



20

COMMUNITY MITIGATION FUND

APPENDIX H

Transportation Construction Project(s) ("TCP")
BD-20-1068-1068C-1068L-46130

Please complete the entire Application.

City of Medford

1. **NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT**
Wellington Greenway Phase IV
2. **PROJECT NAME (LIMIT 10 WORDS)**
This grant will construct the last phase of the Wellington Greenway, a 0.3-mile path that will connect local residents/employees to the Encore Resort via waterfront paths along the Mystic and Malden Rivers.
3. **BRIEF PROJECT DESCRIPTION (LIMIT 50 WORDS)**
Fred Pompeo, Interim Treasurer/Collector
4. **NAME AND TITLE OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
85 George P. Hassett Drive, Medford, MA 02155
5. **ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
781-393-2550, collector@medford-ma.gov
6. **PHONE # AND EMAIL ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
Alicia Hunt, Acting Director of Community Development
7. **NAME AND TITLE OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
85 George P. Hassett Drive, Medford, MA 02155
8. **ADDRESS OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
781-393-2137, ahunt@medford-ma.gov
9. **PHONE # AND EMAIL ADDRESS OF CONTRACT MANAGER ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
85 George P. Hassett Drive, Medford, MA 02155
10. **NAME OF GAMING LICENSEE**

1. IMPACT DESCRIPTION

Please describe in detail the impact or potential impact that is attributed to the operation of a gaming facility that may be remediated by the proposed Transportation Construction Project (TCP). Please provide support for the determination that the operation of the gaming facility caused, is causing or otherwise may cause the impact.

The proposed construction of Encore Boston Harbor has transportation impacts that have been well-documented in the Environmental Review process. The Secretary of EEA has determined that mitigation is required to offset impacts of this project. Transportation impacts are anticipated to be the most negative impacts of this project on surrounding communities, especially in Medford. Identified impacts include the deterioration of roadway level of service and road capacity. Pedestrian, bicycle, water and public transportation improvements are needed to meet Encore Boston's goals to reduce reliance on vehicular travel and encourage alternative modes of transportation.

2. PROPOSED USE OF TRANSPORTATION CONSTRUCTION PROJECT(S) FUNDS (Please attach additional sheets/supplemental materials if necessary.)

a) Please describe how you propose to use the Transportation Construction Project(s) for transportation projects related to the gaming facility.

This grant will construct the last phase of the Wellington Greenway, a 0.3-mile path that will connect local residents/employees to the Encore Resort via waterfront paths along the Mystic and Malden Rivers. This will link the current dead-end of the Wellington Greenway at the Wellington T Station parking lot to the new underpasses completed in 2019 under the Route 16/Woods Memorial Bridge in Medford. See Figure 1 for a regional map showing this project and Figure 2 for a detailed map of this area and project location. Stakeholders include: City of Medford, DCR, MBTA, Mystic River Watershed Association (MyRWA) and Preotle, Lane and Associates.

b) Please describe how the mitigation request will address the impact indicated.

From a regional transportation perspective, this project will close a gap in the MAPC LandLine Network and Mystic River Greenway Plan, providing a safe, off-road connection for people commuting on transit, on foot and on bicycle. This will also help mitigate the traffic impacts of not only the casino but increasing number of jobs and residents at Station's Landing in Medford and across the river in Assembly Row in Somerville. The Lower Mystic Regional Working Group — required by the casino's MEPA certificate to address traffic impacts — released a report in spring 2019 further emphasizing the need for an active transportation network in this area:

"The Lower Mystic area is one of Massachusetts' biggest growth centers. Planned residential and commercial growth could lead to 27,000 new households and 55,000 new jobs in the study area (Everett, Somerville, Charlestown). Collectively, this future growth could meet 5% of the state's housing needs and accommodate 20% of projected statewide employment from 2010-2040, but not without challenges. That much growth could add almost 500,000 new daily trips to and from the study area by 2040 (a 34% increase from 2010), straining the transportation system."

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 Encore Boston Casino has stated that it will incentivize employees to bicycle to its facility as part of its transportation mitigation plan. Many studies have shown that when there are protected or separated bicycle lanes, or separate multi-use paths, it strongly increases a mode-shift for commuters from single use vehicles to bicycles. This project will close a key gap creating a fully connected network of active transportation routes and reduce conflicts between pedestrians/cyclists and cars in the Wellington T Station parking lot and Wellington Circle, the closest Medford traffic intersection to the casino. This off-road route will allow people on bike and foot to avoid the parking lot and Wellington Circle and better utilize the safe and carbon-free paths along the rivers.

