



20

COMMUNITY MITIGATION FUND

APPENDIX F

2020 Non-Transportation Planning Project Application
BD-20-1068-1068C-1068L-46130

Check if joint application

Please complete the entire application

Form with 9 numbered sections for applicant information, including name of municipality, project name, description, and contact details for the contract manager and authorized individuals.

1. IMPACT DESCRIPTION

Please describe in detail the related impact that is attributed to the operation of a gaming facility. Please provide support for the determination that the operation of the gaming facility caused, is causing or may cause the impact.

The gaming facility brings both positive and negative impacts to Medford's businesses by increasing visibility and bringing new potential customers to the area, but also introduces new competition drawing existing customers away from existing businesses such as restaurants and entertainment venues such as the Chevalier Theatre.

2. PROPOSED USE OF PLANNING FUNDS

a) Please identify the amount of funding requested.

\$100,000

b) Please identify below the manner in which the funds are proposed to be used. Please provide a detailed scope, budget and timetable for the use of funds.

In accordance with the Surrounding Community Agreement, the Licensee has agreed to make annual payments to the City of Medford for the benefit of businesses and purchase goods and services from local businesses to mitigate impacts from the gaming facility. The City is applying for planning funds to hire an economic development and business development consultant to develop a program to manage these funds, monitors these commitments, and assist the businesses in accesses the funds and programs. The consultant may recommend and setup a program such as a small business technical assistance program.

c) Please provide documentation (e.g. - invoices, proposals, estimates, etc.) adequate for the Commission to ensure that the funds will be used for the cost of planning to mitigate the impact from the operation of a gaming establishment.

An RFP will be issued upon award of the grant to select a consultant.

d) Please describe how the planning request will address the impact indicated. Please attach additional sheets/supplemental materials if necessary.

The funds will allow the City to best allocate relevant payments and to implement programs to further the purposes outlined in the Surrounding Communities Agreement to promote and make improvements to local businesses.

The economic and business consultant will provide support to local

businesses to identify areas of improvement, which can include: aesthetic upgrades to their buildings and storefronts; technical assistance with becoming "Wynn certified" for participation in the Wynn's local purchasing program; and assistance accessing benefits from the Licensee's commitment to purchase gift certificates and vouchers from local businesses. Such upgrades and improvements will help area businesses better compete with the gaming facility and/or help offset any business loss due to competition from the gaming facility.

e) Please describe how the planning request will address the impact indicated.

The funds will allow the City to best allocate relevant payments and to implement programs to further the purposes outlined in the Surrounding Communities Agreement to promote and make improvements to local businesses.

The economic and business consultant will provide support to local businesses to identify areas of improvement, which can include: aesthetic upgrades to their buildings and storefronts; technical assistance with becoming "Wynn certified" for participation in the Wynn's local purchasing program; and assistance accessing benefits from the Licensee's commitment to purchase gift certificates and vouchers from local businesses. Such upgrades and improvements will help area businesses better compete with the gaming facility and/or help offset any business loss due to competition from the gaming facility.

f) For joint grant requests, please state the amount requested for the joint request. Please also state the amount of any Regional Planning Incentive Award requested and provide separate detail on the use of these additional funds.

N/A

3. CONNECTION TO GAMING FACILITY

Please provide specificity/evidence that the requested funds will be used to address issues or impacts directly related to the gaming facility.

The requested funds will be used to create a framework for a City program for the equitable allocation of Licensee payments in accordance with the Surrounding Community Agreement, and a system to monitor compliance with the agreement documents, quoted here:

1.2.B. An annual payment of One Hundred Thousand Dollars (\$100,000.00), which amount shall be due on or before the ninetieth (90th) day following the opening of the Project to the general public and on each annual anniversary thereof. This annual payment shall continue for as long as Wynn, or any parent, subsidiary or related entity, owns, controls or operates a commercial gaming facility at the Project Site. The purpose of this annual payment is to enable Medford to assist businesses in effectuating aesthetic upgrades and enable them to participate.

3.2.A. On an annual basis, subject to its obligations to the City of Everett, Wynn shall make a good faith effort to utilize local contractors and suppliers for the construction and future operations of the Project and shall afford such opportunities to local vendors when such contractors and suppliers are properly qualified and price competitive. Such efforts shall include actively soliciting bids from Medford vendors through local advertisements, coordination with the Medford Chamber of Commerce and such other reasonable measures as the City may from time to time request. In furtherance thereof, Wynn agrees to use good faith efforts to purchase at least Ten Million Dollars (\$10,000,000.00) of goods and services from vendors with a principal place of business in Medford. Wynn shall work with Medford to hold vendor fairs that provide Medford businesses with information concerning the process of providing goods and services to the Project. Wynn shall, on at least an annual basis, consult with the Medford Chamber of Commerce and such other business groups or associations as Medford may reasonably request to identify opportunities in furtherance of the objectives set forth in this section. Wynn shall, upon reasonable request, meet with Medford to provide updates on Wynn's efforts to comply with this section 3.2.A. Notwithstanding anything herein to the contrary, Wynn's obligations under this section 3.2.A. shall be subject to the availability of such goods and services at a level of quality that is consistent with the Project specifications and on commercially reasonable terms.

3.2.B. Wynn agrees to work with and assist local businesses to become "Wynn certified" in order to participate in this local purchasing program. Wynn certification represents a Wynn specific vendor qualification program that requires vendors to be pre-qualified, which may include but not be limited to background checks and other screening methods utilized to qualify vendors.

3.2.C. Wynn agrees that it will include as part of its rewards, frequent guest, loyalty and/or similar programs offered by Wynn to use vouchers and gift certificates from Medford businesses. Wynn commits to purchase and issue at least Twenty Five Thousand Dollars (\$25,000.00) in such vouchers and gift certificates annually from local businesses for use in its customer loyalty programs.

4. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS

Please provide detail regarding the internal controls that will be used to ensure that funds will only be used in planning to address the impact. If non-governmental entities will receive any funds, please describe what reporting will be required and how the applicant will remedy any misuse of funds.

The City of Medford will ensure that services are procured in a competitive bid process with contracts. The City will document all spending of funds to ensure that they are spent in accordance with the intended purpose

5. CONSULTATION WITH REGIONAL PLANNING AGENCY (RPA)/NEARBY COMMUNITIES

Please provide details about the Applicant's consultation with the Regional Planning Agency serving the community and nearby communities to determine the potential for cooperative regional efforts regarding planning activities.

The City is in the process of reaching out to the MAPC regarding this request.

6. MATCHING FUNDS FROM GOVERNMENTAL OR OTHER ENTITY

Please demonstrate that the governmental or other entity will provide significant funding to match or partially match the assistance required from the Community Mitigation Fund. Please provide detail on what your community will contribute to the planning projects such as in-kind services or planning funds.

The City will provide in-kind services via staff time to manage the work of the consultant to develop the program. After a transitional period, the City will assume the administration of the program. In addition to licensee payments, the program may be capitalized with other City funds such as CDBG, allocations from the general fund, etc.

7. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS AND MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA) DECISION

a) Please describe and include excerpts regarding the impact and potential mitigation from any relevant sections of the community's Host or Surrounding Community Agreement.

The sections of the agreement included here describe the payments and programs for which a consultant is required to setup a program to administer and manage:

1.2.B. An annual payment of One Hundred Thousand Dollars (\$100,000.00), which amount shall be due on or before the ninetieth (90th) day following the opening of the Project to the general public and on each annual anniversary thereof. This annual payment shall continue for as long as Wynn, or any parent, subsidiary or related entity, owns, controls or operates a commercial gaming facility at the Project Site. The purpose of this annual payment is to enable Medford to assist businesses in effectuating aesthetic upgrades and enable them to participate.

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b) Where applicable, please also briefly summarize and/or provide page references to the most relevant language included in the most relevant MEPA certificate(s) or comment(s) submitted by the community to MEPA.

Not applicable

c) Please explain how this impact was either anticipated or not anticipated in that Agreement or such MEPA decision.

Not applicable

d) If planning funds are sought for mitigation not required under MEPA, please provide justification why funding should be utilized to plan for such mitigation. For example, a community could provide information on the significance of potential impacts if the impact exceeds projected estimates.

This is not an environmental impact, but rather a business impact. As the casino grows in reputation and business, Medford businesses will be impacted by the competition created by a very large entertainment, dining and shopping venue.

**NO COMMUNITY IS ELIGIBLE FOR MORE THAN ONE
NON-TRANSPORTATION REGIONAL PLANNING INCENTIVE AWARD.**

CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY

On behalf of the aforementioned municipality/governmental entity I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this Application.



Signature(s) of Responsible Municipal Official(s)/
Governmental Entity(ies)

11/31/20
Date:



January 30, 2020

John Ziemba
Massachusetts Gaming Commission
Commission's Office of the Ombudsman
101 Federal Street, 12th Floor
Boston, MA 02110.

Dear Mr. Ziemba,

On behalf of the Medford Chamber of Commerce, I am writing in support of the City of Medford's application for the 2020 Community Mitigation Fund's Non-Transportation Planning Grant.

