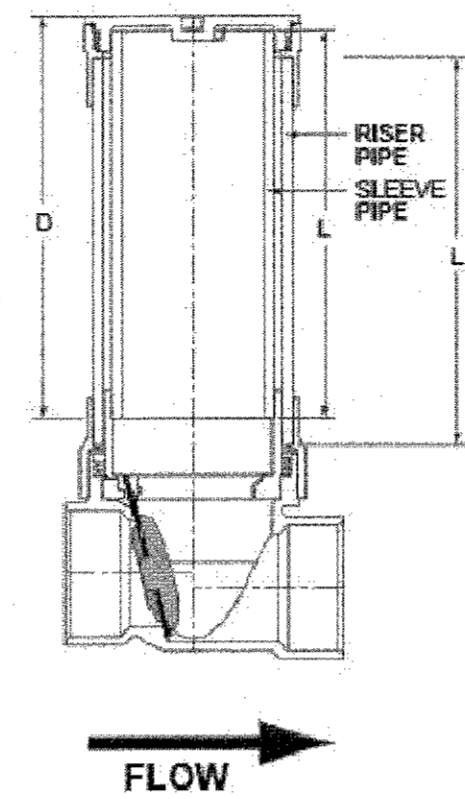
STANDARD VALVE



Standard Valve Dimensions (Inches)

Size	A	B	C	E	F	G	H	I
2	1-13/16	1-3/4	2-5/8	5/16	3-1/4	5-9/32	4-3/16	4-9/16
3	2-5/8	2	4-3/16	13/32	4-1/8	7-3/4	6	6-1/8
4	3-5/8	3-3/4	5-7/16	23/32	5-7/16	10-15/16	8-1/4	7-15/16
6	4-3/4	4-5/8	7-3/4	13/16	7-3/16	15-3/8	11-1/4	10-13/16

VALVE WITH EXTENSION KIT

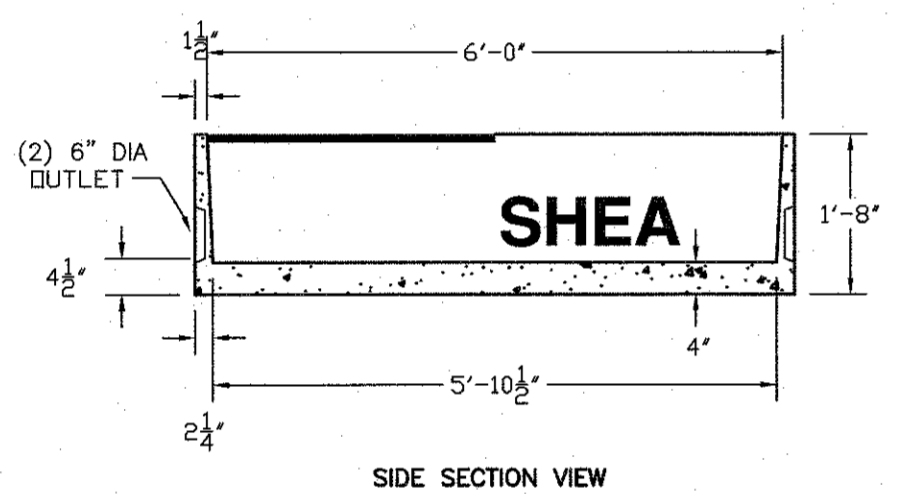
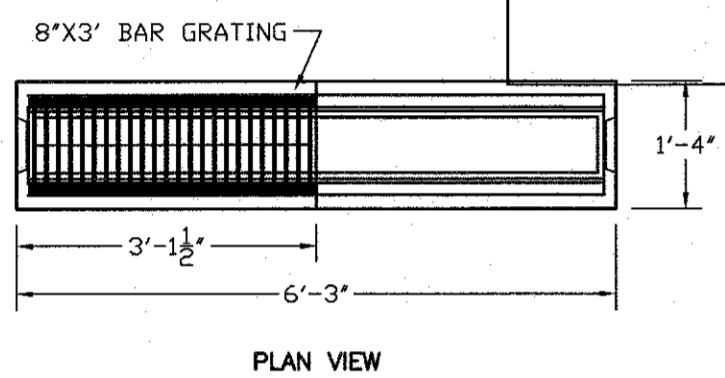


Valve with Extension Kit Dimensions (Inches)