4. BUDGET & TIMELINE

a) Please identify the amount of funding requested. Please provide a detailed scope and budget for the use of funds.

\$945,000

Below is the most recent construction cost estimate for this final phase of work. TetraTech will be completing additional engineering work between January and April; a more detailed cost estimate will be complete at that time.

Item	Amount
Tree and Trash Removal	\$ 250,000
Paving	\$ 125,000
Site Work	\$ 200,000
Landscaping	\$ 200,000
Imported Soil	\$ 75,000
Granite Seating	\$ 50,000
Hardscape	\$ 50,000
Soft Costs (Design, MBTA Fees and Permits, Insurance, Permitting)	\$ 150,000
Contingency (10%)	\$ 95,000
Total	\$ 1,195,000

b) 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 the Transportation Construction Project.

See Figure 4 "NOI Report" for project details and design documents for this project.

c) Please provide the estimate and percentage of the costs projected to be funded from other federal, state, local, private contributions or unspent CMF Reserves. (Applicants may include contributions from gaming licensees and private contributions.) Please provide a detailed itemized estimate for each type of funding.

	Funds Spent to Date	Gaming Commission Grant	Target Matching Funds	Total	Source
Phase 1-3 Construction	\$ 360,000			\$ 360,000	Private (Preotle, Lane and Assoc)
Phase 4 Design	\$ 34,000			\$ 34,000	Private (Preotle, Lane and Assoc)
Phase 4 Construction		\$ 945,000	\$ 250,000	\$1,195,000	Target funds: Preotle, Lane and Assoc, Mystic Valley Development Commission, other developers in the area (TBD)
Total	\$394,000	\$ 945,000	\$ 250,000	\$1,589,000	

Matching Analysis	
Gaming Commission	59%
Private Matching Funds	41%

d) Please indicate, through a commitment letter or otherwise, how such other funding will be available for the project. In the absence of a final commitment to such funding, please provide detail on any process needed to secure any non-CMF funding.

See Figure 5 "Funding Commitment Letter."

e) Please include a detailed timetable for the TCP, including but not limited to, the timetable for planning, for securing additional funds and the timetable to implement the TCP. Construction of the TCP must commence by June 30, 2021.

July 2017: MBTA License application to build obtained (renewed to current date)

August 2018: Completion of 75% design documents; NOI submitted to the Medford Conservation Commission

February 2020: Site walk with Medford Conservation Commission

May 2020: Medford Order of Conditions permit expected

September 2020: Remaining project permits expected (MWRA 8(m) and Chapter 91. Note: Permits could be received earlier depending on Ch. 91 process)

November 2020: Complete 100% design and construction documents

February/March 2021: Medford to put contract out to bid

April/May 2021: Construction begins

Spring 2021-Spring 2022: Construction

5. MEASUREMENT OF IMPACT

Please describe how you propose to measure the impact of your TCP including indicators proposed to measure results.

This path will create 2 miles of connected off-road paths around Wellington Station and Woods Memorial Bridge which take cars off the road through mode shifts, and thus, reduce vehicular congestion. There are two key indicators of this impact which will be measured by qualitative surveys to path users, transit users and nearby residents - to be administered twice a year following construction completion.

1. Reducing single-occupancy vehicular use: Completing this gap will turn two disconnected paths and into 2-miles of paths that connect users from Wellington Circle to the Woods Memorial Bridge. A study of US metropolitan areas found that an increase of 1 bike lane mile per square mile is associated with a 1 percent increase in the share of commuters traveling by bicycle (Dill & Carr, 2003). Thus, by providing viable sustainable transportation with a connected network of off-road routes, people are more likely to walk and/or bike to access the casino. And in general, if people who live nearby shift to using active transportation, regardless of whether they visit or work at the casino, traffic congestion in this area will be improved.
2. Improving bicycle and pedestrian safety: By creating an off-road path that does not dead-end in a parking lot with 700 parking spaces, people will have a safe route to access Station's Landing, Wellington T Station, developments along the Malden River and over the bridge to Everett. Currently, there are many opportunities for vehicular and pedestrian/bicycle conflicts, especially at Wellington Circle.

