

HANCOCK ASSOCIATES

Notice of Intent

Lots 4 & 5 Ocean Avenue

Revere, Massachusetts 02151

Prepared By:
HANCOCK ASSOCIATES

Prepared for:
Gate Residential Properties

19 January 2017

HA Job Number: 19662

DANVERS, MA
185 Centre Street
Danvers, MA 01923
Phone: 978-777-3050
Fax: 978-774-7816

MARLBOROUGH, MA
315 Elm Street
Marlborough, MA 01752
Phone: 508-460-1111
Fax: 508-460-1121

CHELMSFORD, MA
34 Chelmsford Street, Unit 2
Chelmsford, MA 01824
Phone: 978-244-0110
Fax: 978-244-1133

PRINCETON, MA
P.O. Box 97
Princeton, MA 01541
Phone: 978-464-5890
Fax: 978-464-5383

SALEM, NH
P.O. Box 205
403 Main Street, Unit 202
Salem, NH 03079
Phone: 603-898-4701

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Project Narrative

HANCOCK

ASSOCIATES

19662

19 January 2017

Revere Conservation Commission
 City Hall – Mezzanine Level
 281 Broadway
 Revere, Massachusetts 02151

Notice of Intent – Lots 4 & 5 Ocean Avenue

Proposed Re-Development

Gate Residential Properties, LLC, proposes to construct a building consisting of two levels of parking and residential and retail spaces (the “Project”) within a 2.75-acre area of land on Ocean Avenue (Lots 4 & 5) in Revere, MA (the “Project Site”), as shown on a plan entitled “Waterfront Square, Ocean Avenue, Revere, Massachusetts” prepared by Hancock Associates and dated November 21, 2016, to be recorded in the Suffolk Registry of Deeds. The Project is part of the 8.77-acre redevelopment known as the Waterfront Square Master Plan, for which that certain Certificate of the Secretary of Energy and Environmental Affairs on the Final Environmental Impact Report (FEIR) was issued on May 15, 2009. The existing conditions of the Project Site is a paved parking area bounded by additional paved parking areas to the north and south, MBTA property to the west, and Ocean Avenue to the east. The Project Site is generally elevation 5 to elevation 11. Associated Project Site improvements in support of the Project will include paved vehicular and pedestrian areas, landscaped areas, utilities, and a stormwater management system.

The Project will result in a decrease in impervious area within a previously developed area. Therefore, the Project constitutes a redevelopment project under the Massachusetts Wetlands Protection Act (“WPA”) (M.G.L. c.131, §40) and the attendant regulations (310 CMR 10 et seq). Specifically, the Project, as designed, will meet applicable Stormwater Management Standards to the maximum extent practicable and will improve the existing conditions of the Project Site consistent with 310 CMR 10.05(6)k.7. The Project Site and stormwater management system was designed to support the Project accordingly.

Wetland Resource Areas

There is one jurisdictional wetland resource area that was identified on the Project Site that is subject to protection under WPA and the Revere Wetland Protection Ordinance (Chapter 16.04 of the Ordinances of the City of Revere) (the “Ordinance”):

- Land Subject to Coastal Storm Flowage (“LSCSF”) (Elevation 11 & 12 feet NAVD 88)

DANVERS, MA
 185 Centre Street
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 Fax: 978-774-7816

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Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage, as defined in 310 CMR 10.04, is "land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater."

Regulatory Compliance

According to 310 CMR 10.03(5), jurisdictional wetland resource areas are presumed significant to one or more of the interests identified in M.G.L. c. 131, § 40 that may include flood control, storm damage prevention, prevention of pollution, wildlife habitat, fisheries habitat, protection of public and private water supply, and protection of groundwater supply. The Revere Wetland Protection Ordinance identifies recreation and aesthetics as additional protected interests.

The Project does not attempt to overcome applicable presumptions. Rather, the relevant interests detailed above will be protected through a number of measures to be implemented in conjunction with the Project that will collectively ensure compliance with applicable performance standards improving existing conditions.

