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May 20th, 2020

Revere Conservation Commission
281 Main Street
Revere, MA 02151

RE: 22 Whitin Avenue Ext. – Notice of Intent

Dear Members of the Conservation Commission,

On behalf of Redgate Capital Partners (Applicant), Hancock Associates respectfully submits this Notice of Intent in request to permit redevelopment of a degraded industrial property into residential apartments at 22 Whitin Avenue Extension in Revere, MA. The lot is peninsular, occurring at the confluence of the Saugus and Pine Rivers. As such, elements of work are proposed within jurisdictional wetland resource areas and/or associated buffer zones.

All work has been designed to meet or exceed Performance Standards in accordance with the Massachusetts Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) and the City of Revere Wetlands Protection Bylaw (City Code Chapter 16). Through conversion of industrial use to residential use, stormwater infrastructure (including Low Impact Designs) engineered to meet the Stormwater Management Standards, revitalization of severely degraded shoreline, and Best Management Practices (BMPs) for construction, we believe there will be no adverse impacts to wetland resource areas, and that all interests for wetlands under the WPA and local wetland bylaw will be protected. We therefore request that the Commission consider issuance of an Order of Conditions permit authorizing the scope of work described herein.

1. EXISTING CONDITIONS

The property identified as 22 Whitin Avenue Ext consists of four abutting lots and one right-of-way (Whitin Avenue Extension), spanning 14 acres of land (identified as Map 14/Lot(s) 192S-1, 192S-2, 192S-3, and 192P1-1A on Revere Assessors Maps). Approximately 4.9± acres of the site occur above Mean High Water (MHW), whereas the remaining 9.1± acres occur in the intertidal and subtidal zones. The lot is peninsular and occurs at the confluence of the Saugus and Pines Rivers.

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Table 1-1, Property Ownership

Parcel	14-192-1, 14-192S-3	14-192S-S	14-192P-1A
Name	Lombard, DPA Realty I Barbara Angulio DBA Realty Gennaro Jay	Massachusetts Electric	Realty Investors, LLC
Organization		Massachusetts Electric	Realty Investors, LLC

Source: City of Revere On-line Assessor's database, 2021

The property is heavily degraded from prior industrial land use. The entirety of the constructible footprint of the property exists as buildings or paved impervious surface area constructed prior to August 1996. The property had been a marina, and now serves as a towing and salvage yard. There are five buildings on the site, totaling approximately 36,925 square feet (sf), to include a one-story metal warehouse, a 1.5 story concrete block building, a 1-story concrete block garage, a 1-story concrete block building, and a 1-story wood frame building. There is vehicle storage for cars, boats, trailers, and salvage parts. There is no existing stormwater infrastructure or treatment on the site (See Attachment C for reference).

The western portion of the shoreline consists mainly of stone riprap. The middle portion of the shoreline consists of vertical timber and steel sheet pilings with a pile-supported deck and two boat lift piers. The eastern portion consists of remnants of an old pile-supported pier extending 200-feet north of the eastern end of the site. The above-mentioned shoreline structures are in fair to poor condition. There are also a few remnant piles in the intertidal area that once held the floats of the former marina.

2. Wetlands and Sensitive Resource Areas

Based on property research and a desktop review of mapped environmental constraints on the property, a portion of the lot occurs within the Rumney Marshes is Area of Critical Environmental Concern (ACEC), and Outstanding Resource Water (ORW). As mapped by the Division of Marine Fisheries (DMF), the Saugus River is a mapped Anadromous/Catadromous Fish Run. NHESP mapped Estimated and Priority Habitat (PH1491) abuts the project area to the north but does not occur within the proposed project area. There are no NHESP mapped Certified or Potential Vernal Pools, Cold Water Fisheries, Wellhead Protection Areas or Surface Water Protection Zones occurring on or in proximity to the property.

According to the FEMA Flood Insurance Rate Map (FIRM), mapped Zone AE 100-year floodplain occurs on the property at elevation 10', coinciding with the resource area Land Subject to Coastal Storm Flowage (LSCSF). Both the Saugus River and Pines River are USGS mapped perennial waterways with an associated 200-foot Riverfront Area.

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Jurisdictional wetland resource areas under the WPA on the property includes: Riverfront Area, Fish Run, Bordering Vegetated Wetlands (BVW), Coastal Bank, Coastal Beach/Tidal Flats, Salt Marsh, Land Subject to Coastal Storm Flowage (LSCSF), and Land Containing Shellfish (LCS). All these wetland resource areas were reviewed and bound through issuance of an Order of Resource Area Delineation (ORAD) issued on February 3, 2021 (MassDEP File #061-0756) and are detailed on our Site Plans herein.

Although the wetlands on the property meet the regulatory definitions, the majority are in overwhelmingly poor condition and serve impoverished interests in wetland protection, specifically the Coastal Bank and wetland resource areas landward. In the month of February/2020, a qualified Professional Wetland Scientist (PWS®) field delineated the limit of Bordering Vegetative Wetland with a wetland flag series demarcated with a single series of seven (7) wetland flags labeled B100, B101, and B1 through B5, was based on observations of where vegetative species composition transitions from dominance of wetland indicator species to dominance of upland indicator species. The BVW is in a severely degraded condition where the vegetation consist of a nearly monocultural stand of the invasive species Common reed (*Phragmites australis*, FACW). The wetland transitions abruptly to upland at the limit of mowed lawn within Gibson Park. This wetland resource area was delineated in accordance with the guidance document Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act published by the MassDEP Division of Wetlands and Waterways in March 1995. All wetland flags were located via survey and plotted to the Permit Site Plan of Land in Revere, MA herein by a Professional Land Surveyor (PLS) (Under Separate Cover). BVW Field Data Form not included.

The Coastal Bank is experiencing significant erosion and is comprised of building debris, failing riprap, deteriorating wood pilings, and tarnished concrete slab. The existing embankment is considered a coastal bank under the Wetlands Protection Act because it is a seaward face of an elevated landform which lies on the landward edge of land subject to tidal action. The Coastal Bank on the site serves to provide a buffer to upland areas from storm waters and is significant to storm damage prevention and flood control. As it is a stone slope, it does not supply sediment to the Coastal Beach, therefore shoreline stabilization may per permitted. Embankment remediation is proposed herein.

3. PROPOSED CONDITIONS

The Applicant proposes to demolish the existing buildings onsite and construct six (6) story residential apartment building totaling 291 units, with associated parking, infrastructure, landscaping, and appurtenances in a single-phase construction project. A total of 315 parking spaces would be constructed to serve residents, visitors, and employees. Proposed as part of

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the project, members of the public will have access to the proposed boardwalk and other public recreational spaces. 199 parking spaces will be provided in a garage beneath the building, whereas 116 spaces will be provided in a parking lot at surface grade.

The total impervious surface area on the lot in the existing condition is 161,263sf. The post-construction impervious surface area will be approximately 129,209sf, representing a net reduction of 32,054sf of impervious surface area from the existing condition.

Following demolition of the buildings, the site will be graded and improved with landscaping, stormwater treatment systems, and revitalization of degraded shoreline through vegetative stabilization. The building and site will be constructed with several sustainable and Low Impact Design (LID) features, including the use of porous pavement, permeable pavers, rain gardens, and vegetative stabilization methods. The Project will substantially improve the existing conditions through conversion of land use from industrial salvage yard to residential and recreational use, mitigating untreated stormwater runoff that currently adversely impacts water quality by discharging into the wetland resource areas, and repairing shoreline erosion through replacing failing antiquated hard armored stabilization with native vegetative stabilization.

Proposed work will provide waterfront public access through the construction of an approximately 475-foot-long boardwalk with seating areas, benches, lighting, and provide linkage to the Gibson park on the south side of the site. Provide residents and tenant's information on available transportation choices, including public transportation routes/schedules, nearby vehicle sharing and bicycle sharing locations, and walking opportunities. The Project also introduces and public parking for waterfront uses consistent with the City of Revere's Riverfront District Master Plan. Most notable improvements will occur along the Project's Riverfront area, Coastal Bank, and 100-foot Buffer Zone.

The Project will improve the water quality of and habitats within the Pines and Saugus Rivers by constructing storm water drainage systems that capture and treat runoff before it is discharged in these waters. The Project drainage area will collect stormwater leading into an engineered stormwater management system that will treat all runoff in accordance with Stormwater Management Standards, prior to discharge into the Saugus River. No untreated stormwater will discharge into wetlands or waterways in the post-construction condition, representing a substantial improvement to water quality (please refer to Stormwater Report for additional detail). The project shoreline will be stabilized through a combination of installing new vegetated slopes, and some vertical sheet piling, and resetting of existing riprap. Each of these methods will support fisheries habitat and prevent sedimentation and slumping that is currently occurring along the shoreline. For most of the shoreline, the upper portions of the

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bank will be stabilized with shallower grading and new vegetation, above the mean high-water elevation (NAVD 88 4.33). On the eastern side of the shoreline, a failing vertical timber sheeting will be cut down to elevation 2.0 (NAVD88), 175 cubic yards of material landward of the sheeting will be dredged. This work will positively impact storm damage prevention and flood control and prevent sediment deposition within the seaward resource areas. Portions of the existing rip-rap slope above the mean high-water elevation (NAVD 88 4.33) will be replaced with vegetated 3:1 slopes. New sheet piling will replace the existing vertical sheet piling within the center portion of the stabilization. Improvements and impacts to wetland resource areas are discussed below.

Two entrance options are being considered, one via Whitin Avenue Extension, utilizing the existing curb cut, and the other via a roundabout to be constructed where the existing on/off ramp to Route 1A exist under a separate project. Both access options will result in a decrease in impervious area, therefore both alternatives are considered redevelopments. Both entrance options are also presented on the Permit Site Plans on separate sheets ("A" sheets correspond to the Whitin Ave Extension entrance option and "B" sheets to the roundabout option).

4. Impact Analysis and Performance Standards

The following section provides detail for the compliance of each of the Project activities in WPA jurisdiction and the City of Revere Wetlands By-law with the applicable regulatory performance standards for the respective resource areas and associated buffer zones, efforts to avoid, minimize, and mitigate potential adverse impacts, and compliance with the Performance Standards for these wetland resource areas (see Resource Area Plan as Attachment C – Figures and Photos).