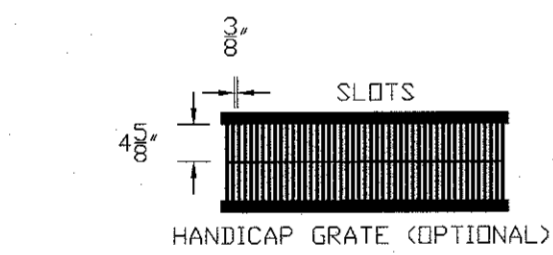
HEIGHT-D	Valve Size			
	2	3	4	6
	L	L	L	L
12	10-3/4	10-7/8	10-1/4	10-1/4
16	14-3/4	14-7/8	14-1/4	14-1/4
20	18-3/4	18-7/8	18-1/4	18-1/4
24	22-3/4	22-7/8	22-1/4	22-1/4
36	34-3/4	34-7/8	34-1/4	34-1/4
48	46-3/4	46-7/8	46-1/4	46-1/4

D = Top of plug Standard Valve to top of plug with Extension

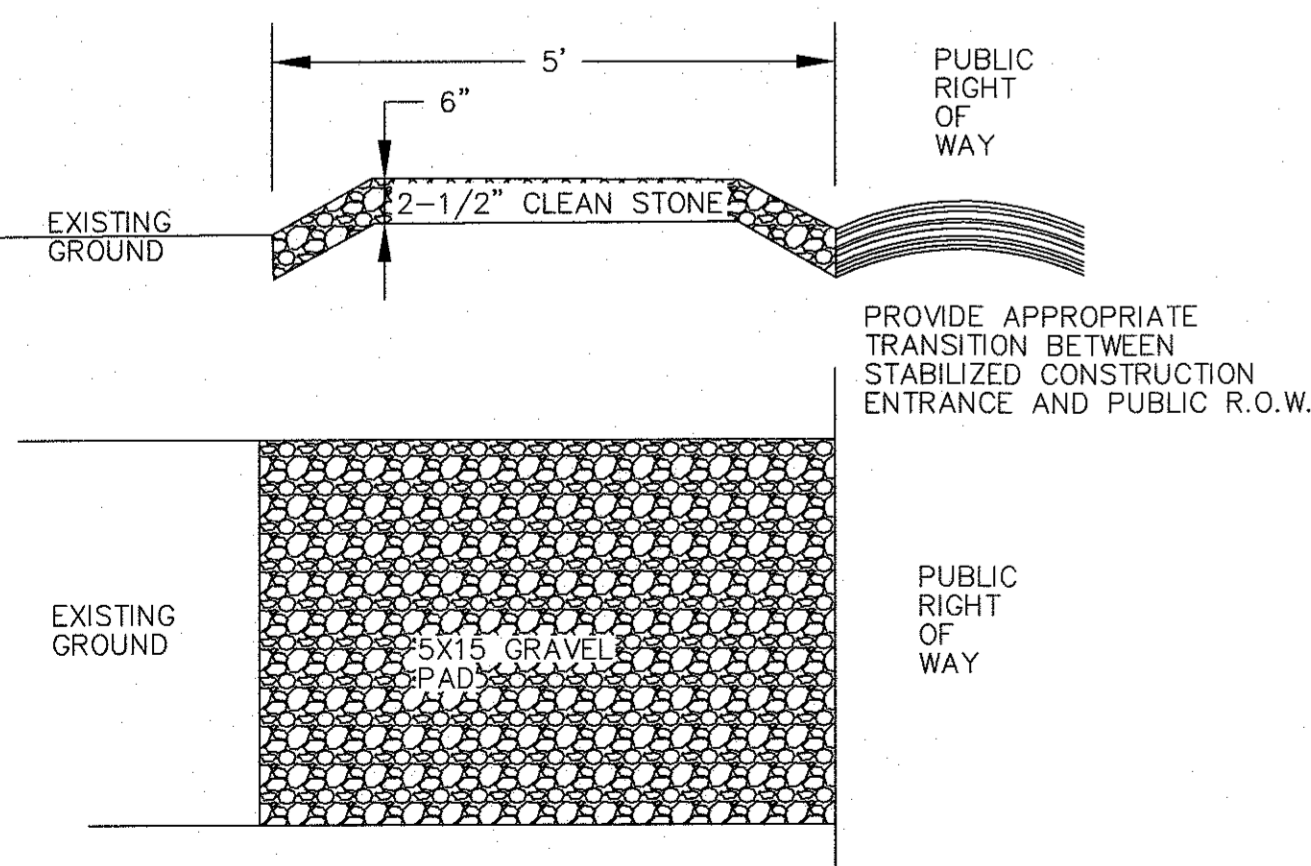
Note: Riser Pipe & Sleeve Pipe are the same length.