The Project has been designed to minimize the amount of work proposed to occur within jurisdictional resource areas. The Project will result in an overall reduction in the total impervious area and will upgrade the storm water system, including with hydrodynamic treatment devices and roof drain infiltration. In addition appropriate best management practices, "BMP's", will be employed during construction of the Project to minimize erosion and manage storm water.

Land Subject to Coastal Storm Flowage

Any alteration of an LSCSF area is within the jurisdiction of the WPA. It is noteworthy that while this jurisdiction requires that the Project comply with applicable stormwater standards, the WPA and Ordinance do not require specific mitigation or establish a performance standard for work within an LSCSF area.

While there is no requirement to mitigate for flood storage volume displacement in the context of coastal flooding under the WPA or Ordinance, , as part of the FEIR for the Waterfront Square Master Plan (EEA #14080), the master developer proposed the implementation of limited compensatory flood storage off-locus in the Eastern County Ditch, in order to provide limited additional storage associated with the impacts of the overall Master Plan. As a component of the overall Master Plan, the Project will displace significantly less flood storage volume than previously attributed to this component in the FEIR. Accordingly, the Project does not implicate the need for any additional storage as contemplated by the design approach in the FEIR in order to remain consistent with the design intent of the Master Plan.

More specifically, Buildings B and C as described in the FEIR, correspond to the area of the Project Site and are listed in the FEIR as having displacement flood storage volumes of 99,500 CF and 56,800 CF, respectively, for a total of 156,300 CF, calculated at flood elevation 11¹. The project area for Buildings B and C in the FEIR totals approximately 3.62 acres. In comparison, the Project Site occupies only 2.75 acres, or 76% of the 3.62 acre area assessed in the FEIR. Therefore, as it relates to the Project Site, the volume projected by the FEIR for the is 76% of 156,300 CF which is equal to 118,800 CF.

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Phone: 603-898-4701

As set forth in this NOI, the actual projected displaced flood storage volume for the Project amounts to 99,550 CF at flood elevation 11, which is 19,250 CF less than the projected amount in the FEIR of 118,800 CF. Accordingly, the Project, due to the reduction in impacts from those projected in the FEIR, does not implicate compensatory storage based upon the design intent presented in the FEIR nor is such mitigation required under the WPA or Ordinance for the Project within an LSCSF area.

Lastly, a large portion of the lower garage is being designed as a flow through structure during flood events to comply with applicable FEMA requirements. FEMA requires flow through foundations to have one square inch of openings in the sides of the building between ground level and the flood stage for every square foot of floodplain enclosed. The area of enclosed floodplain within the garage will be 75,675 SF. The openings between ground level and elevation 12 (flood elevation) is equal to 76,175 square inches exceeding the minimum of 75,675 square inches in accordance with the FEMA requirement.

While the Project is located within a floodplain, there is no practicable alternative that would allow redevelopment of this area while avoiding flooding hazards entirely. Nonetheless, the Project design effectively addresses this concern by minimizing the risk of flood-related damage and improving existing conditions.

If the volume were calculated at the current flood elevation indicated on the latest FEMA maps (elevation 12), the projected volume is 121,070 CF).

¹ Note that floodplain elevations were revised by FEMA in March of 2016. The new floodplain elevation in this area is at elevation 12.

WPA Form 3a - Notice of Intent



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

| |
|-----------------------------|
| MassDEP File Number |
| Document Transaction Number |
| Reverse |
| City/Town |

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



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

A. General Information

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

| | | |
|--------------------------------------|---|------------------|
| <u>Lots 4 & 5 Ocean Avenue</u> | <u>Revere</u> | <u>02151</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| <u>Latitude and Longitude:</u> | <u>42.415017</u> | <u>70.990101</u> |
| <u>Map: 9, Blocks: 166-168, 158*</u> | d. Latitude | e. Longitude |
| f. Assessors Map/Plat Number | Parcels: 1*, 2*, 5*, 6*, 7*, 8, 9*, 10 (* = Portions of) | |