We are pleased to support this application, which would create a program and provide much needed support to our local businesses to access funds available to them through the Medford Surrounding Community Agreement. Many business owners are unaware or unable to navigate the complexities of accessing the benefits and opportunities of these funds. The opportunity to work with a knowledgeable consultant to help them position their businesses to best compete in today's markets would be invaluable to our businesses.

As the representatives of Medford businesses, we are pleased to support this important project. Feel free to contact me with any questions at 617-974-2155 or email jcostas@medfordelectronics.com Thank you again for your consideration.

Sincerely,

John Costas
President
Medford Chamber of Commerce



January 30, 2020

John Ziemba
Massachusetts Gaming Commission
Commission's Office of the Ombudsman
101 Federal Street, 12th Floor
Boston, MA 02110.

Dear Mr. Ziemba,

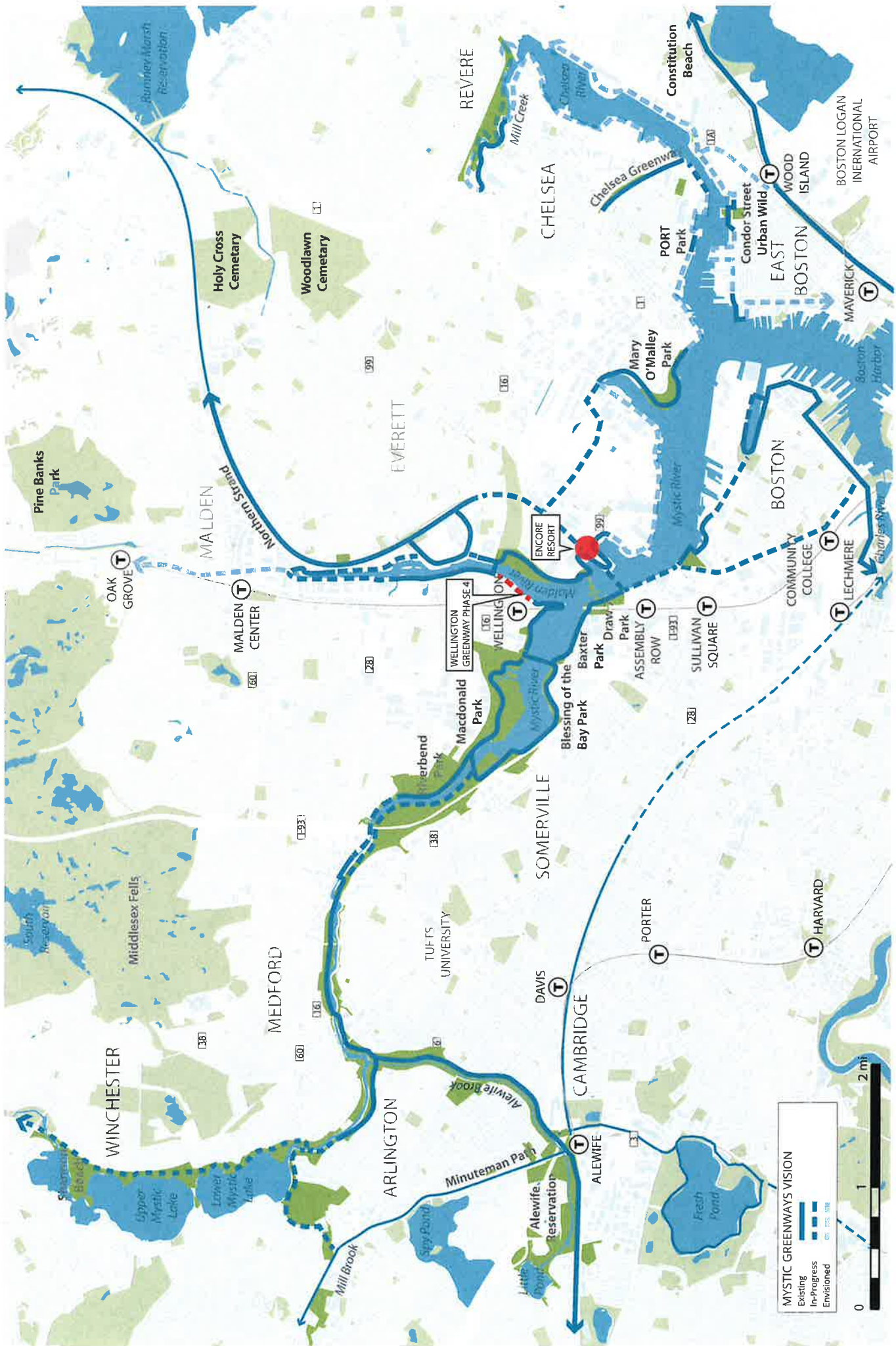
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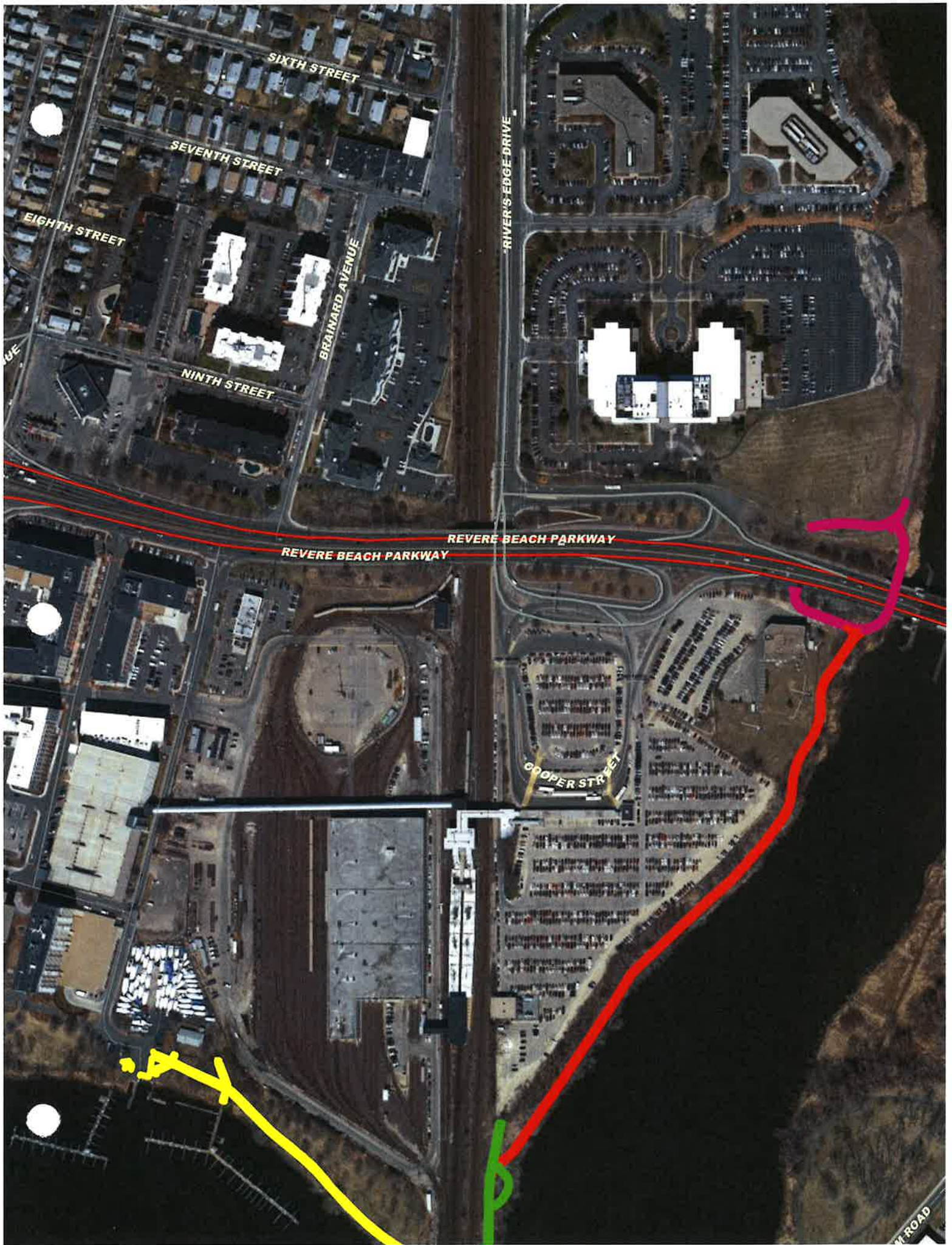
John Costas
President
Medford Chamber of Commerce