As described previous, portions of the planned work occur within the 200-foot Riverfront Area associated with the Saugus and Pines rivers, the 100-foot Buffer Zone associated with the Coastal Bank, Land Subject to Coastal Storm Flowage, Tidal Flats, 100-foot Buffer Zone to the Salt Marsh, Land Containing Shellfish, Bordering Vegetated Wetland, 100-foot Buffer Zone to BVW, Estimated Habitats of Rare Wildlife, and Anadromous/Catadromous Fish Run. The following details of resource area compliance are presented from the furthest landside resource area (Land Subject to Coastal Storm Flowage) to the resource areas furthest seaward (Tidal Flats). A portion of the Project Site is within the Rumney Marshes Area of Critical Environmental Concern (ACEC).

Riverfront Area

The entire Riverfront Area on the property exists as prior altered paved impervious surface area, compacted gravel base, or hard armored shoreline constructed prior to August 7, 1996, thus all work proposed within the Riverfront Area qualifies as Redevelopment Within Previously Developed Riverfront Area pursuant to 310 CMR 10.58(6).

Work activities and uses within areas of Chapter 91 jurisdiction are exempt from the Performance Standards for the Riverfront Area pursuant to 310 CMR 10.58(6)(i) because a license will be obtained. Work outside of Chapter 91 jurisdiction must still comply with the standards of the Riverfront Area.

The Project proposes complete redevelopment of the 132,895 square feet of Riverfront Area occurring on the property.

In accordance with 310 CMR 10.58(6), redevelopment projects must conform to the following criteria:

1) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.

As characterized herein, the Project will result in an improvement of the existing condition through cleaning severely degraded areas of the Riverfront Area, providing a stormwater treatment system meeting the Stormwater Management Standards in a location currently without any stormwater management system, and revitalizing degraded shoreline along the river(s).

2) Stormwater management is provided according to standards established by the Department.

Herein a Stormwater management system is proposed in accordance with the Stormwater Management Standards (refer to Stormwater Report).

3) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less.

There is no proposed work located closer to the river than the existing conditions.

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4) Proposed work, including expansion of existing structures, shall be located outside the Riverfront Area or toward the Riverfront Area boundary and away from the river.

In this circumstance, and as demonstrated in our alternatives analysis, there is no viable practicable alternative available to further retreat or reduce footprint from the Riverfront Area than as we have proposed herein.

5) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area.

The area of proposed work does not exceed the amount of degraded area.

Riverfront Alternatives Analysis

Scope of Alternatives. The scope of alternatives under consideration shall be commensurate with the type and size of the project. The issuing authority shall presume that alternatives beyond the scope described below are not practicable and therefore need not be considered.

The area under consideration for practicable alternatives is limited to the lot, and extends to any adjacent parcels, and any other land which can reasonably be obtained within the municipality for activities associated with housing complexes. For adjacent lots, reasonably be obtained means to purchase at market prices if otherwise practicable, as documented by offers (and any responses). For other land, reasonably be obtained means adequate in size to accommodate the project purpose and listed for sale within appropriately zoned areas, at the time of filing the Notice of Intent, within the municipality. The parcels directly abuts Gibson Park to the south, a city park and therefore not available. The parcel directly east is owned by Massachusetts Electric Company (National Grid). The City of Revere is in discussions with National Grid to acquire rights to develop this parcel for use in future public water access improvements. It was determined in the early stages of the project that National Grid would be unwilling to sell the parcel to a private entity/developer. As to other available parcels in the City of Revere, the Zoning Overlay that is allowing the project to occur is a Special Overlay Zoning District created for this area as a result of a public master planning process and therefore an equivalent development elsewhere in the municipality is not possible. We have therefore restricted this alternatives analysis to the current parcel.

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The Alternative Considered

The alternative would be to reduce the footprint of the building within the Riverfront reducing the size of the building pulling it back 10 feet from the coastal bank and riverfront by increasing the height of the building from the current proposal of five stories over one level of parking to six stories over one levels of parking. The footprint of the building would be reduced by 12%, reducing the area occupied within the Riverfront by approximately 9,000 square feet. It is important to remind the reader that the entire area of the riverfront being developed is prior disturbed, so the environmental benefit of such a reduction is questionable. Going to six stories over one change the type of construction under the Massachusetts Building Code (9th Edition) from mid-rise construction to high rise construction as the height would be greater than the 70-foot threshold defining high rise. The City of Revere Zoning Overlay District Ordinance limits structures to 75 feet. For this alternative to be feasible, a zoning variance would be required.

Practicable Test

An alternative is practicable and substantially equivalent economically if it is available and capable of being done after taking into consideration costs, existing technology, proposed use, and logistics, in light of overall project purposes. Available and capable of being done means the alternative is obtainable and feasible.

Cost

Costs, and whether such costs are reasonable or prohibitive to the owner.

- i. The cost of an alternative must be reasonable for the project purpose and cannot be prohibitive.

The cost of the proposed five over two structure is estimated to be \$85 Million at a cost per square foot of \$250.00. The requirements of high-rise construction are higher at an estimate of \$325.00 per square foot. Driving the total project cost over \$97 Million. The alternative in our opinion is not substantially equivalent economic.

- ii. Higher or lower costs taken alone will not determine whether an alternative is practicable. An alternative for proposed work in the riverfront area must be a practicable and substantially equivalent economic alternative (i.e., will achieve the proposed use and project purpose from an economic perspective).

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The alternative would achieve the proposed use and project purpose but render the project economically infeasible.

- iii. In considering the costs to the owner, the evaluation should focus on the financial capability reasonably expected from the type of owner (e.g., individual homeowner, residential developer, small business owner, large commercial or industrial developer) rather than the personal or corporate financial status of that particular owner. Applicants should not submit, nor should issuing authorities request, financial information of a confidential nature, such as income tax records or bank statements.

Only project costs have been considered here relative to the Project Pro Forma and the Developers knowledge of project financially feasibility and fundability.

- iv. Issuing authorities may require documentation of costs but may also base their determinations on descriptions of alternatives, knowledge of alternative sites, information provided by qualified professionals, comparisons to costs normally associated with similar projects, or other evidence. Any documentation of costs should be limited to that required for a determination of whether the costs are reasonable or prohibitive.

Cost information presented herein comes from the Project Team including Redgate Capital Partners, Arrowstreet Architecture and Hancock Associates.

Existing Technology

Existing technology, which includes best available measures (i.e., the most up-to-date technology or the best designs, measures, or engineering practices that have been developed and are commercially available).

In today's high rise construction industry, light gage steel, such as the Infinity System™ is the least expensive technology meeting the stringent code requirements. This type of construction was used in determining the increased cost per square foot of the alternative (\$325.00) based on constructions costs for a light gage steel project in Lynn.

The Proposed Use

This term is related to the concept of project purpose. In the context of projects where the purpose implies a business component, such as residential subdivision, commercial, and

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industrial projects, the proposed use typically requires economic viability. Practicable and substantially equivalent economic alternatives include alternatives which are economically viable for the proposed use from the perspective of site location, project configuration within a site, and the scope of the project.

The Project is being developed by Redgate Capital Partners on a blighted site in Revere in much need of redevelopment. Redgate builds high quality rental housing developments. They have an award-winning track record of delivering high quality projects to their residents which are beloved by the communities where they are located. Here, the City of Revere has been an advocate of Redgate's intent to redevelop this site, which aligns with the Revere RiverFront Master Plan. The Proposed Use therefore is very specific to Gate and the City of Revere and only considered here in presenting the alternative option. The project alternative would warrant a zoning variance, which would not align with the Master Plan for this area and in our opinion, likely prove unsuccessful in attaining.

Logistics

Logistics refers to the presence or absence of physical or legal constraints. Physical characteristics of a site may influence its development. Legal barriers include circumstances where a project cannot meet other applicable requirements to obtain the necessary permits at an alternative site. An alternative site is not practicable if special legislation or changes to municipal zoning would be required to achieve the proposed use or project purpose. An alternative is not practicable if the applicant is unable to obtain the consent of the owner of an alternative site for access for the purpose of obtaining the information required by the Notice of Intent or of allowing the issuing authority to conduct a site visit.

As discussed above the six stories over one alternative being higher than 75 feet would require a zoning variance for the project. There are also site constraints including, the wetland resources and abutting National Grid and Gibson Park City parcels, all logistically driving toward a narrow configuration for the alternative considered. The Project Team has worked for two years with local and state officials making sure the project meets or exceeds all applicable regulations. The Project is currently being vetted through the MEPA process and will also receive review through the City's Site Plan Review Committee.

The City of Revere underwent a thoughtful public master planning process for the RiverFront District, of which this site is a part of, to develop a strong vision to reposition the waterfront. As a result of this Master Plan the City approved and adopted the Revere RiverFront Overlay District that establishes zoning parameters in alignment with the Master Plan vision. The maximum allowable height is a dimensional regulation in the Overlay District that warranted

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significant communication with the City Councilors and the community to reach an agreement on the appropriate maximum height. It is our opinion that seeking zoning relief for height through a variance would likely prove unsuccessful.

Conclusion

As outlined above, there are no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40. The only alternative would be a taller building with a smaller footprint. This option would be significantly more expensive and logistically difficult requiring a zoning variance to allow the additional height above the recently approved maximum height for this area.