ITEM NO.	M-TB6	6' SECTION	WEIGHT
	M-TB3	3' SECTION	711#

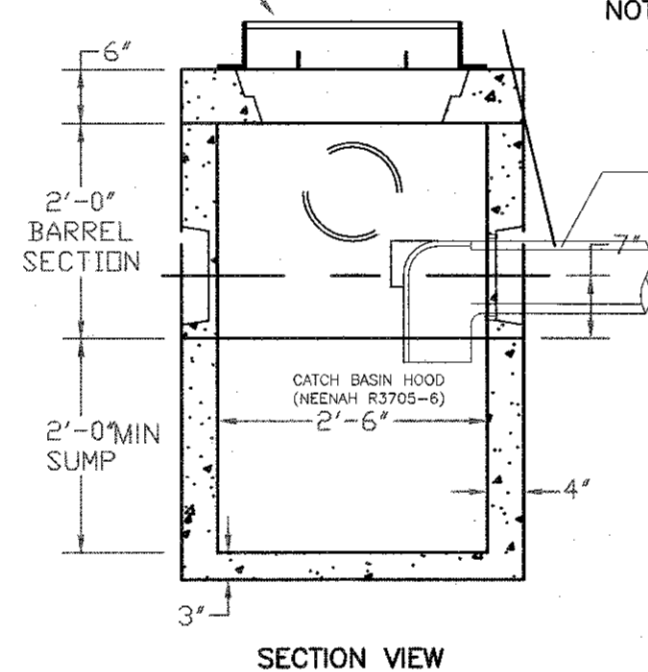


TRENCH DRAIN



STABILIZED CONSTRUCTION ENTRANCE (N.T.S.)

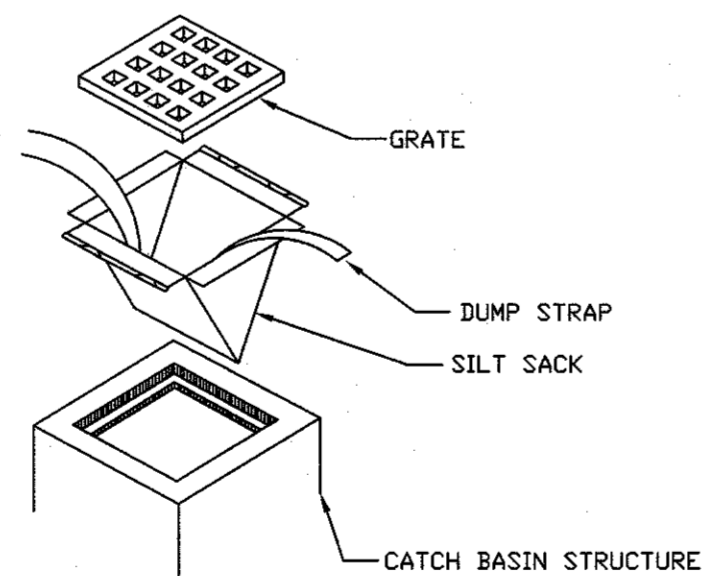
24" DIA CAST IRON FRAME AND COVER/GRATE



- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR H-20 LOADING. FLEXIBLE RUBBER CONNECTOR

SECTIONS	
1'-0" RISER	MC-MCB12RH
2'-0" RISER	MC-MCB24RH
3'-0" RISER	MC-MCB36RH
2'-0" BASE	
2'-0" BARREL	MC-MCB24BSH
38" COVER	MC-38WTCB