MYSTIC GREENWAYS VISION

- Existing
- In-Progress
- Envisioned

0 1 2 mi



SIXTH STREET

SEVENTH STREET

EIGHTH STREET

NINTH STREET

BRAINARD AVENUE

RIVER'S EDGE DRIVE

REVERE BEACH PARKWAY

REVERE BEACH PARKWAY

COOPER STREET

ROAD

WELLINGTON GREENWAY BUDGET

	Funds Spent to Date	Gaming Commission Grant	Target Matching Funds	Total
Phase 1-3 Construction	\$ 360,000			\$ 360,000
Phase 4 Design	\$ 34,000			\$ 34,000
Phase 4 Construction		\$ 945,000	\$ 250,000	\$ 1,195,000
Total	\$ 394,000	\$ 945,000	\$ 250,000	\$ 1,589,000

Matching Analysis	
Gaming Commission	59%
Private Matching Funds	41%

Source

Private (Preotle, Lane and Assoc)

Private (Preotle, Lane and Assoc)

Target funds: Preotle, Lane and Assoc, Mystic Valley
Development Commission, other developers in the area (TBD)

WELLINGTON GREENWAY BUDGET

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Total	\$ 394,000	\$ 945,000	\$ 250,000	\$ 1,589,000	

Matching Analysis	
Gaming Commission	59%
Private Matching Funds	41%

**Notice of Intent
Pedestrian Walkway - Phase 4
Wellington Greenway Project
Medford, Massachusetts**

**Submitted to:
Medford Conservation Commission
August 27, 2018**

August 27, 2018

Ms. Alicia Hunt
City of Medford
Conservation Commission
City Hall, Room 209
85 George P. Hassett Drive
Medford, MA 02155

**Re: Notice of Intent
Pedestrian Walkway - Phase 4
Wellington Greenway Project
Medford, Massachusetts**

Dear Ms. Hunt:

Tetra Tech is pleased to submit this Notice of Intent (NOI) on behalf of the Massachusetts Department of Conservation and Recreation (DCR) for the completion of Phase 4 of the Wellington Greenway pedestrian walkway system located along the east side of the MBTA Wellington Orange Line Station parking lot and along the west side of the Malden River.

The overall Greenway Project is designed to be a multi-use pathway network that will provide an intermodal connection between the MBTA's Wellington Orange Line Station and businesses along the River, as well as enhance recreational connections to the DCR Mystic River Reservation.

This application is for the extension of the pedestrian walkway network. The work is proposed within the Riverfront Area and 100-foot buffer zone of the Malden River. In terms of regulatory applicability, the project qualifies for limited project status in accordance with 310 CMR 10.53 (6) for the construction of pedestrian access to or along Riverfront Areas. In addition, the project is subject to the Chapter 91 Public Waterfront Act and an application for a Chapter 91 License will be submitted to DEP Waterways. In accordance with 310 CMR 10.58(6)(i), the project is subject to Chapter 91 jurisdiction and is exempt from the Riverfront Act.

If you have any questions or require any additional information, please contact me at 508-786-2306.

Very truly yours,

Mark Fobert
Sr. Project Manager

Marlborough Technology Park
100 Nickerson Road, Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201 tetratech.com

Cc: Dan Driscoll, DCR
Karl Haglund, DCR
Deborah Burke, MVDC
John Preotle, PLA
Mark Boyle, MBTA

P:\PRE-FY2008\6000\6676\6676-02-PERMITS\WELLINGTON GREENWAY\PHASE 4\AUGUST 2018\NOI REPORT 8-27-18.DOCX

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WPA Form 3
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

MEDFORD

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):

Revere Beach Parkway	Medford	02155
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.401800	-71.074784
	d. Latitude	e. Longitude
7-05	18, 22, and 26	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Priscilla	Geigis	
a. First Name	b. Last Name	
Massachusetts Department of Conservation and Recreation (Owner-Parcel 7-05/26)		
c. Organization		
251 Causeway Street		
d. Street Address		
Boston	MA	02114
e. City/Town	f. State	g. Zip Code
617-626-4986	priscilla.geigis@state.ma.us	
h. Phone Number	i. Fax Number	j. Email Address

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

Mark Boyle	AMFM Broadcasting, Inc.	
a. Owner-Parcel 7-05/18	b. Owner-Parcel 7-05/22	
MBTA	20880 Stone Oak Parkway	
c. Organization		
10 Park Plaza, Room 5750	San Antonio, TX 78258	
d. Street Address		
Boston	MA	02116
e. City/Town	f. State	g. Zip Code
617-222-3200		
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Mark	Fobert	
a. First Name	b. Last Name	
Tetra Tech		
c. Company		
100 Nickerson Road		
d. Street Address		
Marlborough	MA	01752
e. City/Town	f. State	g. Zip Code
508-786-2306	508-786-2201	mark.fobert@tetrattech.com
h. Phone Number	i. Fax Number	j. Email address

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

\$500.00	\$237.50	\$262.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

The project involves the construction of a pedestrian walkway along the west side of the Malden River.

The walkway is a component of the Wellington Greenway Project within the Mystic River Reservation.

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input checked="" type="checkbox"/> Other |

7b. Is any portion of the proposed activity eligible to be treated as a 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:

310 CMR 10.53 (6), construction of pedestrian access to or along Riverfront Areas.

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

Book 24381/Page 263

c. Parcel 7-05/22

Book 11712/Page 727

b. Parcel 7-05/18

Book 8745/Page 354

d. Parcel 7-05/26

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.

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	



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	440 1. square feet	440 2. square feet
	440 3. cubic feet of flood storage lost	440 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 checked="" type="checkbox"/> Riverfront Area	Malden River 1. Name of Waterway (if available)	

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:

123,000
square feet

4. Proposed alteration of the Riverfront Area:

Exempt-310 CMR 10.58(6)(i)

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)

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



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)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BWV _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____

C. Other Applicable Standards and Requirements

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://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/priority_habitat/online_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
100 Hartwell Street, Suite 230
West Boylston, MA 01583**

2017, MassGIS
b. Date of map _____



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

Provided by MassDEP:

MassDEP File Number
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MEDFORD
City/Town

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

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.1.d, 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).*

1. 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
3. 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
 - (c) MESA filing fee (fee information available at: http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/esa_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

d. OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/esa/esa_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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm>, regulatory review tab). 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.



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

MEDFORD

City/Town

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

- 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
- 2. 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 or hand delivery of NOI to either:

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

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.

- 3. 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

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

- 4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. Yes No
- 5. 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
- 6. 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



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

MEDFORD

City/Town

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

- 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

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.
- 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.

Wellington Greenway-Phase 4-Notice of Intent

a. Plan Title

Tetra Tech

b. Prepared By

May 1, 2014

d. Final Revision Date

c. Signed and Stamped by

40

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.



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
 MEDFORD
 City/Town

E. Fees

- t. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number _____

3. Check date _____

4. State Check Number _____

5. Check date _____

6. Payor name on check: First Name _____

7. Payor name on check: Last Name _____

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant


2. Date
 8/23/17

3. Signature of Property Owner (if different)

4. Date

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.



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

MEDFORD

City/Town

E. Fees

- 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:

1891005	September 7, 2017
2. Municipal Check Number	3. Check date
1891006	September 7, 2017
4. State Check Number	5. Check date
	Tetra Tech
6. Payor name on check: First Name	7. Payor name on check: Last Name

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.

	8-9-18
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	8-9-18
3. Signature of Property Owner (if different)	4. Date
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.



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

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



A. Applicant Information

1. Location of Project:

Revere Beach Parkway Medford
 a. Street Address b. City/Town
 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Massachusetts Department of Conservation and Recreation (Owner-Parcel 7-05/26)
 c. Organization
 251 Causeway Street, Suite 600
 d. Mailing Address
 Boston MA 02114
 e. City/Town f. State g. Zip Code
 617-626-1250
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Mark Boyle AMFM Broadcasting, Inc.
 a. Owner-Parcel 7-05/18 b. Owner-Parcel 7-05/22
 MBTA 20880 Stone Oak Parkway
 c. Organization
 10 Park Plaza, Room 5750 San Antonio, TX 78258
 d. Mailing Address
 Boston MA 02116
 e. City/Town f. State g. Zip Code
 617-222-3200
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2(e) Inland Limited Project	1	\$500.00	\$500.00

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
State share of filing Fee:	<u>\$237.50</u>
City/Town share of filling Fee:	<u>\$262.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

1.0 Introduction

This Notice of Intent (NOI) is being filed on behalf of the Massachusetts Department of Conservation and Recreation (DCR) pursuant to the Massachusetts Wetlands Protection Act (MAWPA; MGL Ch. 131, s. 40) and regulations (310 CMR 10.00 et seq.). The project includes the extension of a pedestrian walkway on the east side of the Massachusetts Bay Transportation Authority (MBTA) parking lot at the MBTA's Wellington Orange Line Station on the west side of the Malden River in Medford, Massachusetts. See Figure 1, USGS Locus Map for the project location.

2.0 Project Description

DCR is proposing to complete Phase 4 of the Wellington Greenway Project located on MBTA and DCR land that is located on the west side of the Malden River, just south of Revere Beach Parkway. An easement on private property will also be required for the project (see Figure 1, USGS Locus). The Greenway Project is designed to be a multi-use pathway that will provide an intermodal connection between the MBTA's Wellington Orange Line Station and businesses along the Malden and Mystic Rivers, as well as enhance recreational connections to DCR's Mystic River Reservation. The overall project will complete a missing link in an existing network of trails, providing a direct connection between many local neighborhoods and a number of existing waterfront parks and amenities, benefitting residents and office workers, bicyclists, joggers and boaters. Figure 2 is an aerial photograph showing the Wellington Greenway Project components and phases.

