



CITY OF WATERTOWN

Conservation Commission

The Conservation Commission of Watertown will hold a public meeting on July 13, 2022 at 7:00 p.m. . The meeting will follow current State law/guidance and will be held remotely, with participation and public access provided as follows:

CONSERVATION COMMISSION MEETING WEDNESDAY, JULY 13, 2022 AT 7:00 PM AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=1>
 - B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - C. Public may join virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: **995 9708 0710**
 - D. Public may comment through email: lschwab@watertown-ma.gov
-

- 1. Public Hearing-
 - A. **Request for Determination of Applicability-** Arsenal St. and Greenough Boulevard- filed by Epsilon Associates, Inc., for Alexandria Equities Real Estate, Inc., for minor proposed roadway improvements, including minor modifications to the stormwater system, on a small segment of Arsenal St. and Greenough Boulevard. Epsilon Associates, Inc., Applicant; Michael D. Howard, Representative
- 2. Public Hearing-
 - A. **(continuance has been requested to September meeting)- Notice of Intent- 0 Arlington St (Williams Pond Parcel) -** to construct a 2-story commercial building and parking lot on property known as the Williams Pond parcel; Max Hatziliades, Applicant and Owner.
- 3. Public Hearing-
 - A. **(continuance has been requested to the September meeting) Request for**

Determination of Applicability- For the proposed parking lot improvements and utility upgrades located at 10-30 Manley Way, Watertown, Massachusetts. PPF Industrial 20 Seylon LLC, Owner, Christopher M. Lucas, Representative/Applicant

4. Agent Report

A.

1. CPC Update- Jamie O'Connell
2. Climate and Energy Plan
3. Whitney Hill
4. Ongoing Orders of Conditions
5. Arsenal Park

5. Acceptance of Minutes

- A. Review and Acceptance of Minutes from the June 1, 2022 Conservation Commission Meeting



Bureau of Resource Protection - Wetlands

Form 1 – Request for Determination of Applicability
Massachusetts Wetlands Protection Act (M.G.L. c.131 s.40)
City of Watertown Wetlands Ordinance (Chapter XV)

Arsenal Street and Greenough Boulevard Roadway Improvement Project Watertown, Massachusetts



Submitted to:
Watertown Conservation Commission
149 Main Street, 3rd Floor
Watertown, MA 02472

MassDEP Northeast Regional Office
205B Lowell Street
Wilmington, Massachusetts 01887

Prepared for:
ARE-MA Region No.75, LLC
400 Technology Square, Suite 101
Cambridge, MA 02139

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

June 17, 2022



June 17, 2022

PRINCIPALS

Theodore A Barten, PE
Margaret B Briggs
Dale T Raczynski, PE
Cindy Schlessinger
Lester B Smith, Jr
Robert D O'Neal, CCM, INCE
Michael D Howard, PWS, CWS
Douglas J Kelleher
AJ Jablonowski, PE
David E Hewett, LEED AP
Dwight R Dunk, LPD
David C Klinch, PWS, PMP
Maria B Hartnett
Richard M Lampeter, INCE
Geoff Starsiak, LEED AP BD+C
Marc Bergeron, PWS, CWS
Alyssa Jacobs, PWS

Watertown Conservation Commission
149 Main Street, 3rd Floor
Watertown, MA 02472

**Subject: REQUEST FOR DETERMINATION OF APPLICABILITY
Arsenal Street and Greenough Boulevard Roadway Improvement Project,
Watertown, Massachusetts.**

Dear Commissioners:

On behalf of Alexandria Real Estate Equities, Inc. (the "Applicant"), Epsilon Associates, Inc. ("Epsilon") is pleased to submit this Request for Determination of Applicability ("RDA") to the Watertown Conservation Commission describing certain minor proposed roadway improvements to a short segment of Arsenal Street and Greenough Boulevard in Watertown, Massachusetts (the "Project"). As per the Commission's permit application checklist, we have provided one original and six paper copies of the submission, along with an electronic PDF copy. We have also provided copies of the application to the municipal departments identified at the end of this transmittal letter.

ASSOCIATES

Holly Carlson Johnston
Brian Lever
Dorothy K. Buckoski, PE
John Zimmer

As described in further detail in the enclosed RDA, all of the proposed work will occur within paved areas that are presently occupied by the referenced roadways and adjacent sidewalks. A portion of the proposed work will occur in the 100-foot Buffer Zone to Bordering Vegetated Wetlands and Riverfront Area that overlays the roadways. No work is proposed in Bordering Vegetated Wetlands or in Riverfront Area beyond the existing paved areas. Modifications to the existing stormwater management system are similarly minor and limited to upgrading the existing catch basins with deep sumps and hoods.

This RDA is being submitted for the Commission's review at the **July 13, 2022** public hearing. If the Commission would like to conduct a site walk prior to that date or has any questions regarding this RDA, please do not hesitate to contact me at (978) 461-6247 or via email at mhoward@epsilonassociates.com.

3 Mill & Main Place, Suite 250
Maynard, MA 01754
www.epsilonassociates.com

978 897 7100
FAX 978 897 0099

Sincerely,
EPSILON ASSOCIATES, INC.



Michael D. Howard, PWS, CWS
Managing Principal

Encl.

