

MEMORANDUM

**BOARD APPROVED**

JANUARY 11, 2018

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
AISLING KERR, ASSISTANT PROJECT MANAGER

**SUBJECT:** 20 WEST FIFTH STREET, SOUTH BOSTON

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") for the 20 West Fifth Street project in the South Boston neighborhood of Boston (as further described below, the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the City of Boston Zoning Board of Appeal on Petition BOA - 784511 for zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BPDA.

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**PROJECT SITE**

The site of the Proposed Project is comprised of 18,991 square feet of land, and is

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\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

bounded to the north by Gold Street, to the south by West Fifth Street, to the west by the Mass Bay Credit Union's surface parking lot, and to the east by the South Boston By-Pass (Haul) Road (the "Project Site"). The Project Site is currently occupied by The Colmar Belting Co., Inc., a distributor and servicer of conveyor belts, motors, and drives, which has been located at the site since the building's construction in 1970 and will now be relocating. Access to the Project Site is currently provided for by a single curb cut from West Fifth Street.

**DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

**Proponent:** Trinity Green Development, LLC  
Tim Russell  
Tom Broderick

**Architect and  
Landscape Architect:** Russell Design Associates  
Tim Russell  
Nick Capone

**Legal Counsel:** Adams & Morancy, P.C  
George Morancy, Esq.

**Transportation Consultant:** Howard Stein Hudson  
Brian Beisel, P.E.

**Civil Engineer:** Howard Stein Hudson  
Rick Latini, P.E.  
James Downing, P.E.

**Noise and Air Consultant:** Tech Environmental, Inc.  
Marc C. Wallace

**Sustainability Consultant:** Soden Sustainability Consulting  
Colleen Ryan Soden

**Permitting Consultant:** Mitchell L. Fischman Consulting  
Mitchell Fischman

## **DESCRIPTION AND PROGRAM**

Trinity Green Development, LLC (the "Proponent") has proposed the demolition of the existing structure on the Project Site and the construction of an approximately 78,432 square foot, six (6)-story residential building. The building will include approximately 54 residential units and 2,184 square feet of common room space (the "Proposed Project"). The residential units will include a mix of one-bedroom and two-bedroom units. A first-floor parking garage, accessible from Gold Street, is also proposed to include approximately 41 parking spaces. Service vehicle access will be provided from West Fifth Street.

The Project Site is surrounded by several abutting and nearby structures of four (4) to six (6) stories in height, and the Macallen Building with a height of six (6) to ten (10) stories. The context of the immediate area is supportive of and well-suited to the scale and scope of the Proposed Project.

## **ARTICLE 80 REVIEW PROCESS**

The Proposed Project is subject to Large Project Review under Article 80 of the Code. On April 28, 2017, the Proponent filed a Letter of Intent ("LOI") in accordance with the BPDA policy regarding Provision of Mitigation by Development Projects in Boston. An Impact Advisory Group ("IAG") was formed as part of the review process.

On June 14, 2017, the Proponent filed a Project Notification Form ("PNF") with the BPDA pursuant to Article 80B of the Code. A Scoping Session for City and State officials was also held on July 11, 2017. The public comment period concluded on July 28, 2017.

The BPDA hosted a first IAG meeting and Public meeting on July 11, 2017 at the Condon Community Center (200 D Street, South Boston, MA 02127). A second IAG meeting was held on November 29, 2017, also at the Condon Community Center, at which the IAG members responded positively to the project and proposals set forth by the Proponent.

All meetings were advertised in the relevant neighborhood newspapers (*South Boston Online* and *South Boston Today*), posted to the BPDA calendar and website, and notice was sent to all of the BPDA's South Boston neighborhood update subscribers. Local elected officials and their staff were also notified of all meetings.

## **INCLUSIONARY DEVELOPMENT COMMITMENT**

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone B, as defined by the IDP. In addition, the project is subject to requirements of the PLAN: South Boston/Dorchester Avenue Strategic Planning Area. As a result, the Proposed Project is going to comply by providing ten (10) IDP homeownership Units (the “IDP Units”), or 19% of the Proposed Project. Four (4) units will be made affordable to households earning not more than 80% of the Area Median Income (“AMI”) as defined by the United States Department of Housing and Urban Development (“HUD”), three (3) units will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI, and three (3) units will be made affordable to households earning greater than 100% of AMI but not more than 120% of AMI.