The proposed work on the Wellington Greenway Project that is the subject of this application is identified as Phase 4 on Figure 2. The proposed Project includes the construction of a new 10-foot wide bituminous concrete walkway starting at the southern end of the Wellington Orange Line Station parking lot where Phase 3 ends, and ending at Revere Beach Parkway. The recently completed bituminous walkway located to the south of the Project is identified on Figure 2 as Phase 3 of the Greenway Project and connects to the recently completed walkway, overlook and seat wall on the peninsula located east of the Orange Line Bridge (Phase 2). Phase 2 connects to the area near the Wellington Yacht Club (Phase 1). Phase 1 of the Greenway Project was previously improved with the repaving of the walkway and the installation of benches and interpretive signs. The objective of this Project is to connect the Phase 3 walkway to the Woods Memorial Bridge at Revere Beach Parkway, thereby providing a continuous pedestrian connection. The Massachusetts Department of Transportation (MassDOT) Highway Division has nearly completed the reconstruction of the Woods Memorial Bridge, which includes a pedestrian walkway extending north under the Woods Memorial Bridge.

2.1 General Project Overview

For the purposes of this Project description, the Project has been broken into two separate areas (see Figure 3 for Project Areas). From an intersection just south of the terminus of the Phase 3 walkway, the proposed walkway will extend approximately 1,200 feet northeast as it passes along the east side of the MBTA Wellington Orange Line Station parking lot (Area 1). The walkway will continue along the east side of the AMFM Broadcasting, Inc. property along the west side of the Malden River for approximately 600 feet and extend to the Woods Memorial

Bridge at Revere Beach Parkway (Area 2). Ancillary project amenities will include benches along the path leading to the Woods Memorial Bridge. The shoulders along the walkway will be loamed and seeded. Landscaping features may include native trees placed in select locations to supplement the existing vegetation along the walkway.

Some existing trees are located within the proposed path alignment and will need to be removed to allow for the construction of the path. An initial tree clearing operation shall be performed based on direction given by members of the Medford Conservation Commission. The general guidelines of tree clearing were discussed during a January 17, 2013 site walk with the Medford Conservation Commission. A second site walk shall be scheduled during the initial clearing to determine if additional clearing is needed to complete construction of the Phase 4 work. The Phase 4 project area is shown in more detail in Figure 3.

2.2 Detailed Project Description

2.2.1 Area 1-MBTA Wellington Orange Line Station Parking Lot

In Area 1, the 10-foot wide walkway will be constructed along the east side of the Wellington Orange Line Station parking lot along the west side of the Malden River. The construction of the new bituminous concrete walkway will include minor regrading to create an ADA accessible, walkable surface. Existing material, supplemented with imported material as needed, will be used to achieve final grades. Upon completion, excess material will be disposed of at an off-site location. The northern end of the path will connect to the proposed path along the east side of the AMFM Broadcasting, Inc. property.

2.2.2 Area 2-AMFM Broadcasting, Inc. Property

In Area 2, the 10-foot wide walkway will be constructed along the east side of the AMFM Broadcasting, Inc. property along the west side of the Malden River. The construction of the new bituminous concrete walkway will include minor regrading to facilitate an ADA accessible, walkable surface. Existing material, supplemented with imported material as needed, will be used to achieve final grades. Upon completion, excess material will be disposed of at an off-site location. The northern end of the path will connect to the sidewalk along Revere Beach Parkway and to the nearly completed path extending north under the Woods Memorial Bridge (Revere Beach Parkway).

3.0 Resource Areas

Jurisdictional wetland resource areas within and adjacent to the project area include Bank, Bordering Vegetated Wetland (BVW), Land under Water Bodies/Waterways, Bordering Land Subject to Flooding (BLSF), and Riverfront Area associated with the Malden River. These areas, as defined by the regulations of the MA WPA, are described below as they relate to the project area.

Bank [310 CMR 10.54]. Bank consists of the land area that normally abuts and confines a water body. Bank occurs between a water body and a vegetated wetland and adjacent floodplain or between a water body and an upland. Bank within the project area consists of the land area that abuts and confines the Malden River.

Bordering Vegetated Wetland [310 CMR 10.55]. Bordering Vegetated Wetlands (BVW) include those vegetated freshwater wetlands that border on water bodies and waterways. The technical criteria and methodology is set forth in *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act* (MADEP, 1995). BVW within the project area is associated with the Malden River and consists of six emergent wetlands (Flag Series C through H) dominated by common reed (*Phragmites australis*).

Land under Water Bodies/Waterways [310 CMR 10.56]. The land area under any creek, river, stream, pond or lake is a resource area subject to protection under the MA WPA. The land under the Malden River qualifies as Land under Water Bodies/Waterways.

Bordering Land Subject to Flooding [310 CMR 10.57(2)(a)(3)]. The boundary of Bordering Land Subject to Flooding is defined as the maximum lateral extent of floodwater, which will theoretically result from the statistical 100-year frequency storm. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the project area (Middlesex County, Massachusetts, Map Number 25017C0439E, June 4, 2010), a portion of the project area is located within the 100-year floodplain (Flood Zone AE) and is therefore located within Bordering Land Subject to Flooding (BLSF). The 100-year flood zone (Zone AE) associated with the Malden River is at elevation 4.0 feet [North American Vertical Datum of 1988 (NAVD)]. The limits of the 100-year floodplain are shown on Figure 4 and on the project plans in Appendix A.

Riverfront Area [310 CMR 10.58]. Riverfront Area is defined as the land between a river's mean annual high-water line and a parallel line located 200 feet away, measured horizontally outward from the river's mean annual high-water line. That portion of the project area located within 200 feet of the mean annual high-water line of the Malden River is located within Riverfront Area. The above described resource areas are shown on the project plans in Appendix A.

A one-hundred-foot buffer zone is associated with the Bank and BVW resource areas. The 100-foot buffer zone extends from the top of bank and all project components are proposed within the buffer zone.

The entire site is located within the Riverfront Area of the Malden River. The project activities are also subject to authorization under Chapter 91. The project is exempt, therefore, from the requirements of the Riverfront Area because it is subject to a MGL Chapter 91 waterways license, permit or legislative authorization (310 CMR 10.58 (6) (i)). The proposed work is also located within the 100-foot buffer zone of BVW and the Bank of the Malden River. There is no direct impact or work proposed in BVW or on the Bank. Approximately 440 square feet (sf) of BLSF needs to be filled to make the path Americans with Disabilities Act (ADA) compliant. The area within the floodplain that is filled will be compensated for by lowering the grade adjacent to where the fill is placed. The location of resource areas relative to the proposed work is provided on the Project Plans in Appendix A.

In summary, all activities are within the buffer zone to BVW and Bank. The proposed work is not subject to the Riverfront Area requirements since a Chapter 91 License is required for activities in those areas.

Under 310 CMR 10.53 (6), the project also qualifies for limited project status for the construction of pedestrian access to or along Riverfront Areas.