CC: MassDEP NERO
Sean Casey, MassDCR (Owner)
Suzie Markin, ARE (Applicant)
Steve Boudreau, P.E., VAI (Applicant Representative)
Town Engineer, Department of Public Works (hard copy)
Town Council (PDF)
Planning Board (PDF)
Board of Appeals (PDF)
Board of Health (PDF)
Building Inspector (PDF)
Town Manager (PDF)

Request for Determination of Applicability

Massachusetts Wetlands Protection Act (M.G.L. c.131 §.40)
City of Watertown Wetlands Ordinance (Chapter XV)

Arsenal Street and Greenough Boulevard Roadway Improvement Project Watertown, Massachusetts

Applicant:

ARE-MA Region No.75, LLC
400 Technology Square, Suite 101
Cambridge, MA 02139

Prepared By:

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

June 17, 2022



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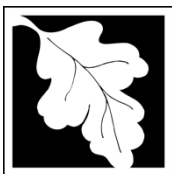
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WPA Form 1 – Request for Determination of Applicability
Watertown Wetlands Ordinance Application for Permit/Determination
Watertown Filing Checklist



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Watertown

City/Town

WPA Form 1- Request for Determination of Applicability

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

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.



1. Applicant:

ARE-MA Region No.75, LLC

Name

smarkin@are.com

E-Mail Address

400 Technology Square, Suite 101

Mailing Address

Cambridge

City/Town

MA

State

02139

Zip Code

617-252-4950

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Epsilon Associates, Inc.

Firm

Michael Howard

Contact Name

mhoward@epsilonassociates.com

E-Mail Address

3 Mill and Main Place, Suite 250

Mailing Address

Maynard

City/Town

MA

State

01754

Zip Code

978-897-7100

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Watertown make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Watertown

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Watertown

City/Town

WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Arsenal Street and Greenough Blvd

Street Address

Watertown

City/Town

N/A (public roads)

Assessors Map/Plat Number

N/A (public roads)

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

Segment of Arsenal Street and Greenough Boulevard (Attachment B, Figure 1, Locus Map)

- c. Plan and/or Map Reference(s):

C-207 - Construction Plans

Title

Stamped 5-5-22

Date

T-204 - Pavement Marking and Signing Plans

Title

Stamped 5-5-22

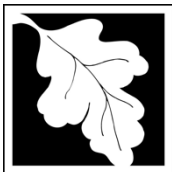
Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Roadway improvements within the buffer zone and previously developed and degraded Riverfront Area overlaying roads. Please see Attachment A for additional detail.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Watertown

City/Town

WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

310 CMR 10.02(b)2(p) and 310 CMR 10.58(6)(b).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Watertown
City/Town

WPA Form 1 - Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Massachusetts Department of Conservation and Recreation

Name

251 Causeway Street, 9th Floor

Mailing Address

Boston

City/Town

MA

State

02114

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Suzie Markin

Digitally signed by Suzie Markin
Location: On behalf of ARE-MA Region
No. 75, LLC
Date: 2022.05.05 07:58:45-0400

Signature of Applicant

May 5, 2022

Date

Signature of Representative (if any)

6-17-22

Date



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

WATERTOWN WETLANDS ORDINANCE

Application for Permit/Determination

Application for:

- ☒ Request for Determination of Applicability ☐ Notice of Intent
☐ Other

Owner*		Applicant	
Name	MassDCR	Name	ARE-MA Region No.75, LLC
Street	251 Causeway Street, 9th Floor	Street	400 Technology Square, Suite 101
City	Boston	City	Cambridge
State	Massachusetts	State	MA
Zip	02114	Zip	02139
Phone	617-626-1250	Phone	617-252-4950
e-mail	Sean Casey	e-mail	smarkin@are.com

**Name(s) and address(s) under which title of property is recorded at Registry of Deeds.*

1. Location of site where work is proposed: Arsenal Street & Greenough Blvd.

Town of Watertown Assessor's Information: N/A (roadway project)

Map: _____ Lot: _____ Block: _____

2. Briefly describe the proposed work:

Roadway improvements along an ~600 foot segment of Arsenal Street and

Greenough Boulevard, including re-paving, sidewalk & curbing work, signage, etc.

All of the work will occur within existing roadway and sidewalk areas.

3. Are there any impediments to accessing the site? ☒ No ☐ Yes

If yes, what are they (fence, dog, topography, etc.):

If yes, what arrangements have been or will be made to ensure that the Conservation Commission members and designated representatives have safe and easy access to the site?

Public roadway with sidewalks on both sides.

6. Do you understand that notification of this application and the Public Hearing will be published in a newspaper of local circulation at your expense? Please check-off appropriate box: ☒ Yes ☐ No

7. How much is the filing fee, for this project, under the local ordinance? And under the Wetlands Protection Act?

\$ 1,000 (ordinance fee)

{See Fee Schedule}. Make check payable to the Town of Watertown.

\$ 0 (no filing fee under Act for RDA's)

(See NOI Wetland Fee Transmittal Form wpaform3.doc) Make check payable to the Watertown Conservation Commission)

I hereby certify, under the pains and penalties of perjury, that the contents of this application are true and complete.

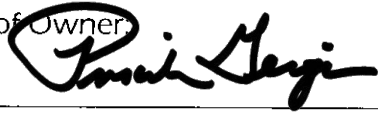
Signature of Applicant:

Suzie Markin
Digitally signed by Suzie Markin
Location: On Behalf of ARE-MA Region
No. 75, LLC
Date: 2022.05.05 08:00:07-04'00'

Date: May 5, 2022

By signing this application the owner grants permission to the Conservation Commission for its members and designated representative to enter upon the premises of the site.

Signature of Owner:



Date: 6-14-22

Waiver

If the next regular meeting of the Conservation Commission is not within 21 days of submission of this filing, or if the agenda for the next regular meeting is full, I waive the 21 day requirement and agree to a later date for this Hearing no later than the next regular scheduled meeting or 30 days from the date of the filing a complete application (whichever is less).