6. INTERNAL CONTROLS/ADMINISTRATION OF FUNDS

Please provide detail regarding the internal controls that will be used to ensure that funds will only be used 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.

All funds will be dispersed in compliance with public procurement requirements. It is anticipated that the City will manage the construction bid process with support from Preotle, Lane and Associates, the entity that has contracted with the engineering firm who has put together the designs and permitting applications.

7. CONSULTATION WITH MASSDOT / REGIONAL TRANSIT AGENCY (RTA) / REGIONAL PLANNING AGENCY (RPA) AND NEARBY COMMUNITIES

Please provide details about the Applicant's consultation with MassDOT, the Regional Transit Agency/MBTA and the Regional Planning Agency serving the community, and nearby communities to determine the potential for cooperative regional efforts regarding transportation construction activities.

This project is part of the regional greenway network, "LandLine," (Metropolitan Area Planning Council) and the Mystic Greenways Plan (Mystic River Watershed Association) which involves a partnership with DCR and the cities of Arlington, Medford, Somerville, Malden, Everett and Boston. In addition, DCR has signed-off on construction license to build this path and we have received a letter of support from MAPC, attached. At this time, our MassDOT contact was not able to provide a letter as he sits on the review committee, but we are identifying other staff members who are able to write a letter.

8. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS

Please describe and include excerpts from any relevant sections of any Host or Surrounding Community Agreement. Please explain how this impact was either anticipated or not anticipated in that Agreement.

This construction grant will allow Medford to address issues related to the city's capacity to serve as a "transportation hub" (in Surrounding Host Agreement). "The foregoing will be accomplished through mutually agreed upon promotional materials and improvements (including, without limitation, safety upgrades, improved lighting, fixtures, signage and beautification efforts)."

Led by MassDOT, the MEPA certificate mandates that this group "assess and development long-term transportation improvements that can support sustainable redevelopment and economic growth in and around Sullivan Square" (page 2 of the MEPA certificate).

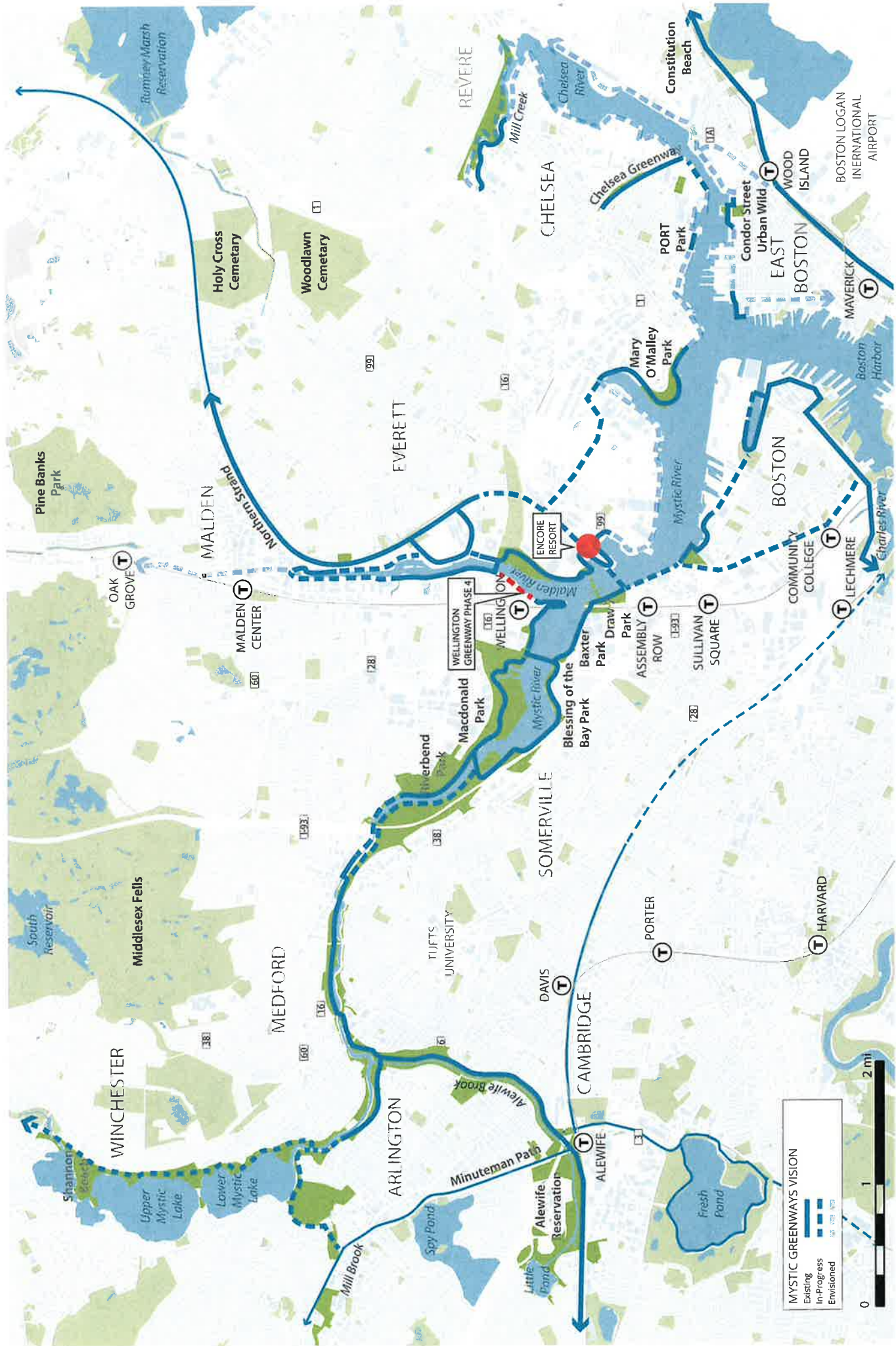
CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY

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 of Responsible Municipal
Official/Governmental Entity

1/31/20
Date



MYSTIC GREENWAYS VISION

- Existing
- In-Progress
- Envisioned

0 1 2 mi

**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

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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

a. Street Address

Medford

b. City/Town

02155

c. Zip Code

Latitude and Longitude:

7-05

f. Assessors Map/Plat Number

42.401800

d. Latitude

-71.074784

e. Longitude

18, 22, and 26

g. Parcel /Lot Number

2. Applicant:

Priscilla

a. First Name

Geigis

b. Last Name

Massachusetts Department of Conservation and Recreation (Owner-Parcel 7-05/26)

c. Organization

251 Causeway Street

d. Street Address

Boston

e. City/Town

MA

f. State

02114

g. Zip Code

617-626-4986

h. Phone Number

i. Fax Number

priscilla.geigis@state.ma.us

j. Email Address

3. Property owner (required if different from applicant):

☒ Check if more than one owner

Mark Boyle

a. Owner-Parcel 7-05/18

AMFM Broadcasting, Inc.

b. Owner-Parcel 7-05/22

MBTA

c. Organization

10 Park Plaza, Room 5750

d. Street Address

San Antonio, TX 78258

Boston

e. City/Town

MA

f. State

02116

g. Zip Code

617-222-3200

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Mark

a. First Name

Fobert

b. Last Name

Tetra Tech

c. Company

100 Nickerson Road

d. Street Address

Marlborough

e. City/Town

MA

f. State

01752

g. Zip Code

508-786-2306

h. Phone Number

508-786-2201

i. Fax Number

mark.fobert@tetrattech.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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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)

1. ☐ 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.
2. ☒ 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	



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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	440 1. square feet 440 3. cubic feet of flood storage lost	440 2. square feet 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):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 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:		
<u>Exempt-310 CMR 10.58(6)(i)</u>		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
6. Was the lot where the activity is proposed created prior to August 1, 1996? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
3. <input type="checkbox"/> 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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment



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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 BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings

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:

2017, MassGIS

b. Date of map

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
100 Hartwell Street, Suite 230
West Boylston, MA 01583



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Bureau of Resource Protection - Wetlands

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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/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm).

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

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

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/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

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



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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
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

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



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

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

Signature of Applicant FOR PASQUA GELIS

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.



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

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

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

1891005

2. Municipal Check Number

September 7, 2017

3. Check date

1891006

4. State Check Number

September 7, 2017

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.

1. Signature of Applicant

2. Date

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

a. Street Address

Medford

b. City/Town

\$237.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name

b. Last Name

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).



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

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

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.