Table 4-0, Compliance with Performance Standards for Riverfront Area (310 CMR 10.58)

RIVERFRONT AREA PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>A. 310 CMR 10.58(4): GENERAL PERFORMANCE STANDARD. WHERE THE PRESUMPTION SET FORTH IN 310 CMR 10.58(3) IS NOT OVERCOME, THE APPLICANT SHALL PROVE BY A PREPONDERANCE OF THE EVIDENCE THAT THERE ARE NO PRACTICABLE AND SUBSTANTIALLY EQUIVALENT ECONOMIC ALTERNATIVES TO THE PROPOSED PROJECT WITH LESS ADVERSE EFFECTS ON THE INTERESTS IDENTIFIED IN M.G.L. C.131 § 40 AND THAT THE WORK, INCLUDING PROPOSED MITIGATION, WILL HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE RIVERFRONT AREA TO PROTECT THE INTERESTS IDENTIFIED IN M.G.L. C. 131 § 40. IN THE EVENT THAT THE PRESUMPTION IS PARTIALLY OVERCOME, THE ISSUING AUTHORITY SHALL MAKE A WRITTEN DETERMINATION SETTING FORTH ITS GROUNDS IN THE ORDER OF CONDITIONS AND THE PARTIAL REBUTTAL SHALL BE TAKEN INTO ACCOUNT IN THE APPLICATION OF 310 CMR 10.58 (4)(D)1.A. AND C.;</p>	<p>The existing degraded Riverfront Area will be improved with planted pervious areas and parking in replacement of eroded impervious grading. The remaining portion of the riverfront to the Saugus and Pines Rivers will support the proposed development with some porous asphalt paving, impervious parking, and the proposed residential building. These proposed activities are the most practicable alternative for this severely degrading site. Otherwise, the project site would not be developed or remediated, and would instead continue to degrade as the bank erodes into the Saugus and Pines Rivers. Other economically viable alternatives (described in Section 1.5, Alternatives Analysis) have greater or equal impacts to the Riverfront Area.</p>

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RIVERFRONT AREA PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>THE ISSUING AUTHORITY SHALL IMPOSE CONDITIONS IN THE ORDER THAT CONTRIBUTE TO THE PROTECTION OF INTERESTS FOR WHICH THE RIVERFRONT AREA IS SIGNIFICANT.</p>	
<p>B. 310 CMR 10.58(4)(A): PROTECTION OF OTHER RESOURCE AREAS. THE WORK SHALL MEET THE PERFORMANCE STANDARDS FOR ALL OTHER RESOURCE AREAS WITHIN THE RIVERFRONT AREA, AS IDENTIFIED IN 310 CMR 10.30 (COASTAL BANK), 10.32 (SALT MARSH), 10.55 (BORDERING VEGETATED WETLAND), AND 10.57 (LAND SUBJECT TO FLOODING). WHEN WORK IN THE RIVERFRONT AREA IS ALSO WITHIN THE BUFFER ZONE TO ANOTHER RESOURCE AREA, THE PERFORMANCE STANDARDS FOR THE RIVERFRONT AREA SHALL CONTRIBUTE TO THE PROTECTION OF THE INTERESTS OF M.G.L. C. 131, § 40 IN LIEU OF ANY ADDITIONAL REQUIREMENTS THAT MIGHT OTHERWISE BE IMPOSED ON WORK IN THE BUFFER ZONE WITHIN THE RIVERFRONT AREA.</p>	<p>As described in the other listed wetland resource areas, the Project will meet the performance standards.</p>
<p>C. 310 CMR 10.58(4) (B): PROTECTION OF RARE SPECIES. NO PROJECT MAY BE PERMITTED WITHIN THE RIVERFRONT AREA WHICH WILL HAVE ANY ADVERSE EFFECT ON SPECIFIED HABITAT SITES OF RARE WETLAND OR UPLAND, VERTEBRATE OR INVERTEBRATE SPECIES, AS IDENTIFIED BY THE PROCEDURES ESTABLISHED UNDER 310 CMR 10.59 OR 10.37, OR WHICH WILL HAVE ANY ADVERSE EFFECT ON VERNAL POOL HABITAT CERTIFIED PRIOR TO THE FILING OF THE NOTICE OF INTENT.</p>	<p>No proposed work will permanently affect the PH species located within the project site. No vernal pools exist on the Site.</p>

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RIVERFRONT AREA PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>D. 310 CMR 10.58(4) (C): PRACTICABLE AND SUBSTANTIALLY EQUIVALENT ECONOMIC ALTERNATIVES. THERE MUST BE NO PRACTICABLE AND SUBSTANTIALLY EQUIVALENT ECONOMIC ALTERNATIVE TO THE PROPOSED PROJECT WITH LESS ADVERSE EFFECTS ON THE INTERESTS IDENTIFIED IN M.G.L. C. 131 § 40.</p>	<p>Please see the alternatives analysis provided herein prior to this table, which concludes that there is no other practicable alternative with less adverse effects on the interests identified in M.G.L. c. 131 § 40.</p>
<p>310 CMR 10.58(5): Redevelopment within Previously Developed Riverfront Areas; Restoration and Mitigation. Work to redevelop previously developed riverfront areas shall conform to the following criteria:</p>	
<p>E. AT A MINIMUM, PROPOSED WORK SHALL RESULT IN AN IMPROVEMENT OVER EXISTING CONDITIONS OF THE CAPACITY OF THE RIVERFRONT AREA TO PROTECT THE INTERESTS IDENTIFIED IN M.G.L. C. 131 § 40.</p>	<p>The entire lot has been altered over the past 80 years with filling, pavement, buildings, and contamination from some of the land-based uses. The proposed work will substantially improve the existing conditions by improving existing coastal wetland resource areas, improving drainage and runoff, and site remediation.</p>
<p>F. STORM WATER MANAGEMENT IS PROVIDED ACCORDING TO STANDARDS ESTABLISHED BY THE DEPARTMENT.</p>	<p>The Project will comply with the Storm water Management standards, which addresses the treatment and control of storm water runoff as described in Section 5.2.</p>
<p>G. WITHIN 200 FOOT RIVERFRONT AREAS, PROPOSED WORK SHALL NOT BE LOCATED CLOSER TO THE RIVER THAN EXISTING CONDITIONS OR 100 FEET, WHICHEVER IS LESS, OR NOT CLOSER THAN EXISTING CONDITIONS WITHIN 25 FOOT RIVERFRONT AREAS, EXCEPT IN ACCORDANCE WITH 310 CMR 10.58(5)(F) OR (G).</p>	<p>All proposed work meets these criteria and will not exceed more than existing conditions within Riverfront.</p>
<p>H. PROPOSED WORK, INCLUDING EXPANSION OF EXISTING STRUCTURES, SHALL BE LOCATED OUTSIDE THE RIVERFRONT AREA OR TOWARD THE RIVERFRONT AREA BOUNDARY AND AWAY FROM THE RIVER, EXCEPT IN ACCORDANCE WITH 310 CMR 10.58(5)(F) OR (G).</p>	<p>The proposed building and parking area have been located as far away from the mean high water as possible. See alternatives analysis, Chapter 1. For more information.</p>

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RIVERFRONT AREA PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>I. THE AREA OF PROPOSED WORK SHALL NOT EXCEED THE AMOUNT OF DEGRADED AREA, PROVIDED THAT THE PROPOSED WORK MAY ALTER UP TO 10% IF THE DEGRADED AREA IS LESS THAN 10% OF THE RIVERFRONT AREA, EXCEPT IN ACCORDANCE WITH 310 CMR 10.58(5)(F) OR (G).</p>	<p>The Project will only impact existing degraded areas and will not adversely affect downgradient portions of the Project Site.</p>
<p>J. WHEN AN APPLICANT PROPOSES RESTORATION ON-SITE OF DEGRADED RIVERFRONT AREA, ALTERATION MAY BE ALLOWED NOTWITHSTANDING THE CRITERIA OF 310 CMR 10.58(5)(C), (D), AND (E) AT A RATIO IN SQUARE FEET OF AT LEAST 1:1 OF RESTORED AREA TO AREA OF ALTERATION NOT CONFORMING TO SPECIFIC CRITERIA.</p>	<p>Most of the existing degraded Riverfront Area will be improved with landscape design including new planting areas along the resource areas. The other half of the area within the Riverfront area will support the proposed 5-story dwelling. In compliance with the specified criteria, all debris will be removed; grading will be designed to minimize runoff; and the Project Site will be covered appropriately with natural soil and seeded and planted in a specified manner to minimize runoff.</p>

Land Subject to Coastal Storm Flowage (LSCSF)

There are no regulatory performance standards for Land Subject to Coastal Storm Flowage under 310 CMR 10.00 currently, however, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Office of Coastal Zone Management (CZM) have created the Coastal Manual which provides technical guidance on the coastal resource areas identified in the WPA. The Coastal Manual identifies the importance of Land Subject to Coastal Storm Flowage relative to the interests of storm damage prevention and flood control and sets forth three presumptions for Conservation Commissions to Consider when reviewing projects that occur in this resource area. These three presumptions set forth in the Coastal Manual (Page 2-39) have been taken into consideration and have been addressed. The 100-year flood elevation is identified on the Flood Insurance Rate Maps (FIRM) produced by FEMA within Attachment C – Figures and Site Photos).

Bordering Vegetated Wetland (BVW)

There is no work proposed within BVW, however work is proposed within the 100-foot buffer zone to BVW. There are no regulatory performance standards for the 100-foot Buffer Zone to BVW under 310 CMR 10.00. The scope of work proposed has been designed to meet the

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regulatory standards for work within the 100-foot Buffer Zone of the BVW. With BMPs for wetland protection during construction and permanent stabilization of alterations within the buffer zone following construction, we anticipate that there will be no adverse impact to BVW.

Table 4-1, Compliance with Performance Standards for Bordering Vegetated Wetlands (310 CMR 10.55)

BORDERING VEGETATED WETLAND PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
K. 310 CMR 10.55(4)(A): WHERE THE PRESUMPTION SET FORTH IN 310 CMR 10.55(3) IS NOT OVERCOME, ANY PROPOSED WORK IN A BORDERING VEGETATED WETLAND SHALL NOT DESTROY OR OTHERWISE IMPAIR ANY PORTION OF SAID AREA.	No alteration within BVW is proposed.
L. 310 CMR 10.55(4) (B): NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.55(4) (A), THE ISSUING AUTHORITY MAY ISSUE AN ORDER OF CONDITIONS PERMITTING WORK WHICH RESULTS IN THE LOSS OF UP TO 5,000 SQUARE FEET OF BORDERING VEGETATED WETLAND WHEN SAID AREA IS REPLACED IN ACCORDANCE WITH THE FOLLOWING GENERAL CONDITIONS AND ANY ADDITIONAL, SPECIFIC CONDITIONS THE ISSUING AUTHORITY DEEMS NECESSARY TO ENSURE THAT THE REPLACEMENT AREA WILL FUNCTION IN A MANNER SIMILAR TO THE AREA THAT WILL BE LOST.	The entire portion of BVW, which currently consists mainly of Common Reed, will not be permanently altered in any way. Work proposed within 100' Buffer to BVW will not alter or impact the wetland resource area or its existing conditions.
310 CMR 10.55(4)(c): Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when:	
a. said portion has a surface area less than 500 square feet;	No surface area permanent alteration will occur
b. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and	No portions of the near shore and uplands are being removed
c. in the judgment of the issuing authority it is not reasonable to scale	There will be no loss of the wetland resource area itself. The impacts to the BVW Buffer