Signature of Applicant:

Suzie Markin

Digitally signed by Suzie Markin
Location: On behalf of ARE-MA
Region No. 75, LLC
Date: 2022.05.05 08:00:46-04'00'

Date: May 5, 2022



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Laurel Schwab, Conservation Agent lschwab@watertown-ma.gov
Susan Jenness, Clerk sjenness@watertown-ma.gov

**CHECKLIST FOR FILING A NOTICE OF INTENT (NOI)
OR A REQUEST FOR DETERMINATION OF APPLICABILITY (RDA) OR OTHER
WETLANDS PERMIT**

Prior to submitting the NOI or Other Wetlands Permit:

- ☒ Let the Conservation Commission office know of your intention to file a NOI or RDA or Other Wetlands permit. You may contact us at (617)972-6426 or through e-mail Susan Jenness, Conservation Clerk, sjenness@watertown-ma.gov.
- ☐ Complete the NOI Form or Other Wetlands Forms including all supplemental information.
Note: A complete NOI or Other Wetland Permit includes Fee Transmittal Form, Filing Fee Calculation Worksheet, as well as all other relevant material.
or
- ☒ Complete the RDA Form including relevant supporting data and plans
- ☒ Prepare plans showing proposed work, existing structures, proposed and existing grades, resources areas and buffer zones. The plans must be signed, stamped and dated.

Submittal Procedures:

DEP:

- ☐ Send the Commonwealth's fee by certified mail to: N/A (no fee for RDA under WPA)

Massachusetts DEP
P.O. Box 4062
Boston, MA 02111

- ☒ Digitally upload the complete package to the eDEP portal **OR** send a copy of the NOI or Other Wetlands Permit or RDA with all plans by certified mail to:
MassDEP Northeast Regional Office
205B Lowell St
Wilmington, MA 01887

TOWN ENGINEER:

- ☒ Send 1 copy of the NOI or Other Wetlands Permit or RDA with all plans and supplemental information by certified mail or hand deliver with receipt to:

Town Engineer
Dept. of Public Works
124 Orchard Street
Watertown, MA 02472

CONSERVATION COMMISSION:

- ☒ Submit the following by certified mail or hand deliver with receipt to:

Conservation Commission
Administration Building, 3RD floor
149 Main Street
Watertown, MA 02472

- ☒ A brief project introduction and summary outlining project proposal

- ☒ The **original and 6 copies** collated of *Application for Permit/Determination Watertown Wetlands Ordinance* form and NOI or RDA.

- ☒ **6 complete sets of plans (signed, stamped and dated)**

- ☒ The Town's share of application fee under the Wetlands Protection Act. (*Make check payable to the Watertown Conservation Commission*). N/A (no fee under WPA)

- ☒ The fee under the Watertown Wetlands Ordinance along with the completed *Fee Calculation and Transmittal Form*. (*Make check payable to Town of Watertown.*)

- ☒ A copy of the check to the Commonwealth. N/A (no fee under WPA)
Note: Submit the state share of the filing fee to the DEP as indicated on the Notice of Intent Fee Transmittal Form.

- ☒ Evidence of submittal to DEP and Town Engineer must be submitted to the Conservation Commission prior to the public hearing. **SENT VIA FEDEX**

Upon filing on or before the "Filing Deadline," the applicant will be responsible for notifying the abutters and appropriate Town Departments. Our office can generate an abutters list for you. The Town will place the public notice, at your expense, in the *Watertown TAB & Press*. If you have any questions or need assistance, feel free to contact our office.

ATTACHMENT A – PROJECT NARRATIVE

1.0 Introduction

On behalf of Alexandria Real Estate Equities, Inc. (“ARE” or the “Applicant”), Epsilon Associates, Inc. (“Epsilon”) is pleased to submit this Request for Determination of Applicability (“RDA”) to the Watertown Conservation Commission (the “Commission”) describing certain minor proposed roadway improvements to a segment of Arsenal Street and Greenough Boulevard in Watertown, Massachusetts (the “Project”). This segment of Arsenal Street is under the care and custody of the Massachusetts Department of Conservation and Recreation (“MassDCR”). The Applicant is undertaking the proposed improvements described herein as a mitigation requirement for the separate “Arsenal on the Charles Project” for which ARE is the proponent. The proposed improvements described in this RDA consist of sidewalk modifications, guardrail replacement, repaving, pavement markings, signage, and other similar ancillary improvements. Collectively, the proposed improvements will improve public safety for pedestrians and vehicular use by better aligning the roadway with existing intersections and widening an existing sidewalk.

As explained in further detail below, the proposed roadway improvements are minor in scope and confined to the existing paved roadway areas and sidewalks. A portion of the work will occur in the 100-foot Buffer Zone to Bordering Vegetated Wetlands and Riverfront Area associated with the Charles River. The approximately 1,200 s.f. of Riverfront Area that overlays the work zone is occupied by the existing paved roadway surfaces and is thus considered “previously developed and degraded” as such terms are used under the Wetlands Protection Act regulations (310 CMR 10.58(5)).¹ Additional detail is provided in the balance of this narrative and related attachments, including the enclosed permit drawings.

2.0 Existing Site Conditions

The 600-foot segment of Arsenal Street where work is proposed is under the care and custody of MassDCR. It is 32-feet wide with two vehicular travel lanes on either side of the road and a raised median in the center. There are also sidewalks located on both sides of the road.

A forested Bordering Vegetated Wetland (“BVW”) is located to the north of Arsenal Street (identified as Wetland Flag Series A on the enclosed permit drawings and graphics). A second forested and scrub-shrub BVW, identified as Wetland Flag Series B on the enclosed permit drawings and graphics, exists to the east of the Arsenal Street / Greenough Boulevard intersection. The area south of Arsenal Street is characterized by wooded uplands and the Charles River located 175-feet to the southeast, at its closest point. As depicted on Figure 2 in Attachment

¹ According to 310 CMR 10.58(6)(b) and 310 CMR 10.02(b)2(p), the proposed work qualifies as an exempt activity under the Act provided it conforms to the following standard: *Pavement repair, resurfacing, and reclamation of existing roadways within the right-of-way configuration provided that the roadway and shoulders are not widened, no staging or stockpiling of materials, all disturbed road shoulders are stabilized within 72 hours of completion of the resurfacing or reclamation, and no work on the drainage system is performed, other than adjustments and/or repairs to respective structures within the roadway.*

B, a small area of Riverfront Area overlays the easterly edge of the work zone on Arsenal Street. The balance of the Project area is located beyond the Riverfront Area limits.