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

Path: S:\MA GIS\Basemap and Projects\1220062174_Sports eden\WellingtonPHASE 0\April 2014\Figure 1\USGS Locus.mxd



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)



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)



Figure 5
Wellington Greenway Phase 4
MassGIS Data Layers

0 25 50 100 Feet



Base Map
USGS 2013 Aerial

Appendix A
Notice of Intent Plans

Preotle Lane & Associates, LTD

Phase 4 Wellington Greenway

Notice of Intent

100 Nickerson Road
Marlborough, MA 01752
Phone (508) 786-2200 Fax (508) 786-2201
www.tetratech.com



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

PROJECT LOCATION:
Wellington Greenway
Medford, MA

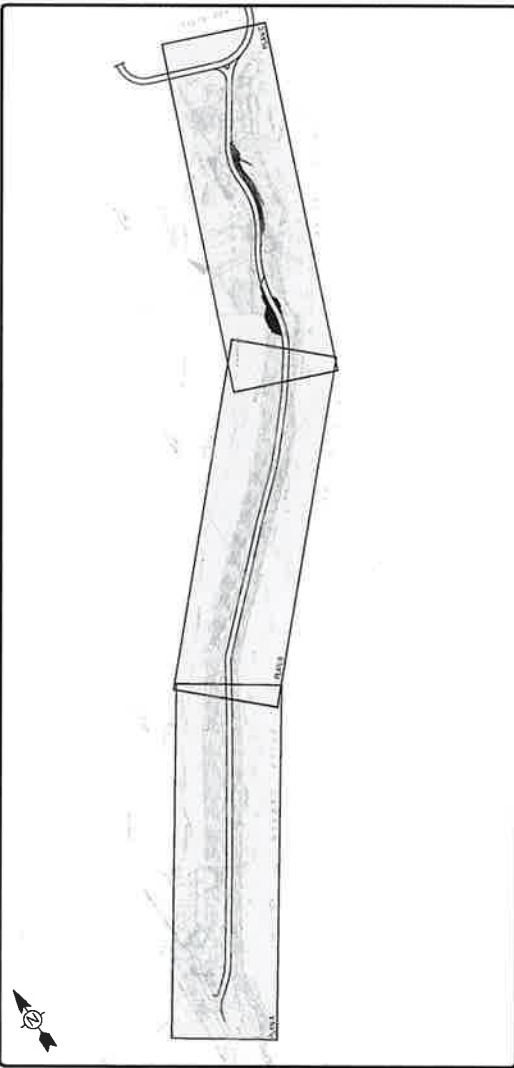
CLIENT INFORMATION:
Preotle Lane & Associates, LTD
200 Riverside Drive
Medford, MA 02155

TI PROJECT No.:
127-3047-12002

CLIENT PROJECT No.:

PROJECT DESCRIPTION / NOTES:

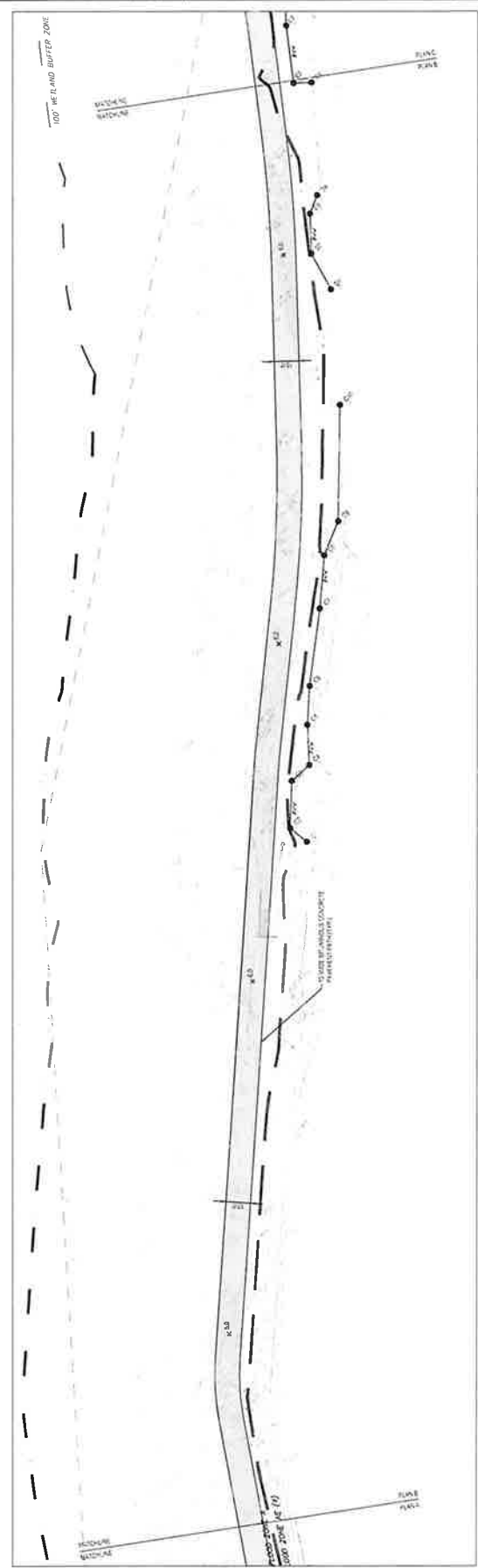
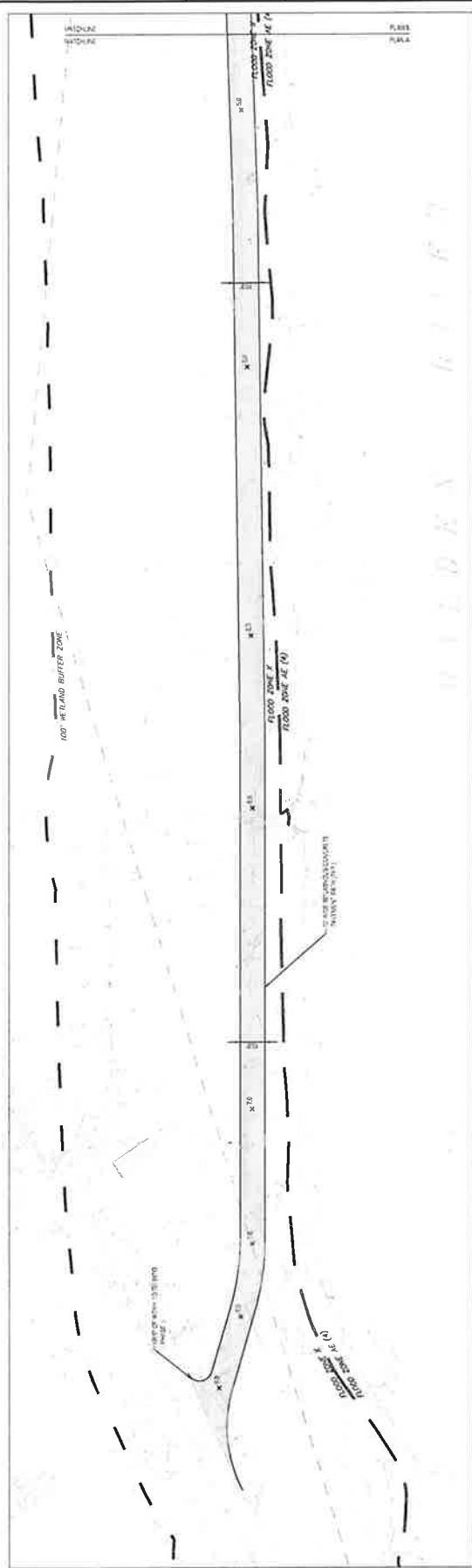
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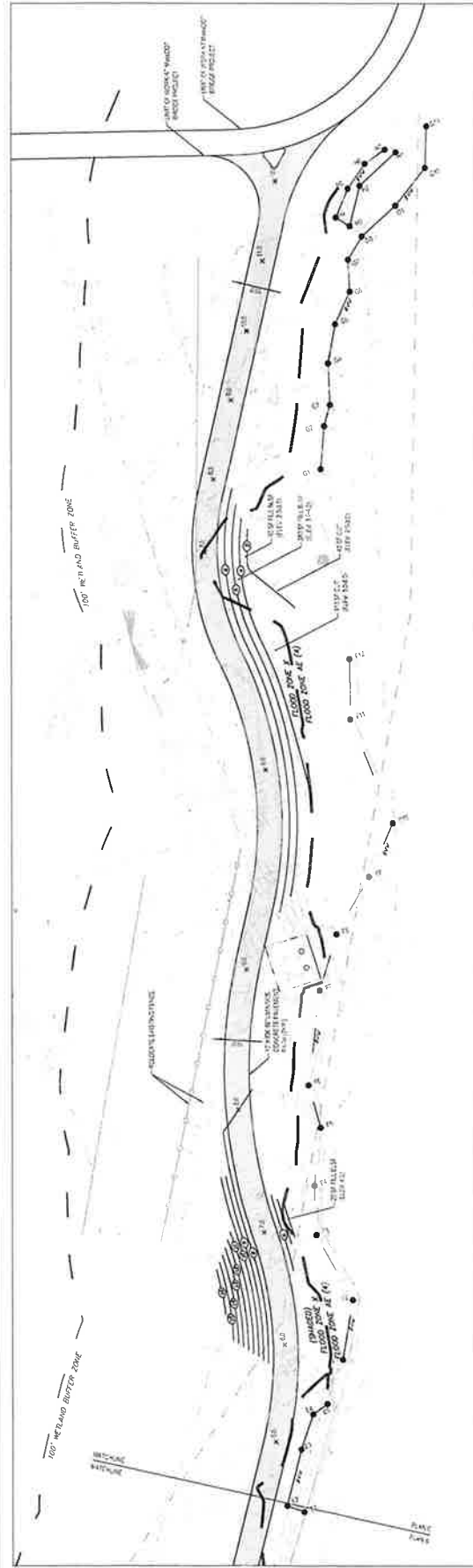