2. Applicant:

| | | |
|---|------------------------------------|------------------|
| <u>Kyle</u> | <u>Warwick</u> | |
| a. First Name | b. Last Name | |
| <u>Gate Residential Properties, LLC</u> | | |
| c. Organization | | |
| <u>265 Franklin Street, 6th Floor</u> | | |
| d. Street Address | | |
| <u>Boston</u> | <u>Massachusetts</u> | <u>02110</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>617-904-7000</u> | <u>kyle.warwick@redgate-re.com</u> | |
| h. Phone Number | i. Fax Number | j. Email Address |

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

| | | |
|--|-------------------------------------|---------------------|
| <u>Patrice (DCR) & Janelle (MBTA)</u> | <u>Kish (DCR) & Chan (MBTA)</u> | |
| a. First Name | b. Last Name | |
| <u>Massachusetts Dept. Conservation and Recreation & Massachusetts Bay Transit Authority</u> | | |
| c. Organization | | |
| <u>252 Causeway Street, Suite 900 (DCR) & 10 Park Plaza Suite 3910 (MBTA)</u> | | |
| d. Street Address | | |
| <u>Boston</u> | <u>Massachusetts</u> | <u>02114 (DCR)</u> |
| e. City/Town | f. State | <u>02116 (MBTA)</u> |
| <u>617-626-1250-DCR</u> | | |
| <u>617-222-3200-MBTA</u> | i. Fax Number | j. Email address |

4. Representative (if any):

| | | |
|---------------------------|----------------------|--------------------------------------|
| <u>Ann</u> | <u>McMenemy</u> | |
| a. First Name | b. Last Name | |
| <u>Hancock Associates</u> | | |
| c. Company | | |
| <u>185 Centre Street</u> | | |
| d. Street Address | | |
| <u>Danvers</u> | <u>Massachusetts</u> | <u>01923</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>978-777-3050</u> | <u>978-774-7916</u> | <u>amcmemy@hancockassociates.com</u> |
| h. Phone Number | i. Fax Number | j. Email address |

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

| | | |
|-------------------|-------------------|-----------------------|
| <u>\$1,050</u> | <u>\$512.50</u> | <u>\$537.50</u> |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



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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Revere

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a building with two levels of parking and residential and retail spaces.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

53951, 5602, 6855, 7689, 3671

c. Book

b. Certificate # (if registered land)

254, 8, 574, 166, 516

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.



WPA Form 3 – Notice of Intent

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

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

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

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

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

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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.



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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Revere

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

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

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

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|---|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | 1. square feet | |
| | 2. cubic yards dredged | |
| c. <input type="checkbox"/> Barrier Beach | Indicate size under Coastal Beaches and/or Coastal Dunes below | |
| d. <input type="checkbox"/> Coastal Beaches | 1. square feet | 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | 1. square feet | 2. cubic yards dune nourishment |
| | Size of Proposed Alteration | Proposed Replacement (if any) |
| f. <input type="checkbox"/> Coastal Banks | 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | 1. square feet | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | 1. square feet | |
| | 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | 1. square feet | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above | |
| | 1. cubic yards dredged | |
| i. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage | 118,316 | |
| | 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



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**

12 January 2017
 (MassGIS OLIVER)

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
 percentage/acreage

(b) outside Resource Area _____
 percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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



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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

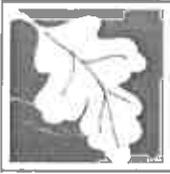
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 1213 Purchase Street – 3rd Floor
 New Bedford, MA 02740-6694
 Email: DMF.EnvReview-South@state.ma.us

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

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



Massachusetts Department of Environmental Protection
 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

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

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

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

D. Additional Information

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

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

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

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



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

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 Set (C-1 through C-6)

a. Plan Title

Hancock Associates

Katherine Cruz & Jason Ellis

b. Prepared By

c. Signed and Stamped by

19 January 2017

As Noted

d. Final Revision Date

e. Scale

Stormwater Report

19 January 2017

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:

1990

2. Municipal Check Number

18 January 2017

3. Check date

1989

4. State Check Number

18 January 2017

5. Check date

Redgate Real Estate Advisors, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

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.