The Project is not located within Natural Heritage and Endangered Species Program mapped Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife. No certified vernal pools are located near the Project. The Project is not located in or near an Area of Critical Environmental Concern ("ACEC"), Outstanding Resource Water ("ORW") or 100-year floodplain.

3.0 Project Description

As depicted on the permit drawings provided in Attachment G, all of the proposed work will take place within the existing paved limits, sidewalks, and roadway shoulder (no widening, no wetland impacts, no stormwater/outfall modifications are proposed). Some of the work is within the 100-foot Buffer Zone and Riverfront Area (previously developed and degraded area comprised of roadway pavement and sidewalks). More specifically, the Project consists of the following components:

- Arsenal Street will be narrowed along its north side in order to widen the existing sidewalk up to 6-feet to improve pedestrian access and safety. The existing guardrail will also be replaced in this area.
- Where Greenough Boulevard intersects with Arsenal Street, the eastern corner will be reconfigured to better align with Arsenal Street. This will result in a reduction in pavement with the area being restored with new curbing and loam and seed following construction.
- Within the Project area, Arsenal Street and Greenough Boulevard will be repaved to their full width (mill and overlay). The existing asphalt will be replaced in kind. The construction equipment will likely consist of excavators, dump trucks, loaders, milling and paving machines, and utility trucks.
- The north side of Arsenal Street will be narrowed to accommodate a 6-foot-wide sidewalk and new guardrail installation. The existing trees along this stretch will be protected during construction, although there could be some minor selective trimming of overhanging branches.
- Two existing catch basins will be upgraded with new catch basins containing deep sumps and hoods. The proposed Project does not involve any other stormwater improvements.
- Other minor ancillary work includes striping and signage.

Regarding mitigation measures, as depicted on the enclosed permit drawings, sediment controls will be installed along the limits of work to protect Wetland Flag Series A and B from impacts during construction. There will be no storage of materials within Conservation Commission or MassDCR jurisdictional areas. Existing catch basins will be protected during construction with the installation of silt sacks. The proposed work will not result in any impacts to the Charles River located approximately 175-feet to the southeast, at its closest point. Following construction, the disturbed areas will be stabilized with a combination of new pavement and sidewalks, loam, and a native seed mix.