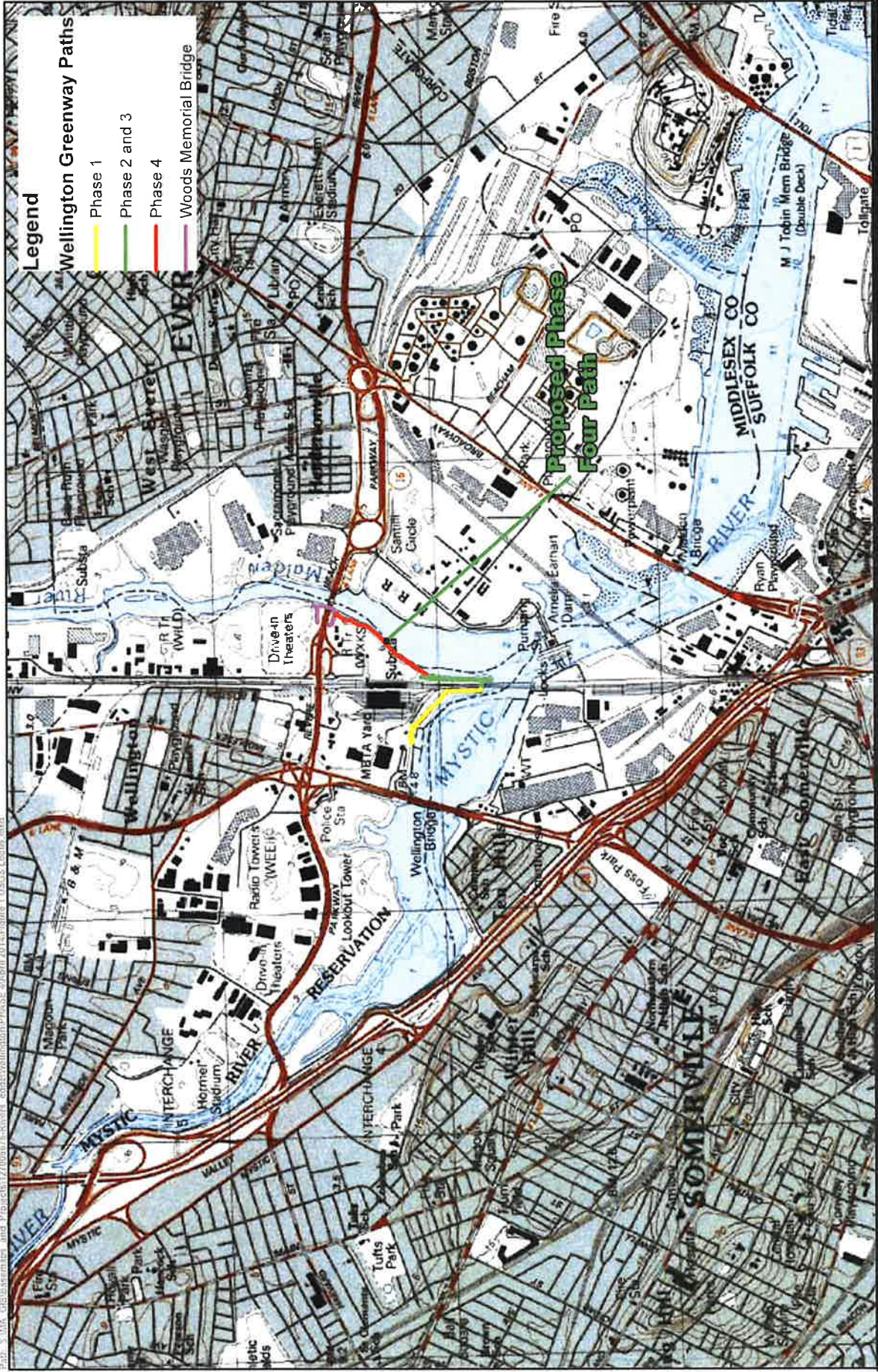
In terms of other natural resources, the site is not mapped as Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife. Figure 5 shows the absence of such resources on the site based on a MassGIS data layer search.

4.0 Erosion and Sediment Control Measures

Construction-term best management practices (BMPs) will include sediment and erosion control measures to be employed during construction. These will remain in place until the site achieves final stabilization. A fiber roll and/or silt fence will be installed between the edge of the walkway and the River in locations where regrading will occur. Fiber roll and silt fence details are provided on the Project Plans. The protection will remain in place until the seed fully germinates and associated landscaping activities are complete. The erosion control measures will be inspected on a regular basis and repaired or replaced as necessary to prevent the migration of sediment from the site.

In addition to the erosion and sediment control practices, disturbed areas will be kept to a minimum and vegetative stabilization of these areas will occur as soon as possible. Areas that cannot be restored or stabilized immediately will be mulched to prevent potential erosion. If the project timing (i.e. seasonal constraints) prevents final loam and seeding from occurring upon the completion of final grading, then temporary mulching, or other suitable stabilization measures will be used to protect exposed areas until such time when final loam and seed is applied and final stabilization is achieved.

Figures



Phase 4 Wellington Greenway
Medford, MA



USGS Locus
Map

Base Map:
MassGIS USGS Topo

Figure 1

Legend

- Assessors Parcels
- Wellington Greenway Paths**
 - Phase 1 (Complete)
 - Phase 2 and 3 (Complete)
 - Phase 4 (Proposed)
 - Woods Memorial Bridge (Near Complete)



Figure 2
Wellington Greenway Phase 4
Overall Project

Legend

- Property Line
- Phase 2 and 3 (Complete)
- Phase 4 (Proposed)
- Woods Memorial Bridge (Near Complete)



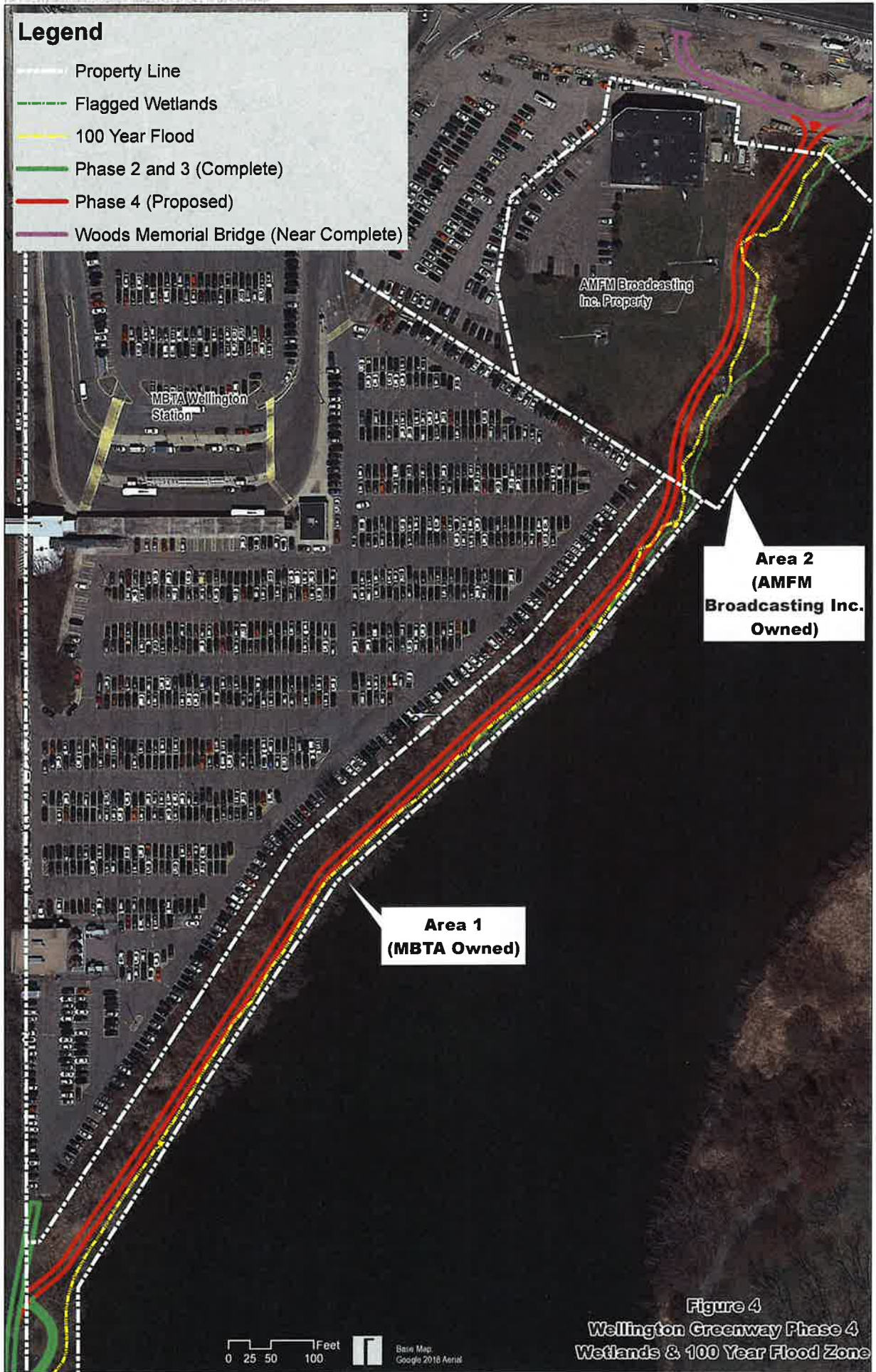
Area 2
(AMFM Broadcasting, Inc. Owned)

Area 1
(MBTA Owned)

Figure 3
Wellington Greenway Phase 4
Project Detail

Legend

- Property Line
- Flagged Wetlands
- 100 Year Flood
- Phase 2 and 3 (Complete)
- Phase 4 (Proposed)
- Woods Memorial Bridge (Near Complete)



**Area 2
(AMFM
Broadcasting Inc.
Owned)**

**Area 1
(MBTA Owned)**

**Figure 4
Wellington Greenway Phase 4
Wetlands & 100 Year Flood Zone**

Legend

- Property Line
- Phase 2 and 3 (Complete)
- Phase 4 (Proposed)
- Woods Memorial Bridge (Near Complete)
- ORW Polygons (Mar. 2010)
- Community Groundwater Source
- Surface Water Intake
- Non-Community Groundwater Source
- Emergency Surface Water
- DEP Approved Zone IIs
- IWPAs
- NHESP Estimated Habitats of Rare Wildlife (Oct. 2008)
- NHESP Priority Habitats of Rare Species- (Oct. 2008)
- NHESP Certified Vernal Pools (Feb 2010)