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BORDERING VEGETATED WETLAND PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.	zone will be outweighed by the proposed improvements to the Project Site, which includes native landscape design.
d. Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.	No adverse effect on specified habitat sites of rare vertebrate or invertebrate species
(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e):	
a. supersedes the provisions of 310 CMR 10.55(4)(b) and (c);	Not applicable
b. shall not apply if the presumption set forth at 310 CMR 10.55(3) is overcome;	Not applicable
c. shall not apply to work proposed under 310 CMR 10.53(3)(l); and	310 CMR 10.53(3) (l) references the construction, reconstruction, operation, or maintenance of water dependent uses. Water-dependent uses are specifically defined in 310 CMR 9.12 and include shore protection structures, such as seawalls, bulkheads, revetments, and any associated fill which are necessary either to protect an existing structure from natural erosion or to protect, construct, or expand a water-dependent use. Therefore, not applicable.
d. shall not apply to maintenance of storm water detention, retention, or sedimentation ponds, or to maintenance of storm water energy dissipating structures, that have been constructed in accordance with a valid order of conditions.	Not applicable

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Coastal Beach (Tidal Flat)

Work proposed is following Performance Standards for Coastal Beach (310 CMR 10.27). Under current conditions, the resource area contains the remains of the pile-supported, dilapidated piers and deck, and numerous remnant piles that once held floats as part of the former marina. The Coastal Bank is eroding, and sediment from previously filled areas is washing into the Tidal Flats and Salt Marsh resource areas of the Saugus and Pines Rivers. Work within Tidal Flat will include the removal of the two narrow travel lift piers and the larger pile-supported pier, and removal of approximately 60 piles that support these structures seaward of the MHW. This activity is restorative in nature, and we believe will have the areas within the pile footprints will be permanently improved by the removal but will not be adversely impacted.

Table 4-2, Compliance with Performance Standards for Coastal Beach (310 CMR 10.27)

COASTAL BEACH PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
310 CMR 10.27(3): Any project on a Coastal Beach, except any project permitted under 310 CMR 10.30(3)(a), shall not have an adverse effect by increasing erosion, decreasing the volume or changing the form of any such Coastal Beach or an adjacent or down drift Coastal Beach.	No adverse impacts to Coastal Beach will occur, or any adverse effect on storm damage prevention, flood control or protection of wildlife habitat by increasing erosion, decreasing the volume of, or changing the form of the Coastal Beach.
M. 310 CMR 10.27(4): ANY GROIN, JETTY, SOLID PIER, OR OTHER SUCH SOLID FILL STRUCTURE WHICH WILL INTERFERE WITH LITTORAL DRIFT, IN ADDITION TO COMPLYING WITH 310 CMR 10.27(3), SHALL BE CONSTRUCTED IN ACCORDANCE WITH 310 CMR 10.27 (A) THROUGH (C).	N. NO GROINS OR JETTIES ARE PROPOSED AS PART OF THE PROJECT AND WILL NOT IMPACT LITTORAL DRIFT.
310 CMR 10.27(5): Notwithstanding 310 CMR 10.27(3), beach nourishment with clean sediment of a grain size compatible with that on the existing beach may be permitted.	Not applicable
310 CMR 10.27(6): In addition to complying with the requirements of 310 CMR 10.27 (3) and 10.27(4), a project on a Tidal Flat shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if non-water dependent, have no adverse effects, on marine fisheries and wildlife caused by:	
a. Alterations to water circulation	The proposed activities will not alter the water circulation of the Saugus and Pines Rivers.

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COASTAL BEACH PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
b. Alterations in the distribution of sediment grain size	Not applicable
c. Changes in water quality, including, but not limited to, other than natural fluctuations in the levels of dissolved oxygen, temperature, or turbidity, or the addition of pollutants.	Turbidity curtains and erosion and sedimentation control devices will be placed around the work activities to minimize turbidity within the water column during removal of the dilapidated piers. No short- or long-term changes in level of salinity, dissolved oxygen, nutrients, or temperature are expected to result from the work.
310 CMR 10.27(7): Notwithstanding the provisions of 310 CMR 10.27(3) through 10.27(6), no project may be permitted which will have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	No proposed work will permanently affect the PH Species located within the (ACEC). Temporary impacts may occur due to construction activities

Coastal Bank

As previously characterized, the coastal bank is experiencing significant erosion and is comprised of building debris, failing riprap, deteriorating wood pilings, and tarnished concrete slab. Coastal Bank will be stabilized through a combination of methods including installation of new riprap, vertical sheet piling, dredging 175 cubic yards, and implementation of vegetation. One area will be an approximately 5-foot-wide path along the MHW line to stabilize the bank and will remove approximately 75 cubic yards of material. The other dredging area will occur landward of the failing vertical timber sheet piling within the northeast corner of the Project Site and will remove approximately 100 cubic yards of material between Elevations 2.0 and 4.3 (NAVD88). It will result in a sloped vegetated and riprap bank to accommodate sea level rise. Each of these methods will support fisheries habitat and prevent sedimentation and slumping that is currently occurring along the shoreline. The removal of debris will improve the condition of the degraded resource area. This activity is restorative in nature and will result in better stabilization of erosion and associated sediment transport, storm damage prevention, and flood control.

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Table 4-3, Compliance with Performance Standards for Coastal Bank (310 CMR 10.30)

COASTAL BANK PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
O. 310 CMR 10.30(6): ANY PROJECT ON SUCH A COASTAL BANK OR WITHIN 100 FEET LANDWARD OF THE TOP OF SUCH COASTAL BANK SHALL HAVE NO ADVERSE EFFECTS ON THE STABILITY OF THE COASTAL BANK.	The project is proposing to permanently stabilize approximately 6,789-sf of area within the Top of Coastal Bank through the construction and maintenance plans. This construction will remove debris and improve the condition of the degraded resource area.
P. 310 CMR 10.30(7): BULKHEADS, REVETMENTS, SEAWALLS, GROINS OR OTHER COASTAL ENGINEERING STRUCTURES MAY BE PERMITTED ON SUCH A COASTAL BANK EXCEPT WHEN SUCH BANK IS SIGNIFICANT TO STORM DAMAGE PREVENTION OR FLOOD CONTROL BECAUSE IT SUPPLIES SEDIMENT TO COASTAL BEACHES, COASTAL DUNES, AND BARRIER BEACHES.	Improvements to existing timber bulkhead and riprap will consist of proposed vegetated slope at a 3:1 ratio. This will improve storm damage protection and flood control.
Q. 310 CMR 10.30 (8): NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.30(3) THROUGH (7), NO PROJECT MAY BE PERMITTED WITH WHICH WILL HAVE AN ADVERSE EFFECT ON SPECIFIED HABITAT SITES OF RARE VERTEBRATE OF INVERTEBRATE SPECIES, AS IDENTIFIED BY PROCEDURES ESTABLISHED UNDER 310 CMR 10.37.	No proposed work will permanently affect the PH species located within the (ACEC). Temporary impacts may occur due to construction activities

Land Containing Shellfish (LCS)

The MassGIS data depicts two shellfish areas within the property, which have been overlaid on the Resource Area Plan. The western intertidal area within the site is identified as a spawning and settlement area for soft-shell clam. Within the eastern portion of the intertidal area, there is a spawning and settlement area for razor clam and soft-shell clam. The Project scope of work within LCS is limited to removal of the numerous wood piles and remains of the dilapidated piers, which we believe are restorative in nature and will result in net benefit to the resource area.

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Table 4-4, Compliance with Performance Standards for Land Containing Shellfish (310 CMR 10.34)

LAND CONTAINING SHELLFISH PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
R. 310 CMR 10.34(4): EXCEPT AS PROVIDED IN 310 CMR 10.34(5), ANY PROJECT ON LAND CONTAINING SHELLFISH SHALL NOT ADVERSELY AFFECT SUCH LAND OR MARINE FISHERIES BY A CHANGE IN THE PRODUCTIVITY OF SUCH LAND CAUSED BY:	
a. alterations of water circulation	There will be no adverse alterations in overall water circulation patterns because of the proposed work. There is no proposed presence of any structures in Land Containing Shellfish that may impede or alter flow pathways
b. alterations in relief elevation	The elevations of the sediment surface will not be altered within the limits of Land Containing Shellfish.
C. THE COMPACTING OF SEDIMENT BY VEHICULAR TRAFFIC	No vehicular traffic will occur in the Land Containing Shellfish resource area.
D. ALTERATIONS IN THE DISTRIBUTION OF SEDIMENT GRAIN SIZE	No alteration in sediment grain size distribution is expected.
E. ALTERATIONS IN NATURAL DRAINAGE FROM ADJACENT LAND, OR	Storm water management improvements are required to meet WPA storm water management standards, and therefore there will necessarily be alterations to the drainage from the adjacent land for the purpose of improved storm water management and water quality protection. The Project's storm water improvements, described in a separate cover, will beneficially impact the quality of surface runoff into LCS areas instead of current sheet flow of untreated runoff into resource areas.
F. CHANGES IN WATER QUALITY, INCLUDING, BUT NOT LIMITED TO, OTHER THAN NATURAL FLUCTUATIONS IN THE LEVELS OF SALINITY, DISSOLVED OXYGEN, NUTRIENTS, TEMPERATURE OR TURBIDITY, OR THE ADDITION OF POLLUTANTS.	Turbidity curtains and erosion and sedimentation control devices will be placed around the work activities to minimize turbidity within the water column during removal of the dilapidated pier. No short- or long-term changes in level of salinity, dissolved oxygen, nutrients, or temperature are expected to result from the work.
S. 310 CMR 10.34(5): NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.34(4), PROJECTS WHICH TEMPORARILY HAVE AN ADVERSE EFFECT ON	No permanent adverse effects of LCS, but temporary construction may cause brief adverse effects on shellfish productivity. There will be no permanent destruction of habitat. Prior to any construction, it will be