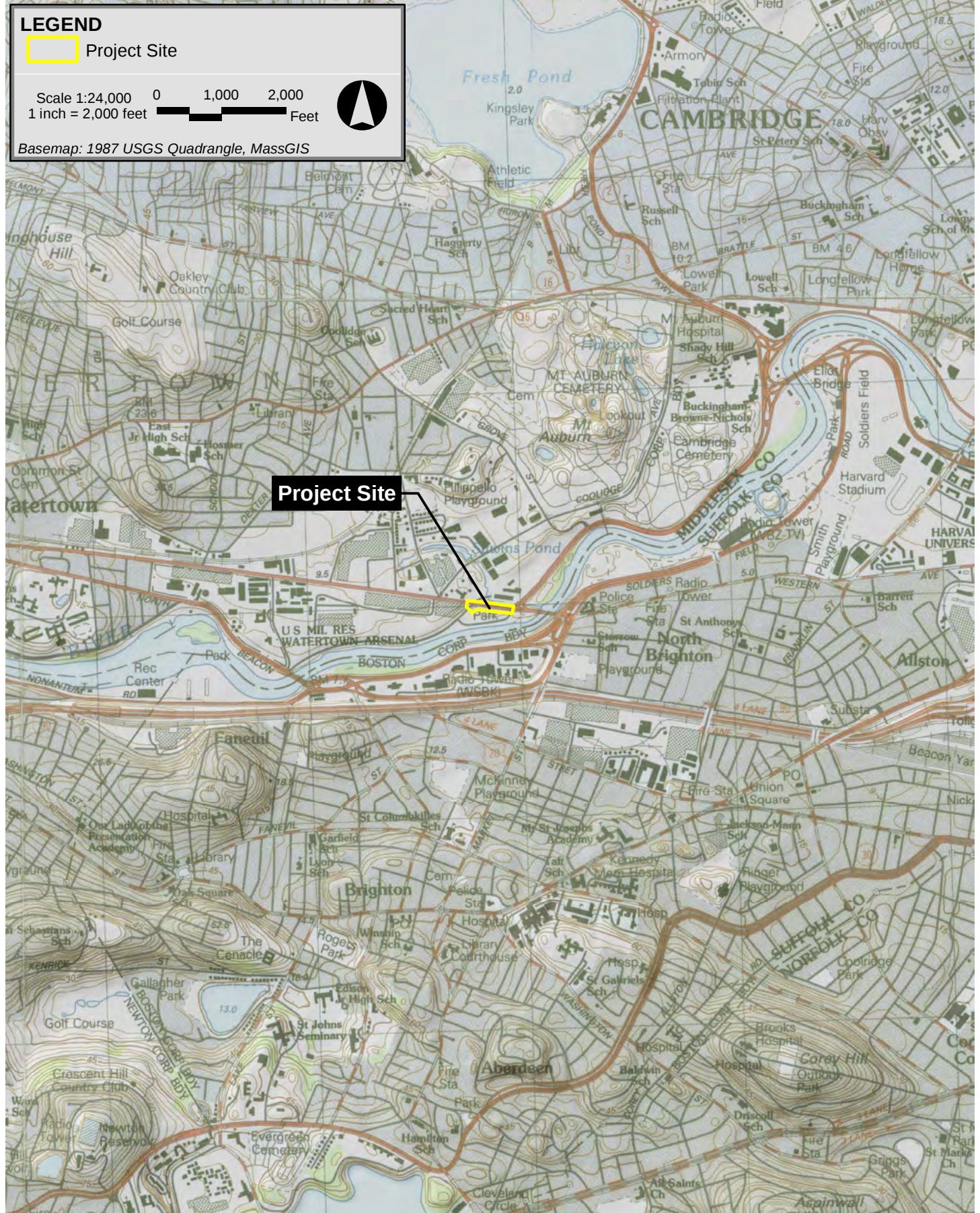
4.0 Conclusion

The information contained in this RDA and the accompanying site plans sufficiently describes the site, proposed work in jurisdictional areas, and the effect of said work on the interests identified in the Act and Ordinance. The proposed work will not result in any alterations to adjacent BVWs and the proposed activities in Riverfront Area (approximately 1,200 s.f.) are confined to previously developed and degraded areas consisting of pavement and sidewalks associated with Arsenal Street and Greenough Boulevard. In addition, according to 310 CMR 10.58(6)(b) and 310 CMR 10.02(b)2(p), the proposed work qualifies as an exempt activity under the Act provided it conforms to the following standard: *Pavement repair, resurfacing, and reclamation of existing roadways within the right-of-way configuration provided that the roadway and shoulders are not widened, no staging or stockpiling of materials, all disturbed road shoulders are stabilized within 72 hours of completion of the resurfacing or reclamation, and no work on the drainage system is performed, other than adjustments and/or repairs to respective structures within the roadway.*

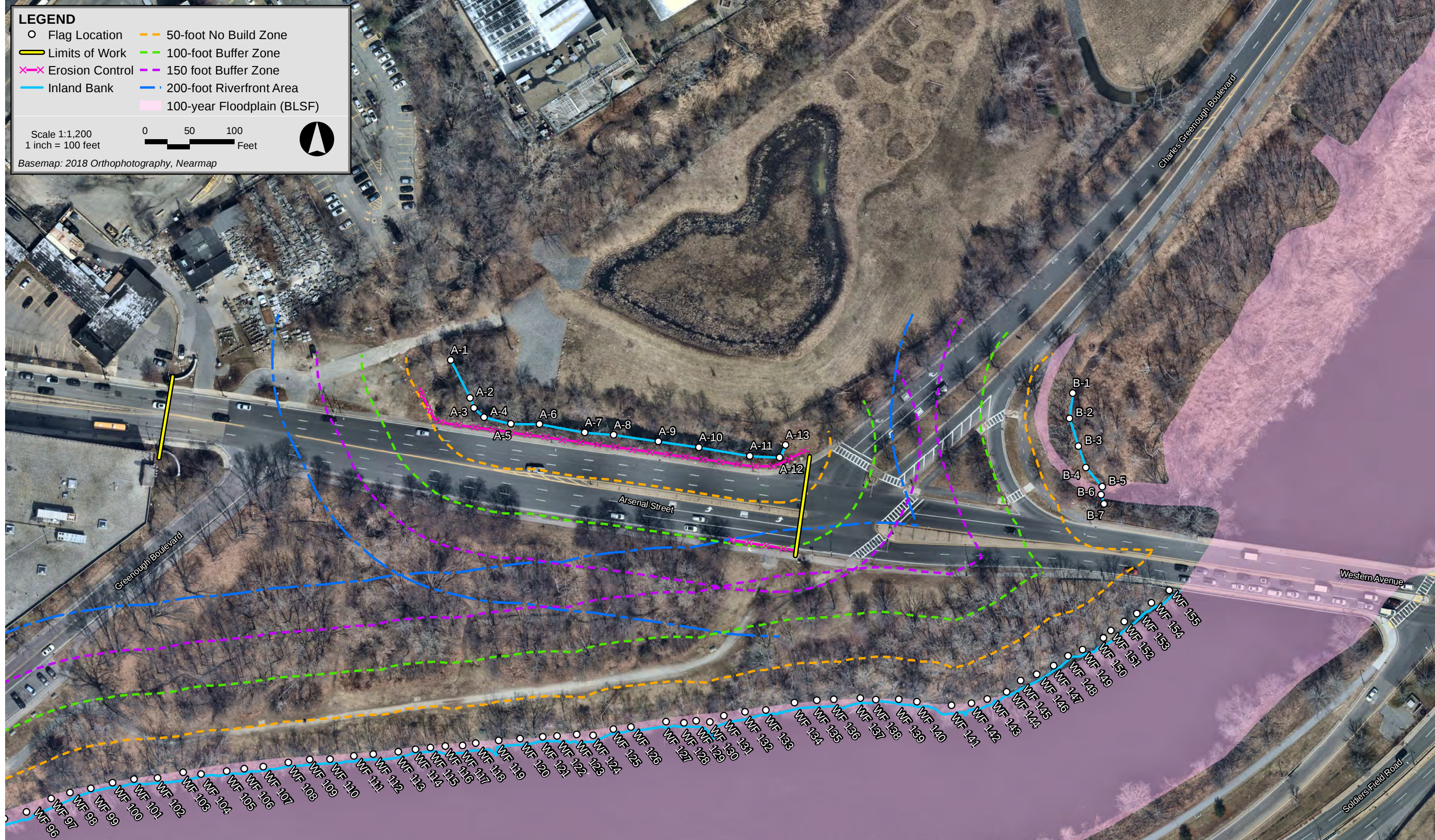
In consideration of the above, the Applicant respectfully requests that the Watertown Conservation Commission issue a Negative Determination of Applicability approving the Project as proposed.