The proposed size, location, and sales prices for the IDP Units are as follows:

<i>Number of Bedrooms</i>	<i>Square Footage</i>	<i>Unit Number and Location</i>	<i>Percentage of Median Income</i>	<i>Sales Price</i>
2	984	Floor 2, Unit C	80% AMI	\$214,300
2	970	Floor 2, Unit F	100% AMI	\$277,100
1	964	Floor 2, Unit G	100% AMI	\$239,000
2	898	Floor 2, Unit K	80% AMI	\$214,300
2	1,171	Floor 3, Unit A	80% AMI	\$214,300
2	990	Floor 3, Unit C	120% AMI	\$337,900
2	961	Floor 3, Unit H	120% AMI	\$337,900
2	1,082	Floor 3, Unit J	100% AMI	\$277,100
2	990	Floor 4, Unit C	80% AMI	\$214,300
1+	986	Floor 4, Unit G	120% AMI	\$292,300

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement (“AHA”), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an



Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First-Time Homebuyer.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the Proponent prior to sale to an income eligible buyer, and the BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units.

### **MITIGATION AND COMMUNITY BENEFITS**

The Proposed Project will result in a number of public benefits to the South Boston neighborhood and the City of Boston as a whole, these include:

#### *MITIGATION*

- New pedestrian activity along West Fifth Street;
- New open space at the end of Gold Street; and
- Improvements to the pedestrian realm around the project site, including new sidewalks, street trees and bicycle parking.

#### *COMMUNITY BENEFITS*

In addition to the aforementioned mitigation, the Proponent has committed to a total of \$100,000 towards community benefits, which are described below;

(1) The Proponent shall make a contribution totaling seventy-five thousand dollars (\$75,000) for the expansion of the sidewalks at Broadway MBTA Station on West Broadway, described below:

1. Recipient: Boston Public Works Department
2. Use: For the construction of expanded sidewalks on West Broadway

outside Broadway Station, where several heavily utilized MBTA busses pick-up and drop-off. The Proponent of the 248 Dorchester Avenue Project will be making a community benefit contribution of up to twenty-five thousand dollars (\$25,000) for the design of this project, to be carried out by Howard Stein Hudson.

3. Amount: \$75,000
4. Timeline: Led by BTD and working with the BPDA, PWD, PIC, and the MBTA, the \$75,000 contribution for the construction of the expanded sidewalks at Broadway Station shall be due upon execution of the Cooperation Agreement.

(2) The Proponent shall make a contribution totaling twenty-five thousand dollars (\$25,000) upon issuance of Certificate of Occupancy for the Proposed Project to the BPDA to be used towards services for residents in the impacted area of the Project (South Boston). The BPDA will release an Application for Community Benefits, and in turn applicants will be required to submit to the BPDA a detailed budget and comprehensive plan describing their objectives and goals if they are to receive funding.

In connection with the mitigation and community benefits described above, the Proponent shall enter into a Cooperation Agreement with the BPDA. The community benefits contribution payments shall be made payable to the BPDA at the time specified and will be distributed as outlined above.

## **ZONING**

The Project Site is located within a Restricted Manufacturing (M-1) zoning district under the base Boston Zoning Code, and will necessitate zoning relief of the following:

1. Use Requirements
2. Dimensional Requirements

The surrounding neighborhood is a mix of commercial/retail, residential, and office uses. More significantly, the Project Site is within the area of the South Boston Dorchester Avenue Planning Initiative (the "Plan"), a planning initiative commenced by the BPDA and the City of Boston for the purpose of ensuring that the one hundred and forty-four (144) acres of the study area are strategically planned for a broader type of uses and scale of development best suited to the future growth of

the Dorchester Avenue corridor. The development team has taken care to work within the applicable framework of the Plan, with respect to building height, density, setbacks, parking, and design in order to achieve a Proposed Project that lives up to the objectives of the Planning Initiative.