MANHOLE 30" DIA H-20 MINI CATCH BASIN

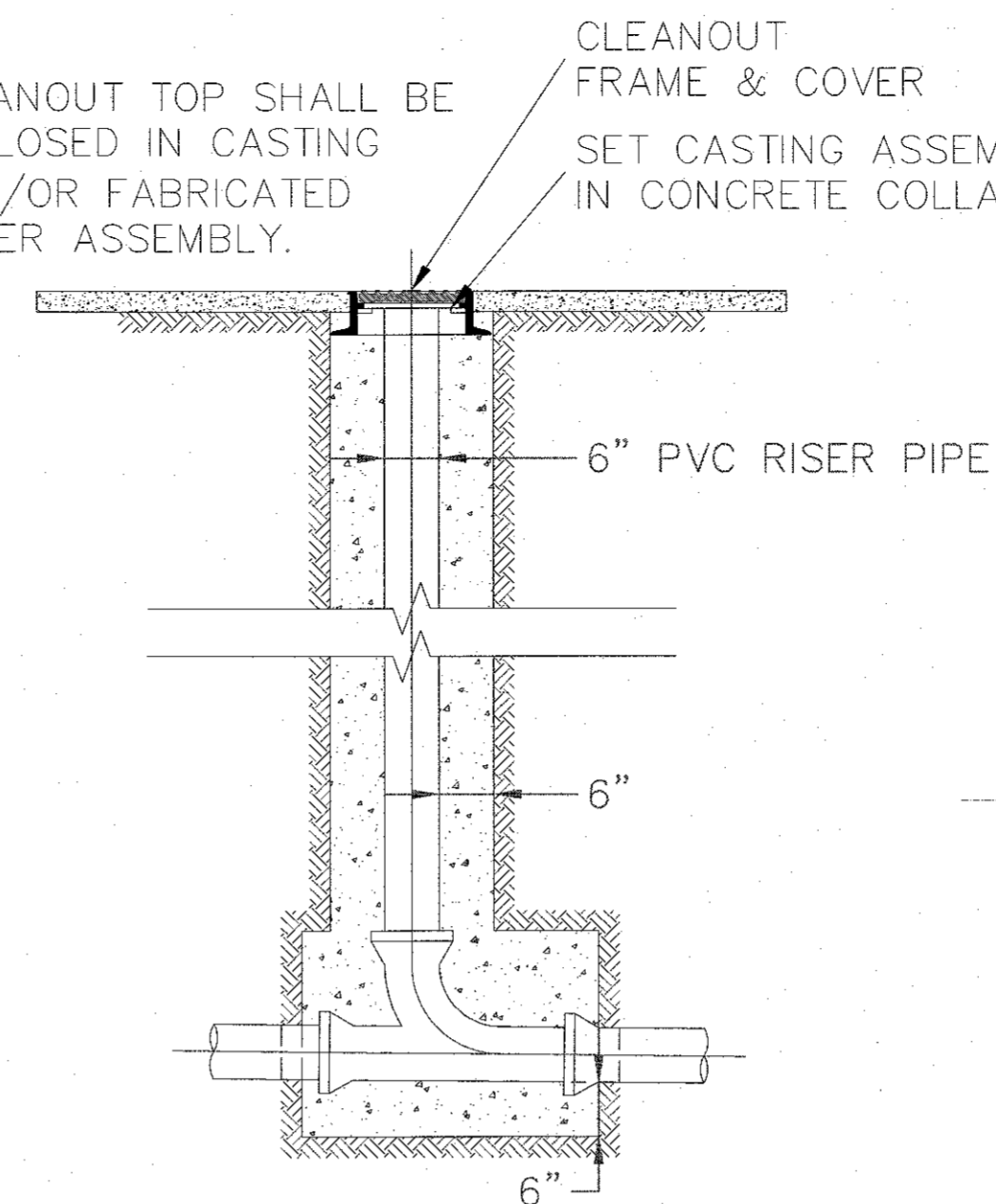


- NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
 2. SILTSACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING AND PROPOSED BASINS EXISTS.