Attachment B

Figures



Arsenal Street Watertown, Massachusetts



Arsenal Street Watertown, Massachusetts

Attachment C

Site Photographs



Photo 1: Typical view east of Arsenal Street. Wetland Flag Series A is located downslope and to the left of the sidewalk and guardrail on left side of photo



Photo 2: Typical view west from the intersection of Arsenal Street and Greenough Boulevard. Wetland Flag Series A is located downslope and to right of the sidewalk on the right side of the photo.



Photo 3: View east from Arsenal Street looking towards Greenough Boulevard, of existing roadway and sidewalk area. Wetland Series A is located to the left of this photo toward bottom of slope.



Photo 4: View north of Wetland Series A at flag A-10.

Arsenal Street/Greenough Boulevard, Watertown, MA



Photo 5: Typical view of the Charles River shoreline at Wetland Flag 111. No work is proposed near the river, and only limited work in the Riverfront Area where it overlays the eastern end of Arsenal Street.

Attachment D

Filing Fee Information



Town of Watertown
 Administration Building
 149 Main Street
 Watertown, Massachusetts 02472
Conservation Commission
 Tel: (617) 972-6426 • Fax: (617) 972-6484

WATERTOWN WETLANDS ORDINANCE Fee Calculation and Transmittal Form

Owner		Applicant	
Name	MassDCR	Name	ARE-MA Region No.75, LLC
Street	251 Causeway Street, 9th Floor	Street	400 Technology Square, Suite 101
City	Boston	City	Cambridge
State	Massachusetts	State	Massachusetts
Zip	02114	Zip	02139
Phone	617-626-1250	Phone	617-252-4950
e-mail	Sean Casey	e-mail	smarkin@are.com

Project Location:

Arsenal Street & Greenough Boulevard

Any person filing an Application for Permit/RDA/NOI pursuant to the Ordinance shall, at the same time, pay a filing fee in accordance with the Filing Fee Schedule contained in the *Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008*. Municipal agencies are exempt from this requirement.

A. Fee Schedule:

Project Size	Fees
Less than 1,000 sq. ft.	\$50.00
1,000 sq. ft. to less than 2,000 sq. ft.	\$100.00
2,000 sq. ft. to less than 3,000 sq. ft.	\$150.00
3,000 sq. ft. to less than 4,000 sq. ft.	\$200.00
4,000 sq. ft. to less than 5,000 sq. ft.	\$250.00
5,000 sq. ft. to less than 6,000 sq. ft.	\$300.00
6,000 sq. ft. to less than 10,000 sq. ft.	\$400.00
10,000 sq. ft. to less than 15,000 sq. ft.	\$500.00
15,000 sq. ft. to less than 20,000 sq. ft.	\$650.00
20,000 sq. ft. to less than 30,000 sq. ft.	\$750.00
30,000 sq. ft. to less than 50,000 sq. ft.	\$850.00
50,000 sq. ft. or greater	\$1000.00

Project Fee

\$1,000

Fee Exemption

The Commission may waive the filing fee for an Application or Request for Determination filed by a government agency, for an RDA filed by a person having no financial connection with the subject property, for any projects whose sole effect is to substantially enhance a Resource Area, or for other reasonable grounds as determined by the Commission at its discretion.

Grounds for Exemption (to be filled out by CC staff)

Signature of Owner or Applicant: _____

Suzie Markin

Digitally signed by Suzie Markin
Location: On behalf of ARE-MA
Region No. 75, LLC
Date: 2022.05.05 11:28 -04'

Date: _____

May 5, 2022

Enclose this form with a check or money order for the calculated amount payable to the Town of Watertown with the Application for Permit or Request for Determination of Applicability. These fees are non-refundable.

Please note this payment does not relieve the Applicant from the further fee requirements as stated in the Wetlands Protection Act Regulations MGL Chapter 44, Section 53G.

DATE 05/05/22	VENDOR Town of Watertown	TOTAL	1,000.00

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

Epsilon
ASSOCIATES INC.