### **RECOMMENDATION**

BPDA staff believes that the PNF adequately describes the Proposed Project's potential impacts, satisfying the criteria for the issuance of a Scoping Determination Waiving Further Review under Section 80B-5 of the Code. It is therefore recommended that the BPDA authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code for the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the City of Boston Zoning Board of Appeal on Petition BOA – 784511 for zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BPDA.

Appropriate votes follow:

**VOTED:** That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form submitted on June 14, 2017 adequately describes the potential impacts arising from the 20 West Fifth Street Project in the South Boston neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 processes; and

**FURTHER**

**VOTED:**

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

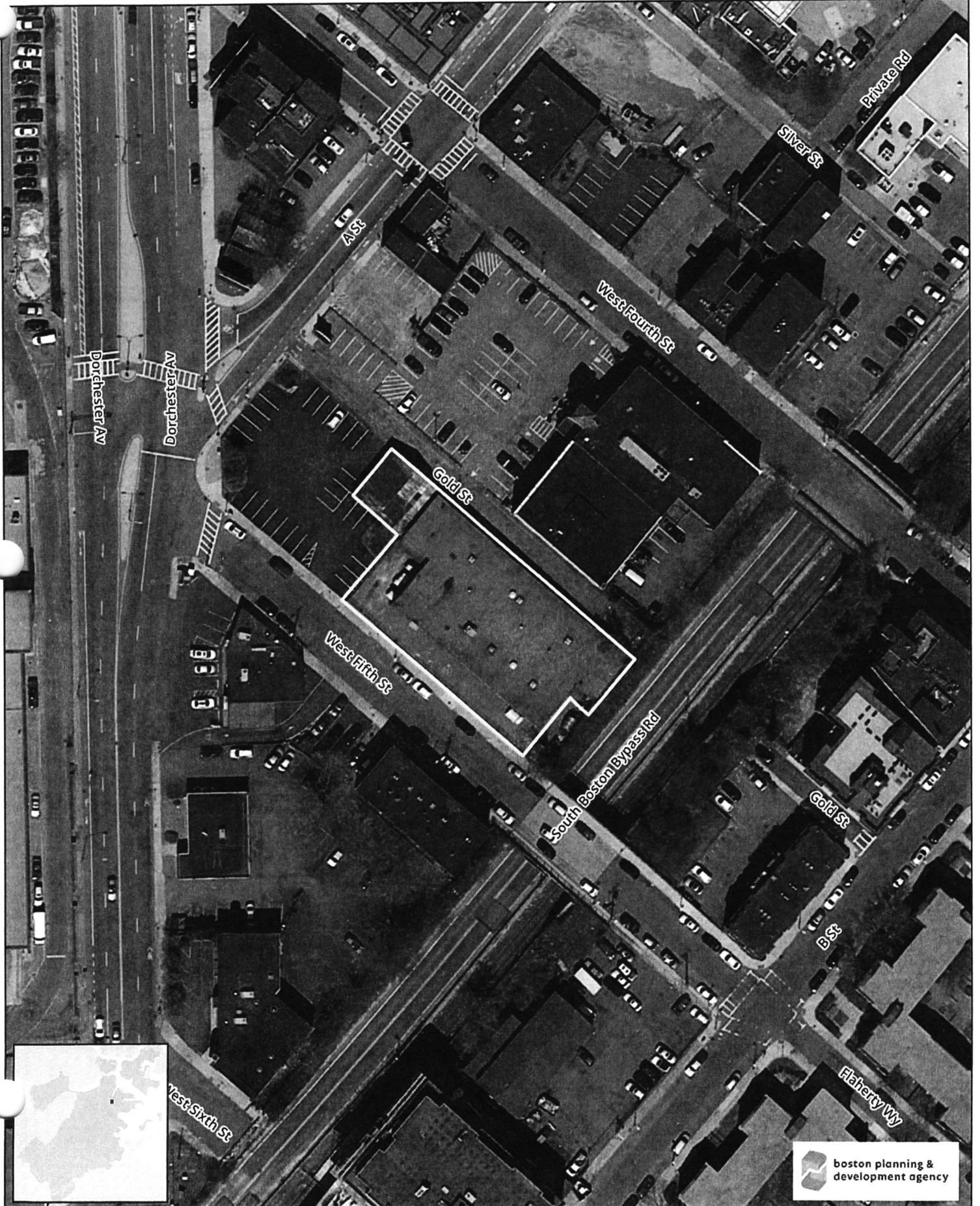
**FURTHER**

**VOTED:**

That the Director be, and hereby is, authorized to recommend approval to the City of Boston Zoning Board of Appeals on Petition BOA - 784511 for necessary zoning relief to construct the Proposed Project, with the proviso that the plans be submitted to the BRA for design review approval.