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LAND CONTAINING SHELLFISH PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>SHELLFISH PRODUCTIVITY BUT WHICH DO NOT PERMANENTLY DESTROY THE HABITAT MAY BE PERMITTED IF THE LAND CONTAINING SHELLFISH CAN AND WILL BE RETURNED SUBSTANTIALLY TO ITS FORMER PRODUCTIVITY IN LESS THAN ONE YEAR FROM THE COMMENCEMENT OF WORK, UNLESS AN EXTENSION OF THE ORDER OF CONDITIONS IS GRANTED, IN WHICH CASE SUCH RESTORATION SHALL BE COMPLETED WITHIN ONE YEAR OF SUCH EXTENSION.</p>	<p>ensured that Land Containing Shellfish can and will be returned substantially to its former productivity in less than one year from the commencement of work.</p>
<p>T. 310 CMR 10.34(6): IN THE CASE OF LAND CONTAINING SHELLFISH DEFINED AS SIGNIFICANT IN 310 CMR 10.34(3)(B) (I.E., THOSE AREAS IDENTIFIED ON THE BASIS OF MAPS AND DESIGNATIONS OF THE SHELLFISH CONSTABLE), EXCEPT IN AREAS OF CRITICAL ENVIRONMENTAL CONCERN, THE ISSUING AUTHORITY MAY, AFTER CONSULTATION WITH THE SHELLFISH CONSTABLE, PERMIT THE SHELLFISH TO BE MOVED FROM SUCH AREA UNDER THE GUIDELINES OF, AND TO A SUITABLE LOCATION APPROVED BY, THE DIVISION OF MARINE FISHERIES, IN ORDER TO PERMIT A PROPOSED PROJECT ON SUCH LAND. ANY SUCH PROJECT SHALL NOT BE COMMENCED UNTIL AFTER THE MOVING AND REPLANTING OF THE SHELLFISH HAVE BEEN COMMENCED.</p>	<p>No shellfish will be moved because of the proposed Project.</p>
<p>U. 310 CMR 10.34(7): NOTWITHSTANDING 310 CMR 10.34(4) THROUGH (6), PROJECTS APPROVED BY THE DIVISION OF MARINE FISHERIES THAT ARE SPECIFICALLY INTENDED TO INCREASE THE PRODUCTIVITY OF LAND CONTAINING SHELLFISH MAY</p>	<p>The Project is not specifically intended to increase the productivity of Land Containing Shellfish.</p>

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LAND CONTAINING SHELLFISH PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
BE PERMITTED. AQUACULTURE PROJECTS APPROVED BY THE APPROPRIATE LOCAL AND STATE AUTHORITY MAY ALSO BE PERMITTED	
V. 310 CMR 10.34(8): NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.34(4) THROUGH (7), NO PROJECT MAY BE PERMITTED WHICH WILL HAVE ANY ADVERSE EFFECT ON SPECIFIED HABITAT OF RARE VERTEBRATE OR INVERTEBRATE SPECIES, AS IDENTIFIED BY PROCEDURES ESTABLISHED UNDER 310 CMR 10.37.	No proposed work will permanently affect the PH Species located within the project site.

Anadromous/Catadromous Fish Run

The same scope of work to remove wood piles and remains of old piers characterized under LCS above, is coincidentally proposed within designated Fish Runs. Again, this scope of work is restorative in nature and will only result in net benefit to resource area quality and protection.

Table 4-5, Compliance with Performance Standards for Fish Runs (310 CMR 10.35)

ANADROMOUS/CATADROMOUS FISH RUN PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
Any project on such land or bank shall not have an adverse effect on the anadromous or catadromous fish run by:	
A. IMPEDING OR OBSTRUCTING THE MIGRATION OF THE FISH, UNLESS DMF HAS DETERMINED THAT SUCH IMPEDING OR OBSTRUCTING IS ACCEPTABLE, PURSUANT TO ITS AUTHORITY UNDER M.G.L. C. 130, § 19;	No impeding or obstruction of migrating fish is proposed during construction.
B. CHANGING THE VOLUME OR RATE OF FLOW OF WATER WITHIN THE FISH RUN; OR	There will be no adverse alterations in overall water circulation patterns, volume, or rate of flow because of the proposed work.
C. IMPAIRING THE CAPACITY OF SPAWNING OR NURSERY HABITATS NECESSARY TO SUSTAIN THE VARIOUS LIFE STAGES OF THE FISH.	No impairment of spawning or nursery habitat is proposed.

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ANADROMOUS/CATADROMOUS FISH RUN PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
<p>W. UNLESS OTHERWISE ALLOWED BY DMF PURSUANT TO M.G.L. C. 130, § 19, DREDGING, DISPOSAL OF DREDGED MATERIAL OR FILLING IN A FISH RUN SHALL BE PROHIBITED BETWEEN MARCH 15 AND JUNE 15 IN ANY YEAR.</p>	<p>Approx. 175 CY of material will be dredged from the coastal bank. (See shoreline cross sections, Attachment F – Proposed Shoreline Improvements Plans)</p>
<p>X. NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.35(3), NO PROJECT MAY BE PERMITTED WHICH WILL HAVE ANY ADVERSE EFFECT ON SPECIFIED HABITAT SITES OF RARE VERTEBRATE OR INVERTEBRATE SPECIES, AS IDENTIFIED BY PROCEDURES ESTABLISHED UNDER 310 CMR 10.37.</p>	<p>No proposed work will permanently affect the PH species located within the project site.</p>
<p>Any person proposing a new stream crossing of a Fish Run shall demonstrate to the issuing authority that there are no practicable alternatives to the crossing, that the impacts of the crossing have been minimized and that mitigation measures have been provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40. An applicant will be presumed to have made this showing if the project is designed as follows:</p>	
<p>a. If the project includes the construction of a new non-tidal crossing, the applicant demonstrates to the satisfaction of the issuing authority that the crossing complies with the Massachusetts Stream Crossing Standards by consisting of a span or embedded culvert in which, at a minimum, the top of the structure is above the elevation of the top of the bank and the structure spans the channel width by a minimum of 1.2 times the bankfull width.</p>	<p>Not applicable</p>
<p>b. If the project includes the construction of a new tidal crossing, the applicant demonstrates to the satisfaction of the issuing authority</p>	<p>Not applicable</p>

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ANADROMOUS/CATADROMOUS FISH RUN PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
that the project is designed in a manner that does not restrict tidal flow over the full natural tidal range by consisting of a span or embedded culvert in which, at a minimum, the top of the structure is above the elevation of the top of the bank and the structure spans the channel width by a minimum of 1.2 times the bank full width.	

5. CONCLUSION

All work has been designed to meet or exceed Performance Standards in accordance with the Massachusetts Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) and the Town of Revere Wetlands Protection Bylaw (Town Code Chapter 16). Through conversion of industrial use to residential use, cleanup of degraded areas, stormwater infrastructure engineered to meet all Stormwater Management Standards, incorporation of LIDs, revitalization of severely degraded shoreline for construction, we believe there will be no adverse impacts to wetland resource areas, and that all interests for wetlands under the WPA and local wetland bylaw will be protected. We therefore request that the Commission consider issuance of an Order of Conditions permit authorizing the scope of work described herein. Thank you for your consideration in this matter.

Regards,
Hancock Associates on behalf of Redgate Capital Partners



Katherine Cruz, P.E.
Associate / Project Manager



cc: MassDEP Northeast Regional Office (NERO)
Division of Marine Fisheries (DMF)

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Attachments:

- A – ORAD (copy)
- B – WPA Form 3
- C – Figures and Site Photos
- D – Filing Fees
- E – Abutter Notification
- F – Shoreline Improvement Sections (FPA)
- G – Transmittals
- Stormwater Report (under separate cover)
- Site Plans (under separate cover)

Attachment A ORAD (copy)

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

061-0756

MassDEP File Number

eDEP Transaction Number

Revere

City/Town

A. General Information

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.

From: City of Revere
1. Conservation Commission

2. This Issuance is for (check one):
a. Order of Resource Area Delineation
b. Amended Order of Resource Area Delineation

3. Applicant:
 Lizbeth Bello
 a. First Name b. Last Name
 Redgate Capital Partners
 c. Organization
 265 Franklin Street, 6th Floor
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):
 See Attachment A
 a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code

5. Project Location:
 22 Whitin Avenue Extension Revere 02151
 a. Street Address b. City/Town c. Zip Code
 See Attachment A See Attachment A
 d. Assessors Map/Plat Number e. Parcel/Lot Number
 Latitude and Longitude 42d26m30.6s 70d58m07.2s
 (in degrees, minutes, seconds): f. Latitude g. Longitude

6. Dates: 12/23/2020 02/03/2021 02/03/2021
 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

061-0756

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**WPA Form 4B – Order of Resource Area
Delineation**

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Revere

City/Town

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

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

22 Whitin Ave Extension Resource Area

12/23/2020

a. Title

b. Date

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:

a.

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:

a.

c. **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

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City/Town

B. Order of Delineation (cont.)

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:
061-0756
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**WPA Form 4B – Order of Resource Area
Delineation**

eDEP Transaction Number
Revere
City/Town

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

E. Signatures

Date of Issuance

Please indicate the number of members who will sign this form.

1. Number of Signers

Signatures

Signature of Conservation Commission Member

Nicholas Moulaison Sr
Printed Name

Signature of Conservation Commission Member

David Eatough
Printed Name

Signature of Conservation Commission Member

Heather Legere
Printed Name

Signature of Conservation Commission Member

Deborah Santiano-McHatten
Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

Signature of Conservation Commission Member

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on 2/3/2024 unless extended in writing by the issuing authority.