Kyle Warwick, Gate Residential

1/13/17

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

Hancock Associates

4. Date

1/19/17

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

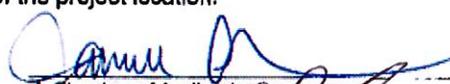
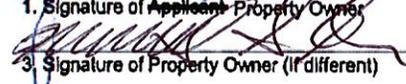
Reverse

City/Town

F. Signatures and Submittal Requirements

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| | | | |
|---|--------------|------|--------------|
|  | Janelle Chan | MBTA | Jan 18, 17 |
| 1. Signature of Applicant/Property Owner | | | 2. Date |
|  | | | Jan 19, 2017 |
| 3. Signature of Property Owner (if different) | | | 4. Date |
| 5. Signature of Representative (if any) | | | 6. Date |

For Conservation Commission:

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

For MassDEP:

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

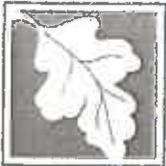
Other:

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

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

Filing Fee Information

- **Fee Transmittal Form**
- **Copy of Checks**



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 |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| Cat. 3b | 1 | \$1,050 | \$1,050 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$1,050

Step 6/Fee Payments:

| | |
|--------------------------------|-------------------------------|
| Total Project Fee: | \$1,050 |
| State share of filing Fee: | \$512.50 |
| City/Town share of filing Fee: | \$537.50 |
| | a. Total Fee from Step 5 |
| | b. 1/2 Total Fee less \$12.50 |
| | c. 1/2 Total Fee plus \$12.50 |

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

REDGATE REAL ESTATE ADVISORS, LLC

285 FRANKLIN STREET
8TH FLOOR
EDSTON, MA 02110

FIRST REPUBLIC BANK
BOSTON, MA 02110
FOR WIRE AND TRANSFERS
PLEASE CALL 800.541.1234

1989

1/18/2017

1/18/2017

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 512.50

Five Hundred Twelve and 50/100

DOLLARS

Commonwealth of Massachusetts

MEMO

NOI Wetland Fee Waterfront Sq



⑈001409⑈ ⑈711479000⑈ ⑈00601267⑈ ⑈003⑈

REDGATE REAL ESTATE ADVISORS, LLC

Commonwealth of Massachusetts

1989

1/18/2017

NOI Wetland Fee Waterfront Sq

512.50

First Republic Checkin NOI Wetland Fee Waterfront Sq

512.50

REDGATE REAL ESTATE ADVISORS, LLC
265 FRANKLIN STREET
8TH FLOOR
BOSTON, MA 02139

FIRST REPUBLIC BANK
BOSTON, MA 02110
FOR DEPOSIT ONLY
FIRST REPUBLIC BANK

1990

1/18/2017

1/18/2017

PAY TO THE ORDER OF City of Revere

537.50

Five Hundred Thirty Seven and 50/100

DOLLARS

City of Revere

MEMO Filing fees Waterfront Sq



AUTHORIZED SIGNATURE

19 05 7 87 1 0000 40005 1112 1 18 17 001

REDGATE REAL ESTATE ADVISORS, LLC

1990

City of Revere

1/18/2017

Filing fees Waterfront Sq

537.50

First Republic Checkin Filing fees Waterfront Sq

537.50

Abutter Information

- **Certified List of Abutters (100')**
- **Abutter Notification**
- **Legal Notice (Revere Journal)**
- **Affidavit of Service**

Abutter Information

- **Certified List of Abutters (100')**
- **Abutter Notification**
- **Legal Notice (Revere Journal)**
- **Affidavit of Service**

Loc: POINT OF PINES B Parcel ID #: 9-157A-2
LUC: 132

MASSACHUSETTS ELECTRIC COMPANY
C/O PROPERTIES DEPT.
40 SYLVAN RD

WALTHAM MA 02451

Loc: NORTH SHORE RD Parcel ID #: 9-157A-3
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-158-1
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: 394 OCEAN AVE Parcel ID #: 9-161-3A
LUC: 112

FIRST TOWER FUNDING LLC
MANAGEMENT OFFICE
394 OCEAN AVENUE

REVERE MA 02151

Loc: OCEAN AVE Parcel ID #: 9-166&168-1
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: OCEAN AVE Parcel ID #: 9-166&168-10
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: 646 OCEAN AVE Parcel ID #: 9-166&168-11A
LUC: 337