Epsilon Associates, Inc

3 Mill & Main, Suite 250
MAYNARD, MA 01754

MIDDLESEX SAVING BANK
CONCORD, MA 01742

53-7122
2113

51499

One Thousand and no/100

DATE
05/05/22

51499

AMOUNT
\$1,000.00

PAY
TO THE
ORDER
OF

TOWN OF WATERTOWN



Thomas D. O'Neal

SECURITY FEATURES INCLUDE FOIL HOLOGRAM • HEAT SENSITIVE ICON • MICROPRINT • MULTI-COLOR BACKGROUND

Abutter Notification Information

ID	Site Address	Owner Name	Owner Address	Owner Address (cont)	Owner City	Owner State	Owner Zip	Total Value	Last Sale Date	Last Sale Price	Last Sale Book/Page
1301 2 1	615 ARSENAL ST	615 ARSENAL HOLDING LLC	800 BOYLSTON ST STE 1390		BOSTON	MA	02199	\$33358100	2022-01-20 00:00:00+00	96250000	79567-111
1301 2 1A	615 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST SUITE 1390		BOSTON	MA	02199	\$9724700	2018-06-05 00:00:00+00	1	71113-485
1301 2D 2	485 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST, STE 1390		BOSTON	MA	02199	\$282444450	2018-06-05 00:00:00+00	1	71113-485
1301 2D 2A	617 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST STE 1390		BOSTON	MA	02199	\$2608300	2018-06-05 00:00:00+00	1	71113-485
1301 2D 2B	617 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST STE 1390		BOSTON	MA	02199	\$5147000	2018-06-05 00:00:00+00	1	71113-485
1301 2D 2C	617 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST STE 1390		BOSTON	MA	02199	\$1286500	2018-06-05 00:00:00+00	1	71113-485
1301 2D 2D	617 ARSENAL ST	ARSENAL YARDS HOLDING LLC	800 BOYLSTON ST STE 1390		BOSTON	MA	02199	\$303400	2018-06-05 00:00:00+00	1	71113-485
1401 10 0	ARSENAL ST	COMMONWEALTH OF MASS.	251 CAUSEWAY ST. STE 600		BOSTON	MA	02114	\$2518800		0	
1401 13 0	ARSENAL ST	COMMONWEALTH OF MA	251 CAUSEWAY STREET S-900		BOSTON	MA	02114	\$4047200	2014-11-18 00:00:00+00	1	64540-27
1401 17 0	ARSENAL ST	COMMONWEALTH OF MASSACHUSETTS	251 CAUSEWAY ST. STE 600		BOSTON	MA	02114	\$3142300		0	
1401 1E 0	48 COOLIDGE AV	AGGREGATE INDUSTRIES -	6211 ANN ARBOR ROAD		DUNDEE	MI	48131	\$2300800	2008-03-13 00:00:00+00	100	50879-417
1401 20F 0	640 ARSENAL ST	RMG FOUR-FOURTEEN LLC	414 MAIN ST		WATERTOWN	MA	02472	\$2035300	2016-12-22 00:00:00+00	2325000	68647-570
1401 22 0	22 COOLIDGE AV	FULLER MOTORS INC	20 COOLIDGE AV		WATERTOWN	MA	02472	\$930800	2015-04-28 00:00:00+00	1315000	65279-313
1401 24C 0	662 ARSENAL ST	MCVEY III THOMAS ET JOAN TRUSTEES	662 ARSENAL ST		WATERTOWN	MA	02472	\$1586500	2008-03-03 00:00:00+00	1	50813-100
1401 25D 0	660 ARSENAL ST	MCVEY JOAN TRUSTEE	660 ARSENAL ST		WATERTOWN	MA	02472	\$1539800	2010-06-02 00:00:00+00	1250000	54773-450

**NOTIFICATION TO ABUTTERS
WATERTOWN WETLANDS ORDINANCE
MASSACHUSETTS WETLANDS PROTECTION ACT M.G.L. C. 131.§40**

A **Request for Determination of Applicability** has been filed with the Watertown Conservation Commission under G.L. Ch. 131.§40 and/or the Watertown Wetlands Ordinance.

The name of the Applicant is: **ARE-MA Region No.75, LLC.**

The address of the land where the activity is proposed is: **a segment of Arsenal Street and Greenough Boulevard in Watertown.**

The work proposed is: **roadway improvements including repaving (mill and overlay), re-striping, curbing and sidewalk work, catch basin work, replacement guardrails, and other similar improvements.**

Copies of the RDA and accompanying plans may be examined at the office of the Watertown Conservation Commission, City Administrative Building (3rd floor), 149 Main Street, Watertown MA during regular business hours.

For more information, call: **978.897.7100 (Attn: Michael Howard, Epsilon Associates, Inc.)**

Check one: This is the Applicant [], Applicant's representative [X], or other [specify].

Copies of the RDA may be obtained from either (check one) the Applicant [] or the Applicant's representative [X], by calling **[978.897.7100] from [9 a.m. to 5 p.m.] on [Monday through Friday].**

Notice of the public hearing to be held **[Wednesday, July 13, 2022, 7 p.m., check Town Calendar for Zoom Link or room location]**, and will be published in the Boston Globe and will be posted outside the City Clerk's office on the first floor of the Watertown City Administrative Building at least five business days in advance of the hearing. **Please check the updated meeting agenda on the City Website for the specific meeting participation information within 48 hours of the scheduled meeting.**

Contact the Watertown Conservation Commission or the MA Department of Environmental Protection (DEP) Northeast Region Office for information about this Application or the Wetlands Protection Act, and the Commission regarding the Watertown Wetlands Ordinance.

Watertown Conservation Commission
(617) 972-6426
<http://www.watertown-ma.gov/index.aspx?nid=103>

MassDEP Northeast Region Office
(978) 694-3200
<http://www.mass.gov/dep/>

Affidavit Of Service
Under The Massachusetts Wetlands Protection Act
and
Watertown Wetlands Protection Ordinance

I, Michael D. Howard, hereby certify under the pains and penalties of perjury that on June 22, 2022, my office (Epsilon Associates, Inc.) gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, the DEP Guide to Abutter Notification dated April 8, 1994, and the Watertown Wetlands Protection Ordinance in connection with the following matter:

A Request for Determination of Applicability filed under the Massachusetts Wetland Protection Act and the Watertown Wetlands Protection Ordinance by Alexandria Real Estate Equities, Inc. (the Applicant), on May 11, 2022, for proposed improvements to a segment of Arsenal Street and Greenough Boulevard in Watertown, MA.

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



Michael D. Howard

June 17, 2022

DATE

Stormwater Checklist



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

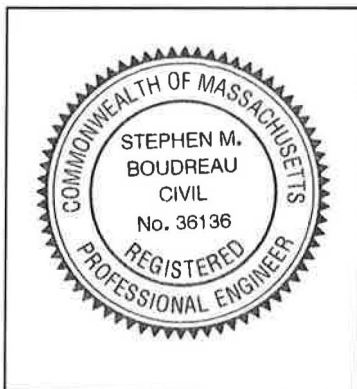
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Stephen M. Boudreau 5/5/2022
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

N/A The proposed roadway paving and sidewalk work will not add new impervious surfaces. The stormwater improvements consist of upgrading 2 existing catch basins with deep sumps and hoods.