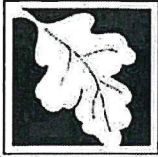
This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

3. By certified mail, return receipt requested on

a. Date _____

2/9/2021
a. Date _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 4B – Order of Resource Area Delineation

MassDEP File Number

eDEP Transaction Number

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

City/Town

Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

For: _____
Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number:

Provided by DEP

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

A. Request Information

1. Location of Project

a. Street Address _____ b. City/Town, Zip _____
 c. Check number _____ d. Fee amount _____

2. Person or party making request (if appropriate, name the citizen group's representative):

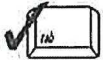
Name _____
 Mailing Address _____
 City/Town _____ State _____ Zip Code _____
 Phone Number _____ Fax Number (if applicable) _____

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name _____
 Mailing Address _____
 City/Town _____ State _____ Zip Code _____
 Phone Number _____ Fax Number (if applicable) _____

4. DEP File Number:

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



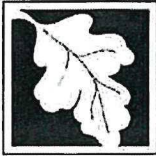
B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
 Box 4062
 Boston, MA 02211



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**Request for Departmental Action Fee
Transmittal Form**

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

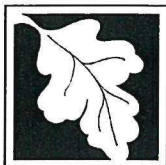
DEP File Number:

Provided by DEP

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Attachment B WPA Form 3



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

Revere

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):

22 Whitin Avenue Ext

a. Street Address

Revere

b. City/Town

02151

c. Zip Code

Latitude and Longitude:

42.441150

d. Latitude

-70.965950

e. Longitude

14

f. Assessors Map/Plat Number

192S-1 / 192S-2 / 192S-3 / 192P1-1A

g. Parcel /Lot Number

2. Applicant:

Bello

a. First Name

Lizabeth

b. Last Name

Redgate Capital Partners

c. Organization

265 Franklin Street

d. Street Address

Boston

e. City/Town

MA

f. State

02110

g. Zip Code

(617)-904-7108

h. Phone Number

i. Fax Number

lizbeth.bello@redgate-re.com

j. Email Address

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

a. First Name

b. Last Name

See Table 1-1 (Property Ownership) in the attached Narrative

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):

Katherine

a. First Name

Cruz, P.E.

b. Last Name

Hancock Associates

c. Company

185 Centre Street

d. Street Address

Danvers

e. City/Town

MA

f. State

01923

g. Zip Code

(978)-777-3050

h. Phone Number

i. Fax Number

kcruz@hancockassociates.com

j. Email address

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

\$5,825.00

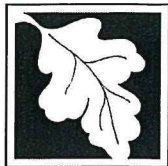
a. Total Fee Paid

\$2,900.00

b. State Fee Paid

\$2,925.00

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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A. General Information (continued)

6. General Project Description:

Redevelopment of a degraded industrial lot into residential apartments, elements of which are proposed within jurisdictional wetland resource areas and/or associated buffer zones.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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:

Essex South

a. County

45513

c. Book

b. Certificate # (if registered land)

309 / 311 / 312

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Revere
City/Town

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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. Riverfront Area
Saugus and Pines Rivers (Coastal)
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: 132,895 square feet

4. Proposed alteration of the Riverfront Area:

<u>132,895 (redevelopment)</u>	<u>79,746 (redevelopment)</u>	<u>53,149 (redevelopment)</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Revere

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 checked="" type="checkbox"/> Coastal Beaches	<u>2,180 (restoration)</u>	_____
	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 checked="" type="checkbox"/> Coastal Banks	<u>922 (restoration)</u>	
	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 checked="" type="checkbox"/> Land Containing Shellfish	<u>69 (restoration)</u>	
	1. square feet	
k. <input checked="" type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	<u>175</u>	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>201,797</u>	
	1. square feet	

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

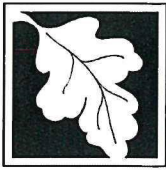
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Revere

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- MassGIS April 2021
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

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

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

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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Revere

City/Town

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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

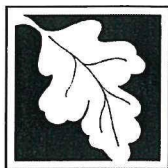
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Revere

City/Town

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

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Document Transaction Number

Revere

City/Town

D. Additional Information (cont'd)

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

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

Permit Site Plan

a. Plan Title

Hancock Associates

Katherine Cruz, P.E.

b. Prepared By

c. Signed and Stamped by

May 20, 2021

1"=30'

d. Final Revision Date

e. Scale

Proposed Shoreline Improvements Section;

02/21/21

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:

10002

04/22/2021

2. Municipal Check Number

3. Check date

10003

04/22/2021

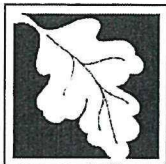
4. State Check Number

5. Check date

Redgate Capital Partners, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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MassDEP File Number

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Revere

City/Town

F. Signatures and Submittal Requirements

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

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

<p style="text-align: center;"><i>Juan Bello</i></p> <p>1. Signature of Applicant</p> <hr/> <p style="text-align: center;"><i>[Signature]</i></p> <p>3. Signature of Property Owner (if different)</p> <hr/> <p style="text-align: center;"><i>[Signature]</i></p> <p>5. Signature of Representative (if any)</p> <hr/>	<p>5/18/2021</p> <hr/> <p>2. Date</p> <p style="text-align: center;"><i>4/16/2021</i></p> <hr/> <p>4. Date</p> <p style="text-align: center;"><i>5/20/21</i></p> <hr/> <p>6. Date</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

For Conservation Commission:

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

For MassDEP:

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

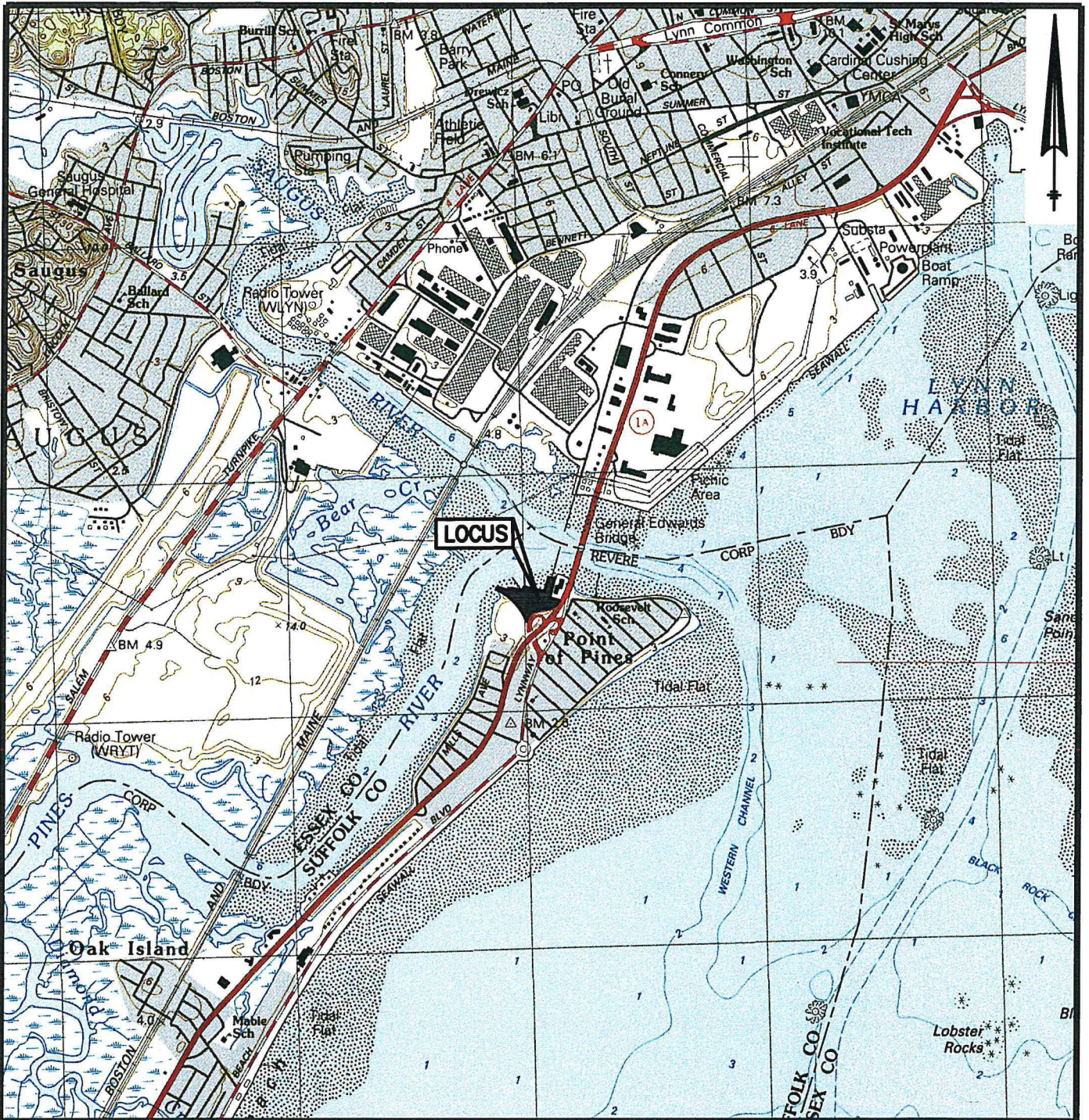
Other:

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

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

Attachment C Figures and Site Photos

- **Locus Map** – Hancock Associates (02/11/20)
- **Hydrologic Soil Map and Legend** – NRCS (02/11/20)
- **FEMA Map** – (11/06/20)
- **Rumney Marsh Restoration Areas** – EPA (08/24/17)
- **Site Photos** – Fort Point Associates, Inc (2020)
- **Resource Area Plan** – Hancock Associates (03/23/21)
- **Alternative 3 Exhibit** – Arrowstreet (2021)