**Area 2
(AMFM Broadcasting
Inc. Owned)**

**Area 1
(MBTA Owned)**

**Figure 5
Wellington Greenway Phase 4
MassGIS Data Layers**

Appendix A
Notice of Intent Plans

Preotle Lane & Associates, LTD Phase 4 Wellington Greenway Notice of Intent

100 Nickerjohn Road
Mansborough, MA 01752
Phone (508) 785-2200 Fax (508) 785-2201
www.tetra.tech.com



SHEET NO. C-101
COVER C-102
SHEET TITLE
COVER SHEET
LAYOUT AND GRADING PLAN
LAYOUT, GRADING AND DETAILS PLAN

PROJECT LOCATION:
Wellington Greenway
Medford, MA

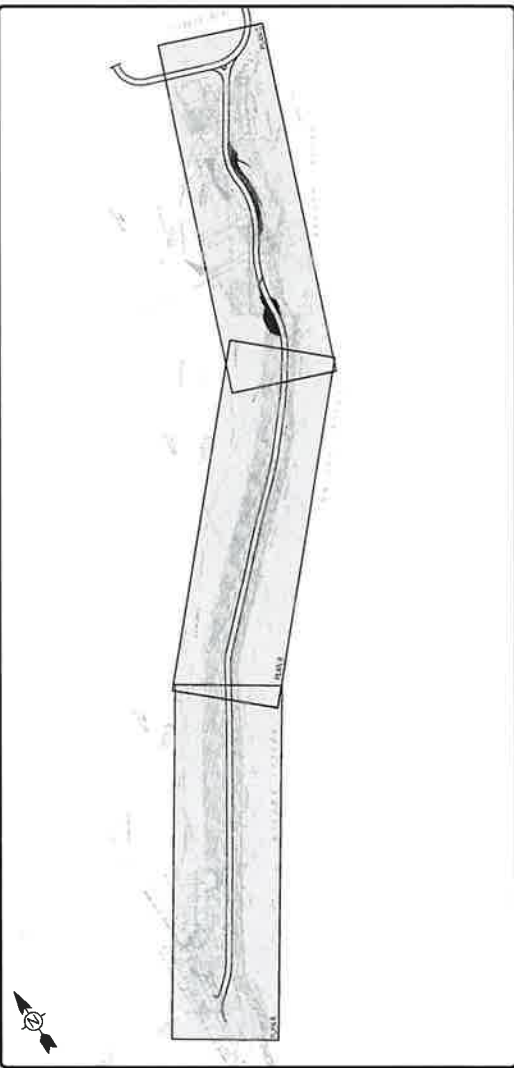
T1 PROJECT No.:
127-3947-12002

PROJECT DESCRIPTION / NOTES:

CLIENT INFORMATION:
Preotle Lane & Associates, LTD
200 Pleasant St
Medford, MA 02155

CLIENT PROJECT No.:

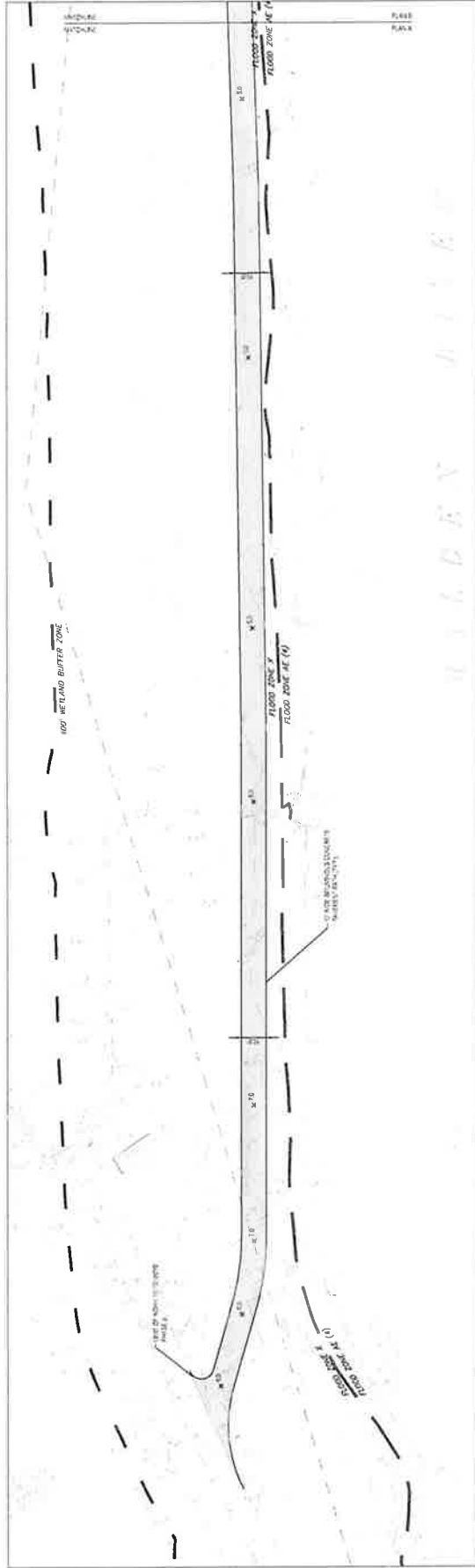
ISSUED:



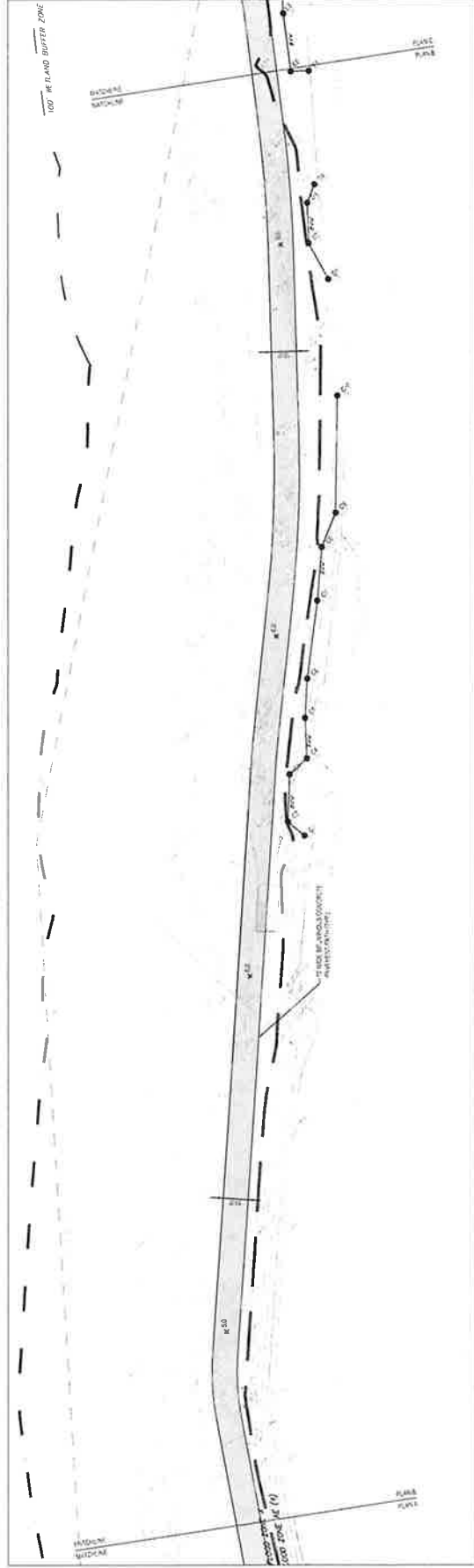
KEY PLAN
1" = 100'

VICINITY MAP:

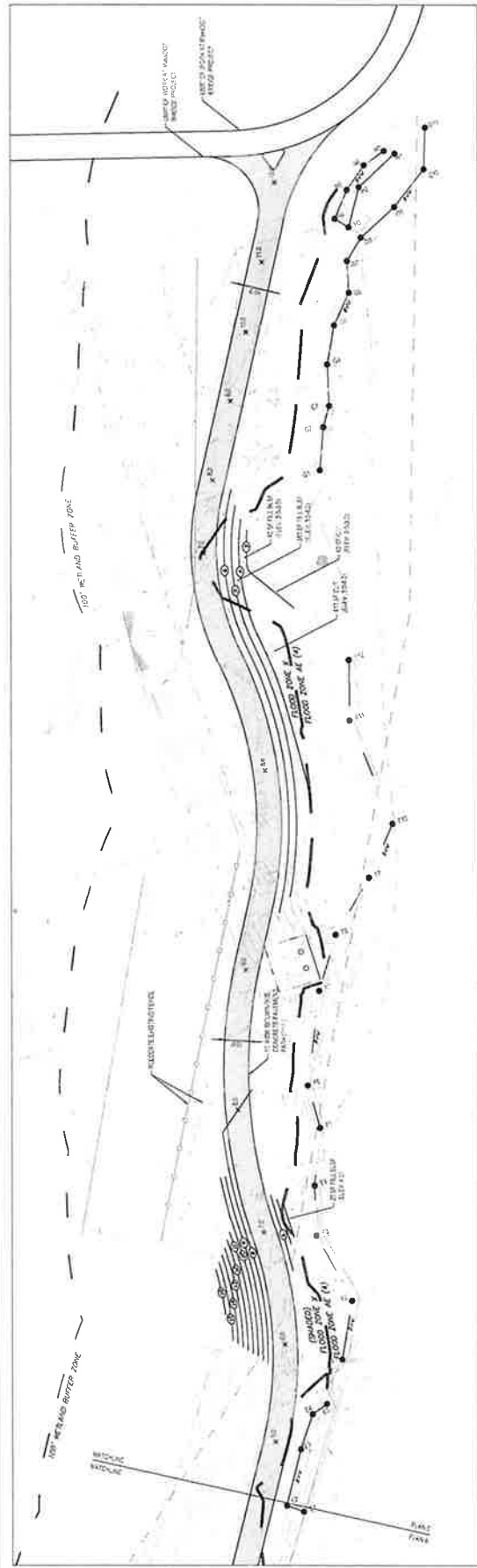




PLAN A
1"=20'