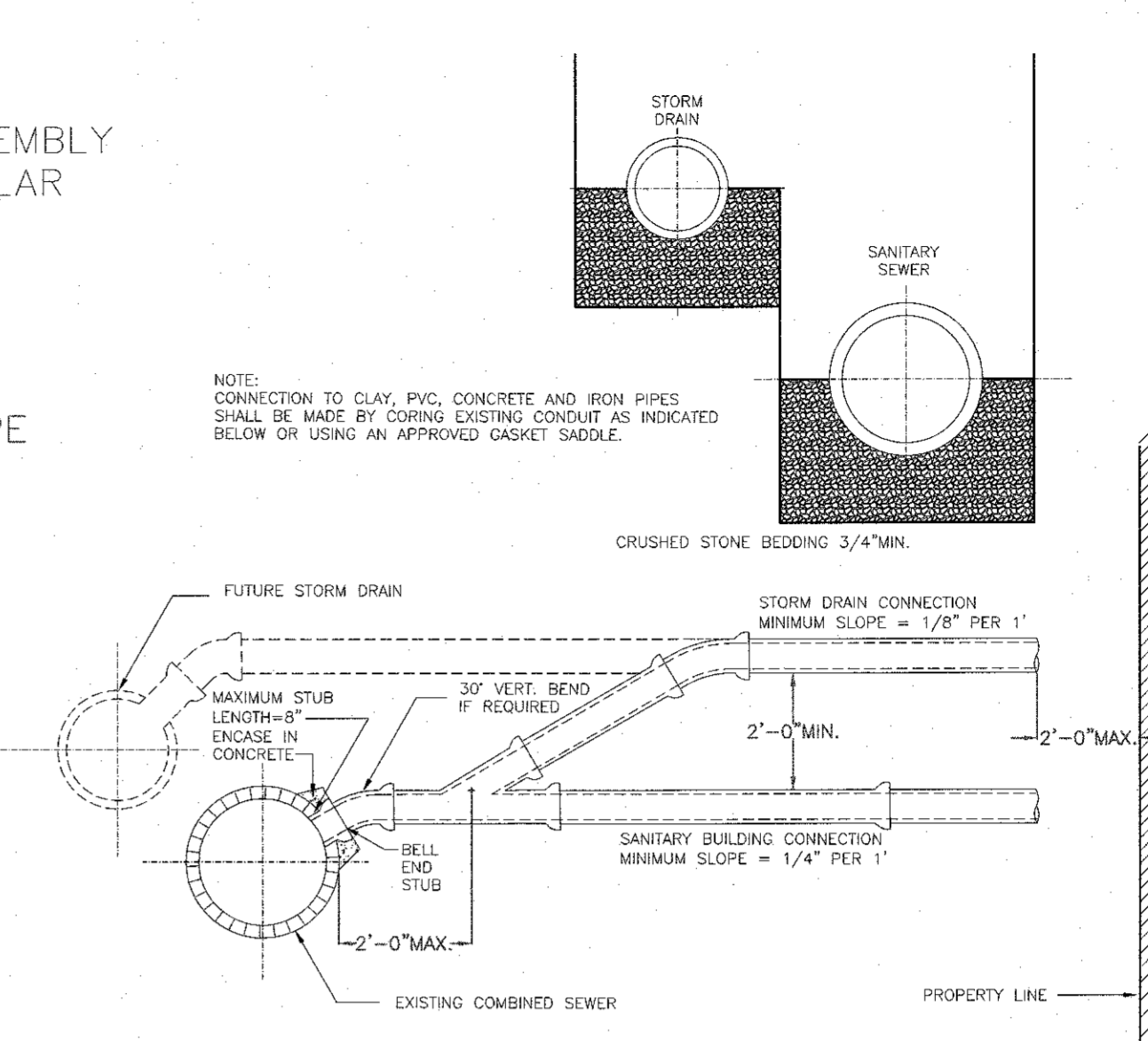
SILTSACK INSTALLATION DETAIL

NOTE:

CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.