USGS LOCUS MAP

22 WHITIN AVENUE EXT.
REVERE, MA

HANCOCK ASSOCIATES

185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

DATE: 2/11/20

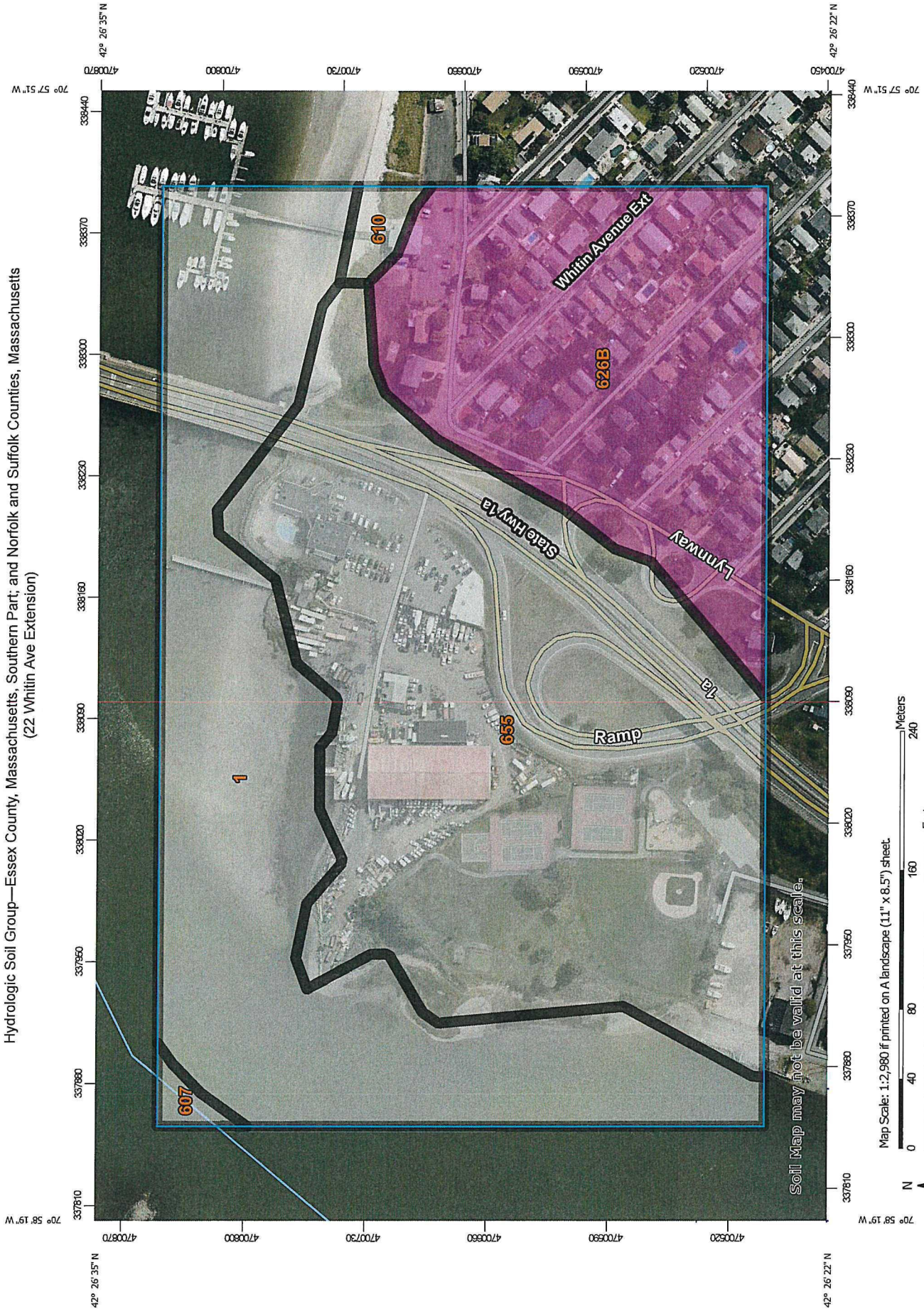
SCALE: 1"=2,000'

DESIGN: JJP

DRAWN: JJP

LAYOUT: LOCUS

Hydrologic Soil Group—Essex County, Massachusetts, Southern Part; and Norfolk and Suffolk Counties, Massachusetts
(22 Whitin Ave Extension)






































Map Scale: 1:2,980 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 C
 Soils	 C/D
 Soil Rating Polygons	 D
 A	 Not rated or not available
 A/D	Water Features
 B	 Streams and Canals
 B/D	Transportation
 C	 Rails
 C/D	 Interstate Highways
 D	 US Routes
 Not rated or not available	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Southern Part
Survey Area Data: Version 16, Sep 13, 2019

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 15, Sep 12, 2019

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2019—Oct 5, 2019

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
607	Water, saline		0.3	0.6%
Subtotals for Soil Survey Area			0.3	0.6%
Totals for Area of Interest			47.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Water		15.1	32.2%
610	Beaches, sand		0.4	0.9%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	10.8	22.9%
655	Udorthents, wet substratum		20.4	43.4%
Subtotals for Soil Survey Area			46.8	99.4%
Totals for Area of Interest			47.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMMette



70°58'17"W 42°26'42"N



70°57'39"W 42°26'15"N

Legend

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

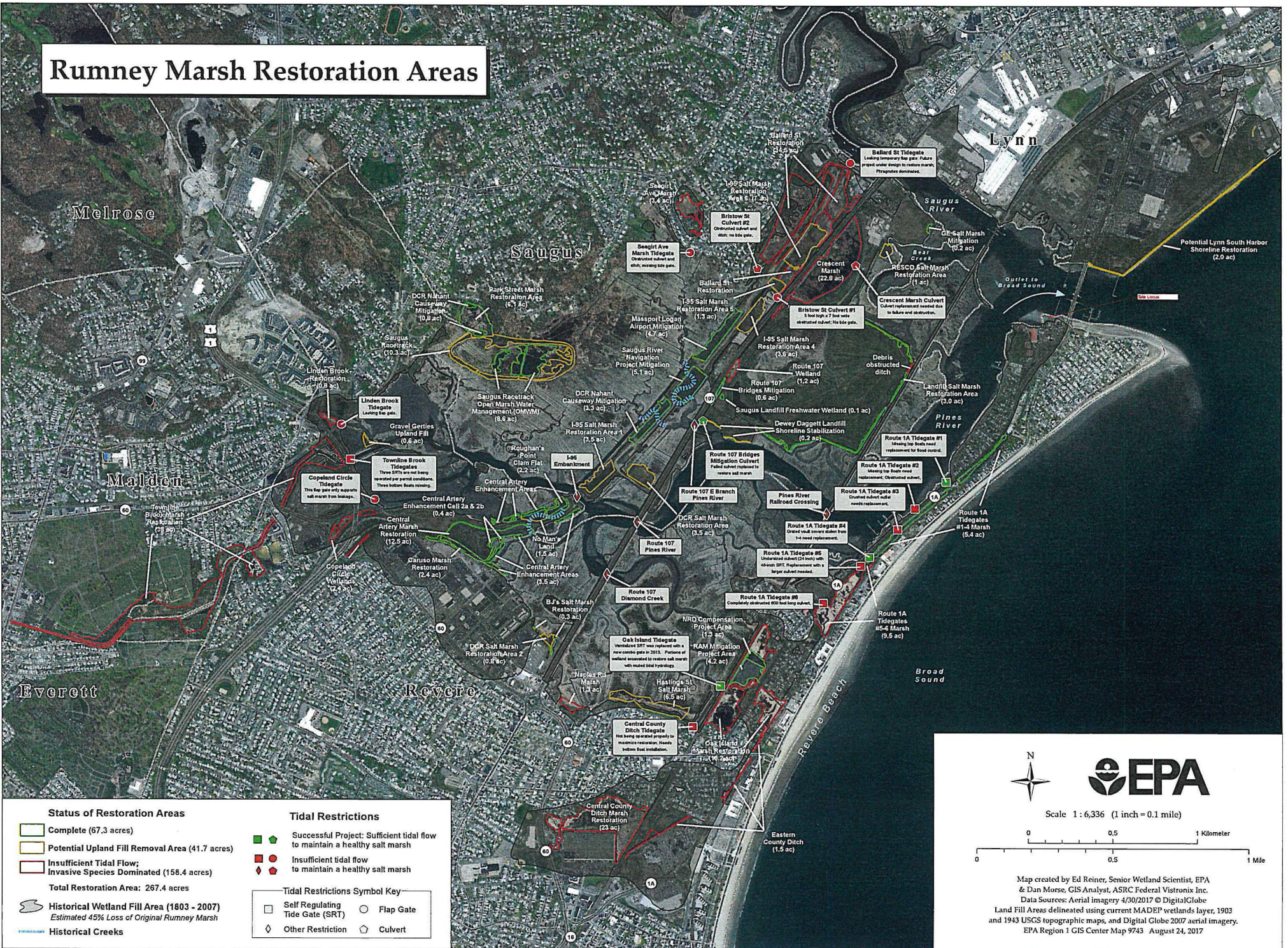
- | | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p> |

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 11/6/2020 at 10:46 AM 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.

Rumney Marsh Restoration Areas



Status of Restoration Areas

- Complete (67.3 acres)
 - Potential Upland Fill Removal Area (41.7 acres)
 - Insufficient Tidal Flow; Invasive Species Dominated (158.4 acres)
- Total Restoration Area: 267.4 acres
- Historical Wetland Fill Area (1803 - 2007)
Estimated 45% Loss of Original Rumney Marsh
 - Historical Creeks

Tidal Restrictions

- Successful Project: Sufficient tidal flow to maintain a healthy salt marsh
 - Insufficient tidal flow to maintain a healthy salt marsh
- Tidal Restrictions Symbol Key**
- Self Regulating Tide Gate (SRT)
 - Flap Gate
 - Other Restriction
 - Culvert

Scale 1:6,336 (1 inch = 0.1 mile)

Map created by Ed Reiner, Senior Wetland Scientist, EPA & Dan Morse, GIS Analyst, ASRC Federal Vistronix Inc.
 Data Sources: Aerial imagery 4/30/2017 © DigitalGlobe
 Land Fill Areas delineated using current MADEP wetlands layer, 1903 and 1943 USGS topographic maps, and Digital Globe 2007 aerial imagery.
 EPA Region 1 GIS Center Map 9743 August 24, 2017