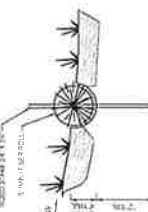


PLAN B
1"=20'



PLAN C
 11=20

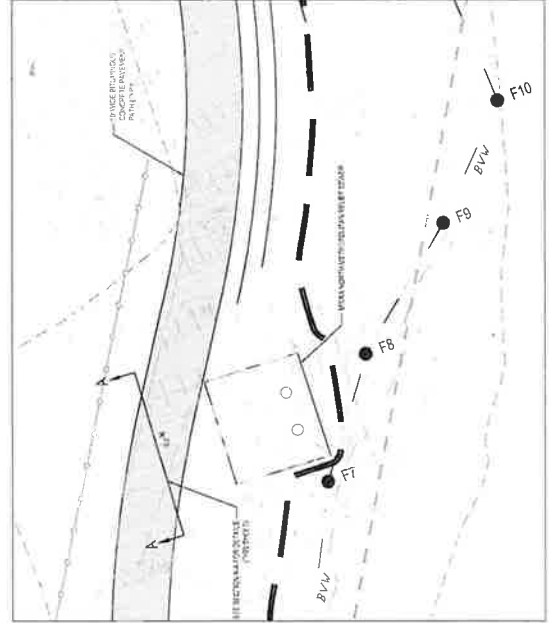
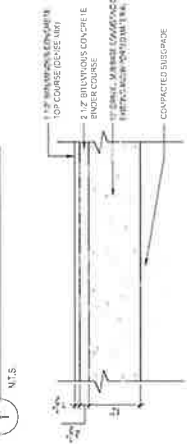
- NOTES:**
1. ALL UTILITIES SHOWN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
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 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
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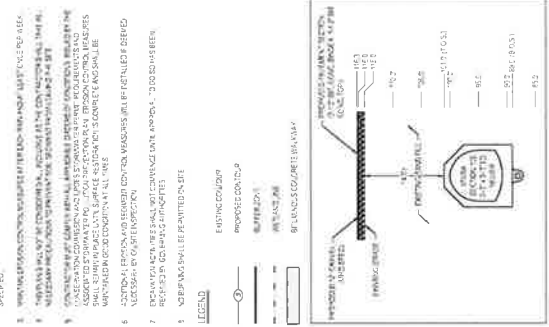
1 TYPICAL FIBER ROLL INSTALLATION
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- NOTES:**
1. FIBER ROLL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
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 5. FIBER ROLL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.

2 BITUMINOUS CONCRETE PAVEMENT
 N.T.S.



MMRA EASEMENT PLAN
 (SEE CROSSING DETAIL)
 11=10



CROSSING MMRA SECTION 105
 11=10

- NOTES:**
1. ALL UTILITIES SHOWN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD SPECIFICATIONS.
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Appendix B
Stormwater Management Report and Checklist

Stormwater Management Report
Wellington Greenway Walkway Improvements
Medford, Massachusetts

Submitted to:
Medford Conservation Commission

Applicant:
Massachusetts Department of Conservation and
Recreation

Prepared By:
Tetra Tech

December 8, 2016

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Appendix A Stormwater Checklist

1.0 Applicant

Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston, MA 02114

2.0 Project Name/Address

Wellington Greenway Walkway Improvements
Revere Beach Parkway
Medford, Massachusetts
Medford Assessors Parcels 7-05/18, 7-05/22 and 7-05/26

3.0 Engineer

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

4.0 Introduction

The Massachusetts Department of Conservation and Recreation (DCR) is proposing to complete a portion of the Wellington Greenway Project located on Massachusetts Bay Transportation Authority (MBTA) land that is located at the confluence of the Malden and Mystic Rivers in Medford, Massachusetts (Medford Assessors Parcels 7-05/18, 7-05/22 and 7-05/26). The Greenway Project is designed to be a multi-use pathway that will provide an intermodal connection between the MBTA's Wellington Orange Line Station and businesses along the Rivers, as well as enhance recreational connections to the DCR's Mystic River Reservation. The project will complete a missing link in an existing network of trails, providing a direct connection between many local neighborhoods and a number of existing waterfront parks and amenities, benefitting residents and office workers, bicyclists, joggers and boaters.

5.0 Project Description

DCR is proposing to complete Phase 4 of the Wellington Greenway Project located on MBTA and DCR land that is located on the west side of the Malden River, just south of Revere Beach Parkway. An easement on private property will also be required for the project. The Greenway Project is designed to be a multi-use pathway that will provide an intermodal connection between the MBTA's Wellington Orange Line Station and businesses along the Malden and Mystic Rivers, as well as enhance recreational connections to DCR's Mystic River Reservation. The project will complete a missing link in an existing network of trails, providing a direct

connection between many local neighborhoods and a number of existing waterfront parks and amenities, benefitting residents and office workers, bicyclists, joggers and boaters.

The proposed Project includes the construction of a new 10-foot wide bituminous concrete walkway starting at the southern end of the Wellington Orange Line Station parking lot where Phase 3 ends, and ending at Revere Beach Parkway. The recently completed bituminous walkway located to the south of the Project is identified on Figure 2 as Phase 3 of the Greenway Project and connects to the recently completed walkway, overlook and seat wall on the peninsula located east of the Orange Line Bridge (Phase 2). Phase 2 connects to the area near the Wellington Yacht Club (Phase 1). Phase 1 of the Greenway Project was previously improved with the repaving of the walkway and the installation of benches and interpretive signs. The objective of this Project is to connect the Phase 3 walkway to the Woods Memorial Bridge at Revere Beach Parkway, thereby providing a continuous pedestrian connection. The Massachusetts Department of Transportation (MassDOT) Highway Division has nearly completed the reconstruction of the Woods Memorial Bridge, which includes a pedestrian walkway extending north under the Woods Memorial Bridge.

Construction-term best management practices (BMPs) will include sediment and erosion control measures to be employed during construction. These will remain in place until the site achieves final stabilization. A fiber roll and/or silt fence will be installed along the eastern portion of the site, if necessary, in locations where grading will occur between the edge of the walkway and the River. Fiber roll and silt fence details are provided on the Project Plans. The protection will remain in place until the seed fully germinates and associated landscaping activities are complete. The erosion control measures will be inspected on a regular basis and repaired or replaced as necessary to prevent the migration of sediment from the site.

In addition to the erosion and sediment control practices, disturbed areas will be kept to a minimum and vegetative stabilization of these areas will occur as soon as possible. Areas that cannot be restored or stabilized immediately will be mulched to prevent potential erosion. If the project timing (i.e. seasonal constraints) prevents final loam and seeding from occurring upon the completion of final grading, then temporary mulching, or other suitable stabilization measures will be used to protect exposed areas until such time when final loam and seed is applied and final stabilization is achieved.

6.0 Compliance with the DEP's Stormwater Management Standards

The following sections address how the walkway project relates to the Stormwater Management Standards.

6.1 Standard 1 - No New Untreated Discharges

The project does not include any new stormwater discharges.

6.2 Standard 2 - Peak Attenuation Rate

There is no stormwater management system designed for the project. The introduction of a paved walkway is not expected to influence the rate of runoff from the site.

6.3 Standard 3 - Recharge

The project does not include recharge of stormwater. The introduction of the various landscaping elements and loam and seed will allow for runoff to continue to infiltrate the ground and the additional impervious surface will not result in a significant increase in runoff under post development conditions.

6.4 Standard 4 - Water Quality

The use of the pedestrian walkway will not generate pollutants such as oil, grease or solids, therefore no degradation of water quality is expected.

6.5 Standard 5 - Land Uses with Higher Potential Pollutant Loads

The project does not qualify as a land use with higher potential pollutant load.

6.6 Standard 6 - Critical Areas

The site is not located within a critical area including a Zone II or interim well head protection area of a public water supply.

6.7 Standard 7 - Redevelopment Projects

The project consists of pedestrian walkways and there is no stormwater management system necessary for the management or control of runoff from the project.