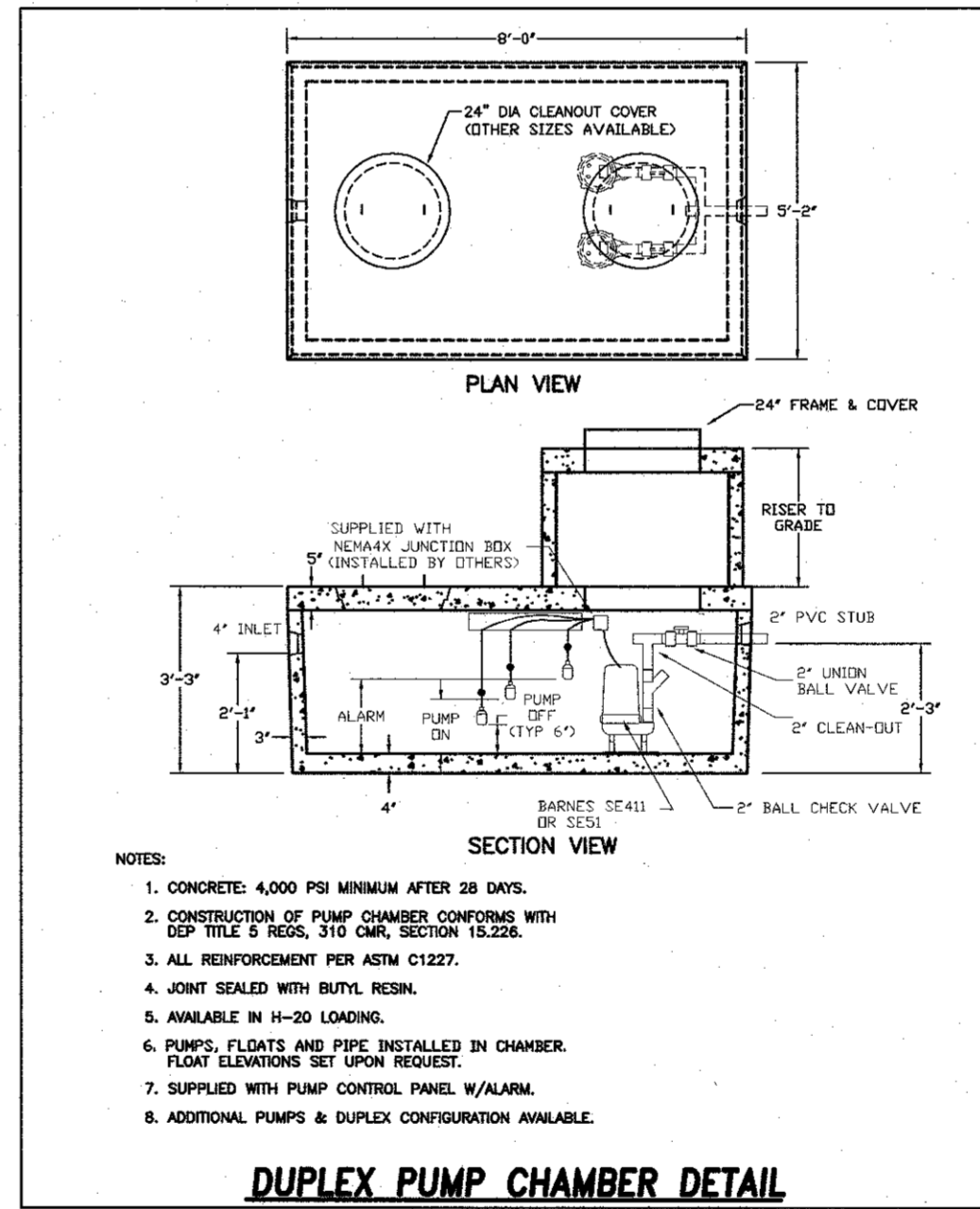
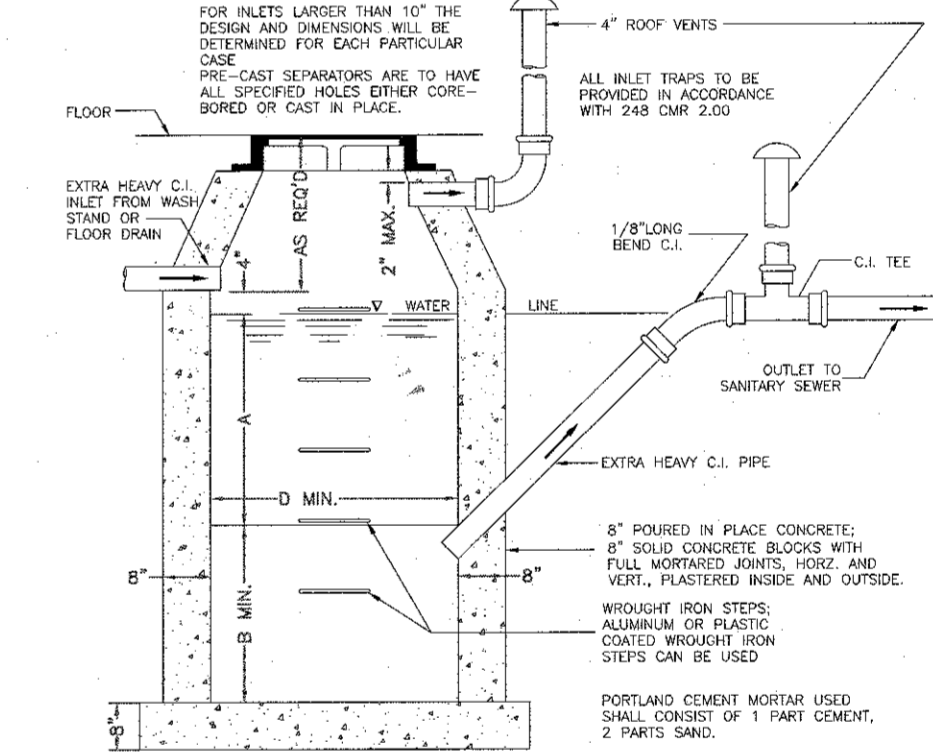
IN-LINE CLEANOUT DETAIL