KEY PLAN
1" = 100'

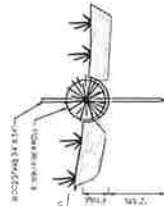
VICINITY MAP:





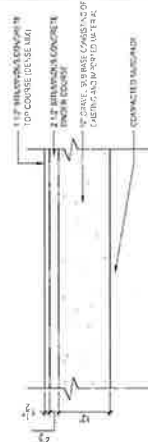


PLAN C
1"=20'

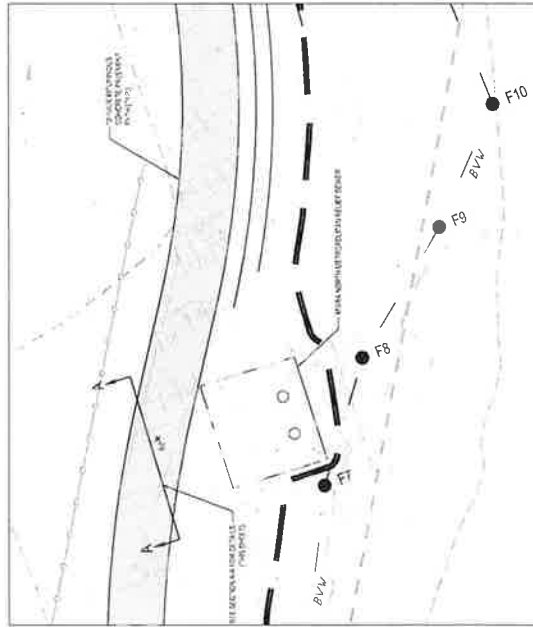


- NOTES
1. *THE HISTORY OF THE*
 2. *RECORDS OF THE*
 3. *THE HISTORY OF THE*

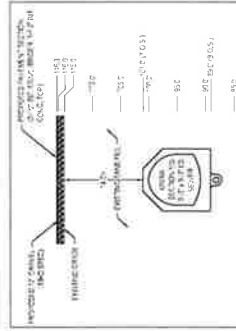
1 TYPICAL FIBER ROLL INSTALLATION



2 BITUMINOUS CONCRETE PAVEMENT



**MWRA EASEMENT PLAN
(SEE CROSSING DETAIL)**



SECTION A

- [illegible]

- [illegible]

New England Community Radio, Inc.
1000 Broadway, Suite 200, Boston, MA 02126
508-552-5155

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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List of Appendices

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 21ST FLOOR	BOSTON	MA	02110
00000 FELLSWAY	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	78250

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 FELLSSWAY
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

00099 REVERE BEACH PY
PYRAMID COMMUNICATIONS-BOSTON
C/O PROPERTY TAX DEPT
20880 STONE OAK PKWY
SAN ANTONIO, TX 78258

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)

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

TELEPHONE
(781) 391-8900
(212) 754-3080

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

Legend

Wellington Greenway Paths

- Phase 1
- Phase 2 and 3
- Phase 4
- Wood Memorial Bridge

RIVERSEDGE



Base Map:
MassGIS April 2008 Aerial Photo



0 75 150 300 Feet

Wellington Greenway