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

N/A No Infiltration is proposed. The proposed roadway improvements retain the existing stormwater infrastructure.

- ☐ Soil Analysis provided.
- ☐ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☐ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality The project proposes to upgrade two existing catch basins with deep sump catch basins and hoods. No other BMPs are proposed.

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☐ The BMP is sized (and calculations provided) based on:
 - ☐ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) N/A

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas N/A

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☒ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan The project roadway is under the care and custody of DCR and subject to their O&M procedures.

- ☐ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☐ Name of the stormwater management system owners;
 - ☐ Party responsible for operation and maintenance;
 - ☐ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☐ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☐ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

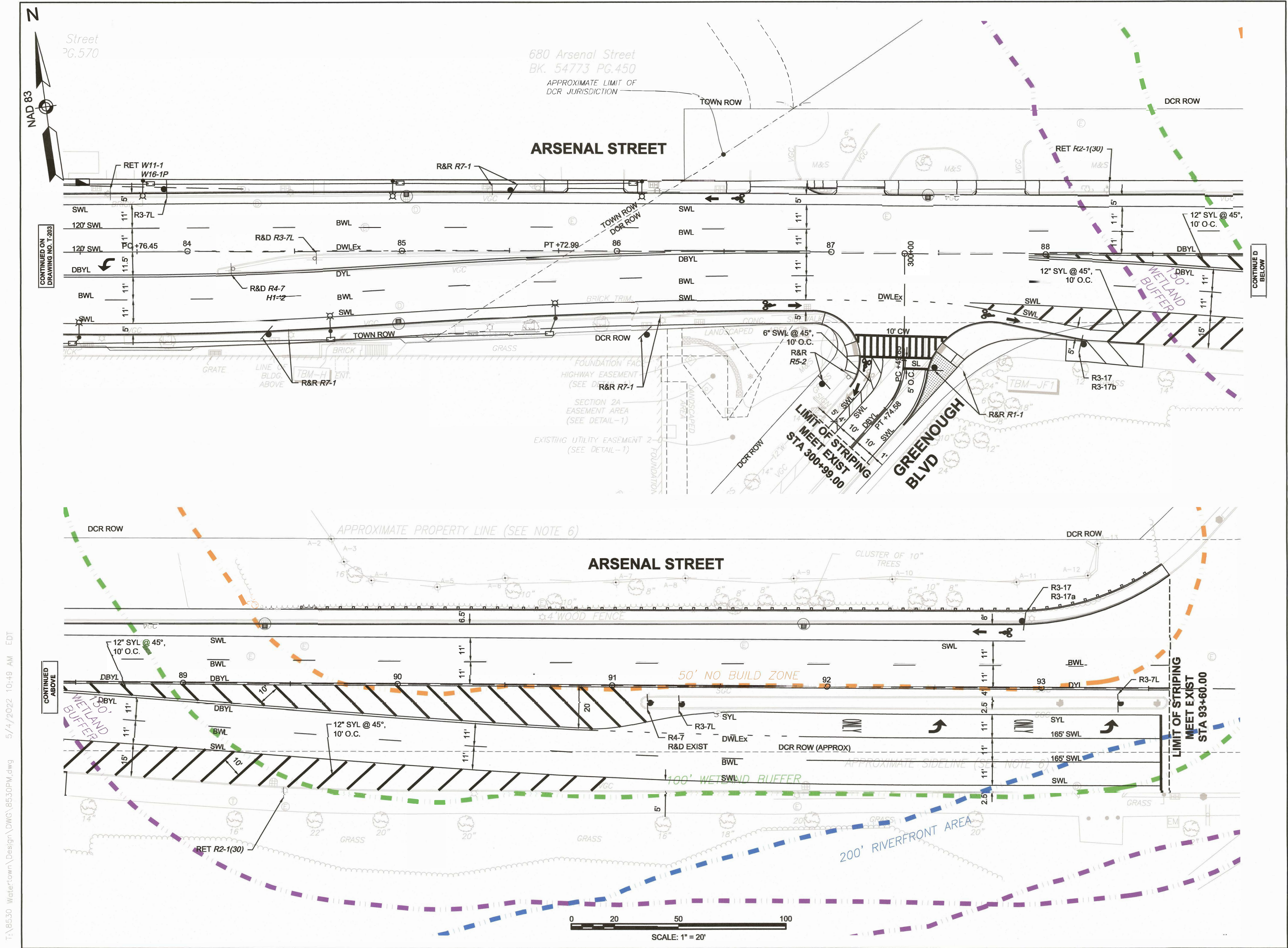
Standard 10: Prohibition of Illicit Discharges

The project roadway is under the care and custody of DCR. No new point source discharges are proposed and the only stormwater upgrade is replacing two catch basins with deep sumps and hoods.

- ☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☐ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

Attachment G

Permit Drawings



PROJECT TITLE
The Arsenal On
The Charles – Phase 2
Off-Site Improvements

Watertown,
Massachusetts

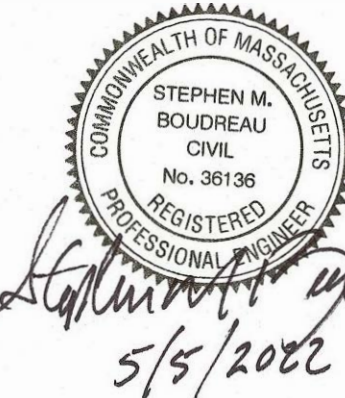
PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts



35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: (978) 474-8800
www.rdva.com

DESIGNED BY TWO
DRAWN BY TWO
CHECKED BY SMB
DATE MARCH 2022
SCALE 1" = 20'
STAMP



REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE

Pavement Marking
& Signing Plans

SHEET 23 OF 85
JOB NO. 8530
CAD 8530PM
DRAWING NUMBER
T-204