DAMICO SR ALPHONSE

5 MILANO DR

SAUGUS MA 01906

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


DATE: 1/6/17

Loc: RAILROAD LOCATIO Parcel ID #: 9-166&168-14
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-166&168-2
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-166&168-3
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-166&168-4
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-166&168-5
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: BAKER AVE Parcel ID #: 9-166&168-6
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: OCEAN AVE Parcel ID #: 9-166&168-7
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: OCEAN AVE Parcel ID #: 9-166&168-8
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: OCEAN AVE Parcel ID #: 9-166&168-9
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: 220 REVERE BEACH BLVD Parcel ID #: 9-166A-1
LUC: 920

COMM OF MASS/STATE POLICE
COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET ST

BOSTON MA 02108

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


DATE: 1/6/17

Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

A. The name of the applicant is Gate Residential Properties

B. The applicant has filed a Notice of Intent with the Conservation Commission for the Municipality of Revere seeking to alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

Activities Proposed: Construction of a building with two levels of parking and residential and retail spaces.

C. The Address of the Lot where the activity is proposed is Lots 4 & 5 on Ocean Ave

D. Copies of the Notice of Intent may be examined at The Office of Planning & Development

For more information, call: 781-286-8181

Check one: This is the applicant , representative , or other X (specify): Conservation Commission

Name of Representative: Ann McMenemy; Hancock Associates

E. Copies of the Notice of Intent may be obtained, for a fee, from either (check one) the applicant , or the applicant's representative X, by calling this telephone number (978)-777-3050 between the hours of 8:00 and 4:00 on the following days of the week: M - F

F. Information regarding the date, time, and place of the public hearing may be obtained from: Conservation Commission - Andrew B. DeSantis, Chair by calling this telephone number 781-286-8181

Check one: This is the applicant , representative , or other X (specify): Conservation Commission Chair

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 (name of newspaper)

NOTE: Notice of the public hearing, including its date, time and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.

To contact DEP, call:

Central Region: 508-792-7650

Northeast Region: 617-654-6500

Southeast Region: 508-946-2700

Western Region: 413-784-1100

LEGAL NOTICE
PUBLIC NOTICE

Notice is hereby given in accordance with the provisions of Section 40 Chapter 131 of the Massachusetts General Laws (Wetlands Protection Act) that the City of Revere Conservation Commission will hold a Public Hearing, ***Wednesday, February 1, 2017*** at 7:00 PM in the City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 upon the application (Notice of Intent) of **Gate Residential Properties** to **Construct a building with two levels of parking and residential and retail spaces**. A copy of the Applicant's "Notice of Intent" application will be available at the Department of Planning & Community Development at Revere City Hall Monday through Thursday 8:15 AM to 5:00 PM.

Andrew B. DeSantis, Chairman
Revere Conservation Commission

AFFIDAVIT OF SERVICE

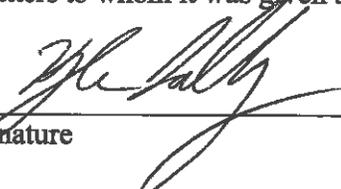
Under the Massachusetts Wetlands Protection Act

I, Kyle Lally, of Hancock Associates, hereby give notice under pains and penalties of perjury that on 19 January 2017 I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to abutter notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Gate Residential Properties with the City of Revere

Conservation Commission on 19 January 2017 for the property located at Lots 4 & 5 on Ocean Avenue. The form of the notification, the list of

abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



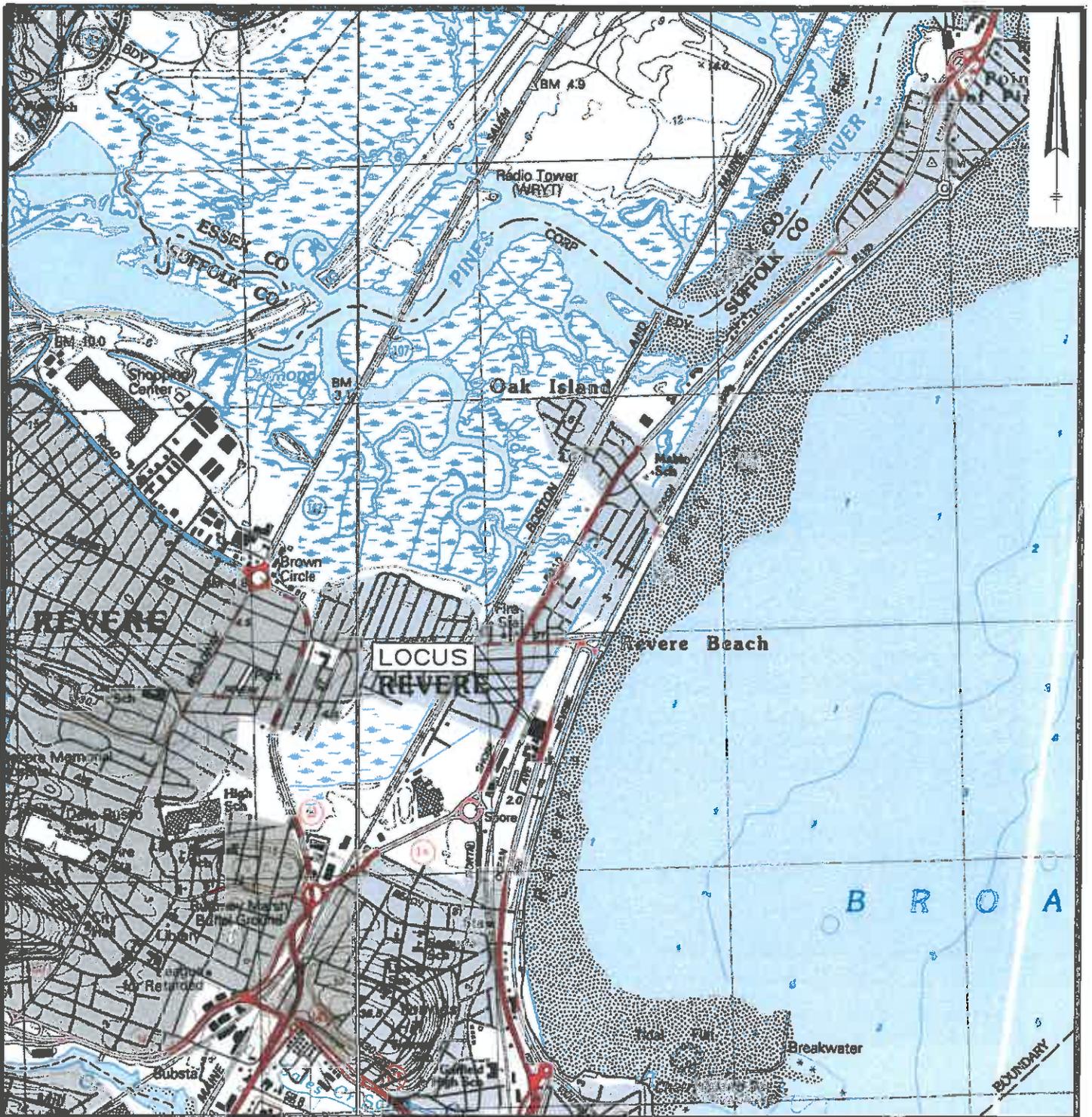
signature

19 January 2017

date

Kyle Lally
printed name

Locus Map



LOCUS MAP

LOTS 4 & 5 OCEAN AVENUE
REVERE, MA

HANCOCK ASSOCIATES

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

DATE: 1/19/17
SCALE: 1"=2,000'
DESIGN: KAC
DRAWN: KAC
LAYOUT: LOCUS

FEMA Map



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0036J

FIRM FLOOD INSURANCE RATE MAP SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 36 OF 176
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 260286
REVERE, CITY OF

PANEL 0036
SUFFIX J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
25025C0036J
MAP REVISED
MARCH 16, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nac.fema.gov