NOTE: CONNECTION TO CLAY, PVC, CONCRETE AND IRON PIPES SHALL BE MADE BY CORING EXISTING CONDUIT AS INDICATED BELOW OR USING AN APPROVED CASSET SADDLE.

INLET	C	A	B	INLET	D	A	B
4"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"
5"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"
6"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"
8"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"
10"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"
12"	3'-6 3/8	3'-0"	2'-6"	6"	5'-0 3/8	6'-0"	5'-0"

NOTES:



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF PUMP CHAMBER CONFORMS WITH CSP TITLE 9 REGS. 310 CMR, SECTION 15.000.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. JOINT SEALED WITH BUTYL RESIN.
 5. AVAILABLE IN H-20 LOADING.
 6. PUMPS, FLANGES AND PIPE INSTALLED IN CHAMBER. FLOAT ELEVATIONS SET UPON REQUEST.
 7. SUPPLIED WITH PUMP CONTROL PANEL, W/ALARM.
 8. ADDITIONAL PUMPS & DUPLEX CONFIGURATION AVAILABLE.

DUPLEX PUMP CHAMBER DETAIL

GENERAL CONSTRUCTION NOTES

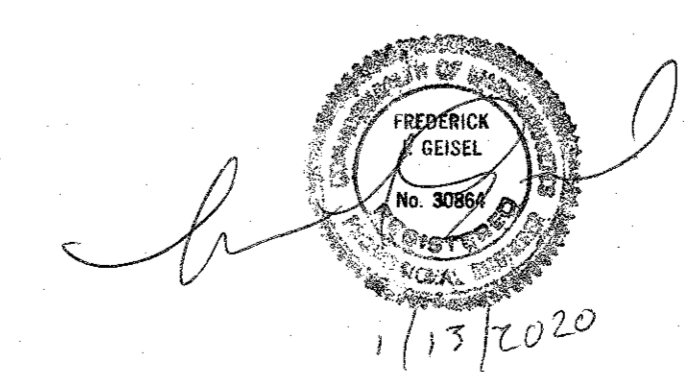
- BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE. COVER TO HAVE A CENTER HOLE. A TIGHT COVER MUST BE USED IN A BASIN IS LOCATED INSIDE OF BUILDING. OPENING SHALL BE NOT LESS THAN 24" DIA. THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED AWAY. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LEVEL. WHEN SUBJECT TO FLOOD OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE. THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.S.A. WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" ON CENTER. 8" FLOURED IN PLACE CONCRETE. 8" SOLID CONCRETE BLOCKS WITH FULL MORTAR JOINTS, HUBS AND WEIR, FLOURED INSIDE AND OUTSIDE. PORTLAND CEMENT MORTAR USED SHALL CONSIST OF 1 PART CEMENT, 2 PARTS SAND. CONCRETE BLOCK, HOLLOW CONCRETE, OR CINDER BLOCK MASONRY MUST NOT BE USED.

OIL/GRIT SEPARATOR DETAIL

△	REVISE DRIVEWAY GRADE	L.J.B.	1/13/2020
△	REVISED BUILDING FIRST FLOOR & GARAGE ELEVATION	L.J.B.	12/27/2019
△	REVISE INFILTRATION AND DRIVEWAY CONFIGURATION	L.J.B.	11/19/2019

CONSERVATION PLAN-DETAILS
874 EAST SIXTH STREET
SOUTH BOSTON, MA
FOR
874 EAST SIXTH STREET LLC
CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO:	2	OF 2	DATE:	9/4/2019	JOB:	3793	
						DRAWN BY:	L.J.B.





FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2015 EDITION

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name 874 East Sixth Street LLC					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 874 East Sixth Street					Company NAIC Number:	
City So. Boston		State Massachusetts		ZIP Code 02127		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Ward 6 Parcel 04438						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>42.329773</u> Long. <u>-70.999352</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>2B</u> <input type="checkbox"/>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) _____ sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A8.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage _____ sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A9.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Boston 250286			B2. County Name Suffolk		B3. State Massachusetts <input type="checkbox"/>	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>874 East Sixth St.</u>			Policy Number:	
City <u>So. Boston</u>	State <u>MA</u>	ZIP Code <input checked="" type="checkbox"/> <u>02127</u>	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SMH BWSC Vertical Datum: 10.2

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>8.04</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>16.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>15.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>8.04</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>12.04</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>8.04</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name <u>Frederick J. Geisel, PE</u>	License Number <u>30864</u>		
Title <u>Principal Engineer</u>			
Company Name <u>Civil Environmental Consultants, LLC</u>			
Address <u>8 Oak Street</u>			
City <u>Peabody, MA</u>	State <u>Massachusetts</u>		ZIP Code <input checked="" type="checkbox"/> <u>01960</u>
Signature 	Date <u>1/17/220</u>	Telephone <u>(978) 531-1191</u>	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

National Flood Hazard Layer FIRMette

42°20'13.24"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*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area 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 I*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2019 at 3:45:06 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.



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

42°19'46.64"N

71°11'14.63"W

Scale: 1:6,000

The flood map for the selected area is number **25025C0084**, effective on **03/16/2016**

DYNAMIC MAP



MAP IMAGE

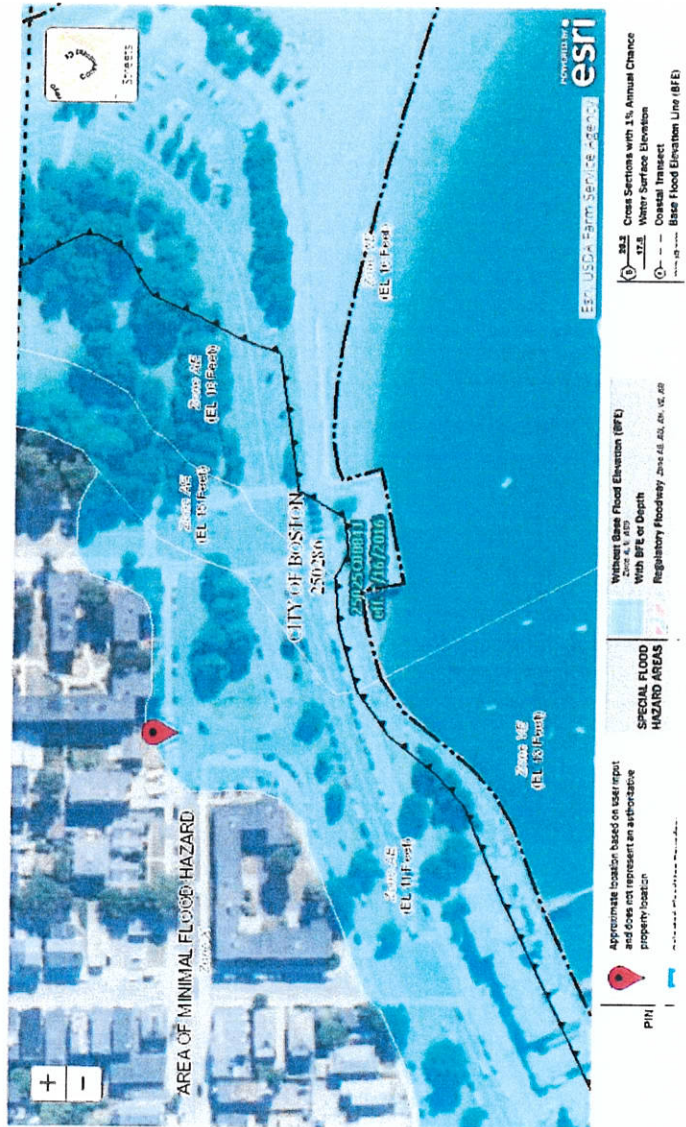


Changes to this FIRM

- Revisions (1)
- Amendments (3)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMap. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.

[Go To NFHL Viewer](#)



MISC Product and Tools

MISC Requested: Advised Distributors (FACS)

MISC Email Notifications

Contact: USC Help