6.8 Standard 8 - Construction Period Pollution Prevention and Erosion and Sedimentation Control

Although coverage under the EPA NPDES General Permit for Stormwater Discharges from Construction Activities is not required since the project results in disturbance of less than one (1) acre, provisions for erosion and sediment controls are included on the project plans.

6.9 Standard 9 - Operation and Maintenance Plan

The Department of Conservation and Recreation will maintain the site as part of their park system.

6.10 Standard 10 - Prohibition of Illicit Discharges

There are no known illicit discharges on the project site.

Appendix A
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

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)

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

- 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 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)

- 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

- 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 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 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.

Appendix C
Abutter Notification Information

Affidavit of Service

Under the Massachusetts Wetlands Protection Act

I, Mark Fobert, hereby certify under the pains and penalties of perjury that on August __, 2018 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 30, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act with the Medford Conservation Commission on August __, 2017 for work associated with the extension of a pedestrian walkway on the east side of Parcels 7-05/18, 7-05/22, and 7-05/26, east of the MBTA Orange Line railroad tracks, just south of Revere Beach Parkway on the west side of the Malden River in Medford, Massachusetts.

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

Mark Fobert
Senior Project Manager

Date

August 27, 2018

**Re: Notification to Abutters
Wellington Greenway-Phase 4
Pedestrian Walkway Project
Medford, Massachusetts**

Dear Abutter:

Enclosed please find a Notification of Abutters to inform you of a public hearing that will be held by the Medford Conservation Commission under the Massachusetts Wetlands Protection Act. The proposed project for which the hearing will be held involves a Notice of Intent for the extension of a pedestrian walkway along the east side of Parcels 7-05/18, 7-05/22, and 7-05/26, east of the MBTA railroad tracks, just south of Revere Beach Parkway on the west side of the Malden River. If you have any questions relative to this project, contact the Medford Conservation Commission or me at the numbers given on the attached form.

Very truly yours,

Mark Fobert
Senior Project Manager

P:\PRE-FY2008\6000\6676\6676-02-PERMITS\WELLINGTON GREENWAY\PHASE 4\AUGUST 2018\ABUTT_LETTER_AUG_2018.DOC

Marlborough Technology Park
100 Nickerson Road, Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201 tetrattech.com

Notification to Abutters Under the
Massachusetts Wetlands Protection Act and Regulations

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

- A. The name of the applicant is Massachusetts Department of Conservation and Recreation
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Medford
seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is Property east of MBTA Wellington Orange Line Station – Medford Assessor’s Parcels 7-05/18, 7-05/22 and 7-05/26
- D. Copies of the Notice of Intent may be examined at Medford Conservation Commission, Medford City Hall Room 209, 85 George P. Hassett Drive Medford MA 02155 between the hours of 8:30 AM and 4:30 PM on Monday, Tuesday and Thursday, between 8:30 AM and 7:30 PM on Wednesday, and between 8:30 AM and 12:30 PM on Friday. For more information, call: (781) 393 -2137 .
Check one: This is the applicant , representative , or other (specify):
Medford Conservation Commission
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant’s representative , by calling this telephone number (508) 786 – 2306 between the hours of 9 and 5 on the following days of the week: Monday through Friday
- F. Information regarding the date, time, and place of the public hearing may be obtained from Medford Conservation Commission
by calling this telephone number (781) 393-2137 between the hours of 8:30 AM and 4:30 PM on Monday, Tuesday and Thursday, between 8:30 AM and 7:30 PM on Wednesday, and between 8:30 AM and 12:30 PM on Friday.
Check One: This is the applicant . representative , or other (specify):
Medford Conservation Commission

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Medford Daily Mercury

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
Southeast Region: 508-946-2800

Northeast Region: 978-694-3200
Western Region: 413-784-1100

CERTIFIED LIST OF PARTIES IN INTEREST FOR MALDEN RIVER PATHWAY 7-04 & 7-05

The Board of Assessors hereby certifies the following list of

PARTIES IN INTEREST as required by the CONSERVATION COMMISSION under M.G.L. Ch 131 Sec 40



Kenneth Stein, Assessor

Date: October 4, 2017

Information submitted is from the Assessors committed tax list of FY 2018

**ABUTTERS LISTING FOR MALDEN RIVER PATHWAY 7-04 & 7-05
MEDFORD, MA**

Parcel Location	Map	Block	Owner's Name	Co Owner's Name	Address	City	ST	Zip
00001 CABOT RD	7-04	7	DIV CABOT ROAD LLC	C/O THE DAVIS COMPANIES	125 HIGH ST	BOSTON	MA	02110
00000 FELLOSWAY	7-05	1	M D C	C/O DCR	251 CAUSEWAY ST SUITE 600	BOSTON	MA	02114
00000 REVERE BEACH PY	7-05	17	MBTA		45 HIGH ST	BOSTON	MA	02110
00000 REVERE BEACH PY	7-05	18	MBTA		45 HIGH ST	BOSTON	MA	02110
00000 REVERE BEACH PY	7-05	21	LAZ BOSTON COMMUTER LOTS, LL	C/O LAZ PARKING REALTY	ATTN KEVIN HUTHER	BOSTON	MA	02116
00099 REVERE BEACH PY	7-05	22	PYRAMID COMMUNICATIONS-BOSTO		C\O PROPERTY TAX DEPT	SAN ANTONIO	TX	78258

Parcel Count: 6

00001 CABOT RD
DIV CABOT ROAD LLC
C/O THE DAVIS COMPANIES
125 HIGH ST 21ST FLOOR
ATTN: ROBERT KUBICA
BOSTON, MA 02110

00000 FELLOSWAY
M D C
C/O DCR
251 CAUSEWAY ST SUITE 600
BOSTON, MA 02114

00000 REVERE BEACH PY
MBTA
45 HIGH ST
BOSTON, MA 02110

00000 REVERE BEACH PY
MBTA
45 HIGH ST
BOSTON, MA 02110

00000 REVERE BEACH PY
LAZ BOSTON COMMUTER LOTS, LLC
C/O LAZ PARKING REALTY INVESTORS, I
ATTN KEVIN HUTHER
4 COPLEY SQUARE SUITE 4400
BOSTON, MA 02116

0099 REVERE BEACH PY
PYRAMID COMMUNICATIONS-BOSTON
C/O PROPERTY TAX DEPT
20880 STONE OAK PKWY
SAN ANTONIO, TX 78258

PREOTLE, LANE & ASSOCIATES LTD.
200 RIVER'S EDGE DRIVE
MEDFORD, MA 02155

TELEPHONE
(781) 391-8900
(212) 754-3030

FACSIMILE
(781) 391-8901

January 30, 2020

John Ziemba
Massachusetts Gaming Commission
Commission's Office of the Ombudsman
101 Federal Street, 12th Floor
Boston, MA 02110

Dear Sir:

Preotle, Lane & Associates Ltd. ("PLA") will endeavor to obtain commitments for the construction of Phase IV of the Wellington Greenway (the "Project") of \$250,000.00 (the "Commitments") from various stakeholders and other interested parties. PLA will commit to fund \$100,00 of such \$250,000. To the extent PLA is unable to obtain Commitments of \$250,000.00, PLA will fund the deficit.

PLA's funding obligation will be subject to the receipt of all required governmental approvals and permits related to the funding and to the Project, final documentation from the owners and easement holders of the land on which the Project will be constructed and the land required for access to the Project, completion of final Project plans, execution of all construction and materials contracts for the Project, and the receipt of sufficient additional funding to enable the Project to be constructed. All of the foregoing shall be satisfactory in all respects to PLA.

Please contact us with any questions concerning the Project or our commitment.

Very truly yours,



John J. Preotle, Jr.



SMART GROWTH AND REGIONAL COLLABORATION

January 30, 2020

John Ziemba
Massachusetts Gaming Commission
Commission's Office of the Ombudsman
101 Federal Street, 12th Floor
Boston, MA 02110.

Dear Mr. Ziemba,

On behalf of the Metropolitan Area Planning Council, I am writing in support of the City of Medford's application for the Community Mitigation Fund's Transportation Construction Grant.

The Wellington Greenway Phase IV is an important project that is part of our Landline Greenway Network that provides safe, off-road connections for people on foot and on bicycle. Building a network of paths will help mitigate the traffic impacts of not only the casino but the increasing number of jobs and residents in Station's Landing and across the river in Assembly Row in Somerville.

This funding will connect local residents/employees to the Encore Resort via waterfront paths along the Mystic and Malden Rivers. Specifically, people coming from Station's Landing and the Wellington T Station will have a safe, carbon-free way to access the resort. This .3-mile path will connect the end of the Wellington Greenway (currently a dead-end at the Wellington T parking lot) to the two new underpasses at the Woods Memorial Bridge (a MassDOT project that was completed in 2019).

Thank you for your consideration for this important regional active transportation project. Feel free to contact me with any question. Thank you again for your consideration.

Sincerely,

Marc. D. Draisen
Executive Director