5A: View Looking South of Parking Area and Buildings on East Side of the Site



5B: View Looking West of Roadway in front of Metal Building



6A: View Looking North along Southwest Side of Site



6B: View Looking North at Bordering Vegetated Wetland



7A: View Looking West from Eastern Side of the Site



7B: View Looking Northeast along the Shoreline



8A: View Looking East near Abutment of Pile-supported Pier



8B: View Looking South of Pile-supported Pier

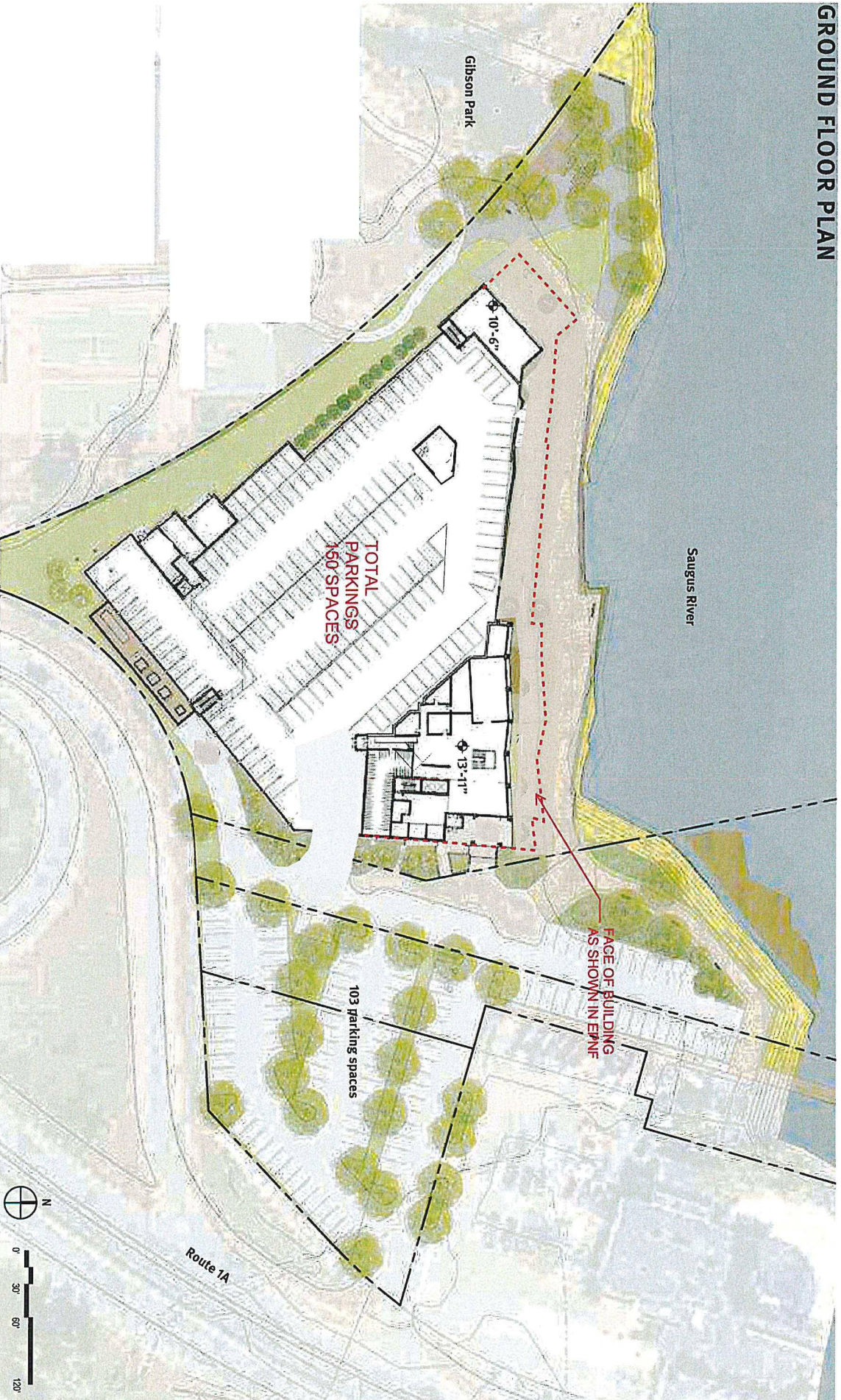


9A: View Looking West along Coastal Bank



9B: View Looking East near Former Railroad Bridge over Pines River

GROUND FLOOR PLAN



ALTERNATIVE 3 - REDUCE FOOTPRINT TO SHIFT NORTH FACADE 10' FROM SHORELINE ;
NO PLAN CHANGES FROM ENF

Attachment D Filing Fees



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:

<u>22 Whittin Avenue Ext</u>	<u>Revere</u>
a. Street Address	b. City/Town
<u>10003</u>	<u>\$2,900.00</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Bello</u>	<u>Lizbeth</u>	
a. First Name	b. Last Name	
<u>Redgate Capital Partners</u>		
c. Organization		
<u>265 Franklin Street</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>(617)-904-7108</u>	<u>Lizabeth.bello@redgate-re.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>See Table 1-1 (Property Ownership) in the attached Narrative</u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Mailing 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

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
<u>Category 2g</u>	<u>3</u>	<u>\$500.00 / X1.5 RA</u>	<u>\$2,250.00</u>
<u>Category 3b</u>	<u>1</u>	<u>\$1,500.00 / X1.5 RA</u>	<u>\$1,575.00</u>
<u>Category 5</u>	<u>900</u>	<u>\$4.00 per lf / X1.5 RA</u>	<u>\$2,000.00</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Step 5/Total Project Fee:			<u>\$5,825.00</u>
Step 6/Fee Payments:			
Total Project Fee:			<u>\$5,825.00</u>
State share of filing Fee:			<u>\$2,900.00</u>
City/Town share of filling Fee:			<u>\$2,925.00</u>
			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.)

Attachment E Abutter Notification



The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS

Dana E. Brangiforte

John J. Verrengia

Mathew M. McGrath

Brian M. Arrigo
Mayor

Request for Abutters List

Date: 03/03/2021

Property Location: 22 Whitin Avenue, Revere MA

Map: _____

Block: _____

Parcel: 14-192S-1

Property Owner: LOMBARD DBA REALTY I BARBARAA & ANGIULO DBA REALTY GENNARO JAY

Is request for special permit or variance? YES

NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

100 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Devon Morse- Hancock Associates

Address: 185 Centre Street

Danvers, MA 01923

Telephone: (978)-777-3050 ext. 413

NORTH SHORE RD

13-192T12-1

LUC: 930

CITY OF REVERE
MAYOR'S OFFICE
281 BROADWAY
REVERE, MA 02151

220 LYNNWAY

14-192P2-1

LUC: 352

220 LYNNWAY LLC
220 LYNNWAY
REVERE, MA 02151

22 WHITIN AVE EXT

14-192S-1

LUC: 332

LOMBARD DBA REALTY I BARBARA A
ANGIULO DBA REALTY GENNARO JAY
9 VERNON ST
NAHANT, MA 01908

FOWLERS MARINA

14-192S-2

LUC: 442

MASSACHUSETTS ELECTRIC COMPANY
C/O PROPERTIES DEPT
40 SYLVAN RD
WALTHAM, MA 02451

22 WHITIN AVE EXT

14-192S-3

LUC: 326

LOMBARD DBA REALTY I BARBARA A
ANGIULO DBA REALTY GENNARO JAY
9 VERNON ST
NAHANT, MA 01908

THIS IS A TRUE & ATTESTED
CERTIFICATE OF THE RECORDS
ASSESSOR'S OFFICE OF
CITY OF REVERE

DATE: 3/10/21

Notification to Abutters Under the Massachusetts
Wetlands Protection Act And the Revere Wetlands
Bylaw

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 : Redgate Capital Partners
- B. The applicant has filed a
 Determination of Applicability
 X Notice of Intent
 Abbreviated Notice of Resource Area Delintation

with the Conservation Commission of the Town of Revere, Massachusetts seeking permission to remove, fill, dredge or alter an area subject to protection under the wetland protection act (General Laws Chapter 131, Section 40).

- C. The address where the activity is proposed is 22 Whitin Avenue, Ext., Revere MA
- D. The activity consists of Redevelopment of a degraded industrial lot into residential apartments, elements of which are proposed within jurisdictional wetland resource areas and/or associated buffer zones
- E. Copies of the filing may be examined at the Conservation Commission Office, Town Hall, between the hours of 8 AM and 4 PM. The Revere Conservation Commission works in conjunction with the Mayor's Office, the City Council and other city departments and boards particularly with the Inspectional Services Department, Planning Department and Department of Public Works. For more information, call (781)-286-8185.
- F. Copies of the Notice of Intent may be obtained from Hancock Associates by calling (978)-777-3050 during the hours 8:00AM - 5:00 PM Monday through Friday.
- G. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission Office by calling (781)-286-8185 during the hours listed above.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least seven (7) days in advance in the Revere Journal.

NOTE: The public hearing, including its date, time and agenda will be posted not less than forty-eight (48) hours in advance and is scheduled for June 2nd, 2021.

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

**Attachment F Proposed Shoreline Improvements
Plan(s)**

Attachment G Transmittals

HANCOCK ASSOCIATES

Civil Engineering
Land Surveying
Wetland Science
Landscape Architecture

Letter of Transmittal

185 Centre Street, Danvers, MA 01923
(978) 777-3050 / Fax (978) 774-7816
www.hancockassociates.com

To:	Department of Environmental Protection	Date:	05/20/2021	Job #:	23124
	Northeast Regional Office	From:	Devon Morse		
	205 B Lowell Street	Re:	22 Whitin Avenue Ext., Revere MA		
	Wilmington, MA 01887		Notice of Intent		

● We are sending you:


- Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Other

COPIES	DATE	DESCRIPTION
1	05/20/2021	22 Whitin Avenue Ext., Revere MA - Notice of Intent

● These are transmitted as checked below:

- For Approval
 Approved as submitted
 Resubmit ___ copies for approval
 For your use
 Approved as noted
 Submit ___ copies for distribution
 As requested
 Returned for corrections
 Return ___ corrected prints
 For review and comment
 PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Copy To:		Signed:	
-----------------	--	----------------	--------------------------------------------------------------------------------------

If enclosures are not as noted, kindly notify us at once.

HANCOCK ASSOCIATES

*Civil Engineering
Land Surveying
Wetland Science
Landscape Architecture*

Letter of Transmittal

185 Centre Street, Danvers, MA 01923
(978) 777-3050 / Fax (978) 774-7816
www.hancockassociates.com

To:	Division of Marine Fisheries - North Shore	Date:	05/20/2021	Job #:	23124
	Att.: Environmental Reviewer	From:	Devon Morse		
	30 Emerson Avenue	Re:	22 Whitin Avenue Ext., Revere MA		
	Gloucester, MA 01930		Notice of Intent		

● We are sending you:

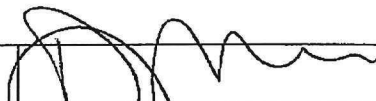
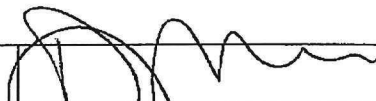
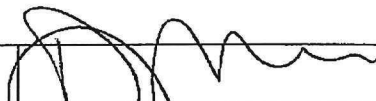
Prints Plans Samples Specifications Copy of letter Other

COPIES	DATE	DESCRIPTION
1	05/20/2021	22 Whitin Avenue Ext., Revere MA - Notice of Intent Filing

● These are transmitted as checked below:

For Approval Approved as submitted Resubmit ___ copies for approval
 For your use Approved as noted Submit ___ copies for distribution
 As requested Returned for corrections Return ___ corrected prints
 For review and comment PRINTS RETURNED AFTER LOAN TO US

REMARKS:

<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Copy To:</td> <td style="width: 50%;">Signed: </td> </tr> </table>	Copy To:	Signed: 
Copy To:	Signed: 	

If enclosures are not as noted, kindly notify us at once.