# 20 West Fifth Street, South Boston

1:1,000





# 20 West Fifth Street, South Boston

1:1,000



20 West Fifth Street Public Comments via website form 2017-07-31

Date	Name	Address	Organization	Opinion	Comments
6/28/2017	Brian Langevin	110 Beverly St, Boston, MA 02114		Support	Good luck to the developer in turning this property around. This area of South Boston does not appear appealing so I fully support as many housing units as they think will be marketable. Hopefully, their development spurs additional usage in the area. Due to the proximity to the Red Line, ample bike storage and several bus routes I would support the developer if they wished to include fewer residential parking spaces with their development.
7/05/2017	Karan DiMartino	14 F Street, South Boston, MA 02127		Oppose	NO SUPPORT! THERE IS NOT ENOUGH PARKING!!! I can not seriously believe that the city would approve of a building with 54 Units and 98 bedrooms with only 41 parking spots. Seriously where are the other 57 people parking? Does anyone realize there is NOT enough parking in Southie with all of this construction going on? Even with the 54 units how do they decide who get the 41 parking spots?? That leaves 13 units with NO parking at all. I'm assuming they are going to make the units buy the parking separate since 13 units won't have any parking. (and who knows if everyone would even buy a spot?) This is absolutely ridiculous. There should be at minimum 1 spot per unit. 54 units - then 54 parking spot are needed! Which still is enough for the city! I do not support until they add more parking and parking should come with the units!





Aisling Kerr <aisling.kerr@boston.gov>

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## BPRD Comments on 20 West Fifth Street

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**Carrie Marsh** <carrie.marsh@boston.gov>

Tue, Jul 11, 2017 at 12:58 PM

To: Aisling Kerr <aisling.kerr@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>

Please accept this email as comment on the proposed project at 20 West Fifth Street in South Boston.

This project will provide 54 residential units, with 46 two bedroom units and 8 one bedroom units. This unit count will result in approximately 54-154 residents in the building

The PNF notes that the project will require zoning relief for minimum onsite usable open space, density, height, massing and FAR. The zoning requires 400 sf minimum onsite open space per dwelling unit (21,600 sf total). However, the project will only provide 100 sf of minimum open space per dwelling unit (5,625 sf total) via private and public roof decks and balconies.

The 54-154 residents of the building will need to seek active recreation in existing and limited public open spaces such as Flaherty Park which is currently under renovation.

BPRD respectfully requests that the applicant make a community contribution to the renovation and maintenance of Flaherty Park.

BPRD further requests that the project include a dog recreation space, so that the needs of pets are accommodated onsite, and not in the neighborhood's public open spaces.

Thank you for your consideration.



**CARRIE MARSH**  
Executive Secretary  
Boston Parks and Recreation Commission  
1010 Massachusetts Avenue, 3rd floor  
Boston, Massachusetts 02118  
617-961-3074 (direct) 617-635-4505 (main)

On Mon, Jun 19, 2017 at 10:11 AM, Aisling Kerr <aisling.kerr@boston.gov> wrote:

Good Morning,

For your review, linked below is the Project Notification Form ("PNF") for the proposed project located at 20 West Fifth Street in the South Boston neighborhood of Boston, received by the Boston Planning & Development Agency ("BPDA").

Trinity Green Development, LLC, submitted the PNF, and is proposing to construct a multi-family residential building with approximately 54 residential units and 2,184 square feet of common space, with a total project floor area of approximately 78,432 square feet and approximately 41 garage spaces on the ground floor accessed from Gold Street. The Project Site comprises 18,991 square feet of land and is currently occupied by a 12,585 square feet commercial building.

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

July 26, 2017

Ms. Aisling Kerr, Project Assistant  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA. 02210

Re: 20 West Fifth Street, South Boston  
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed redevelopment project located at 20 West Fifth Street in South Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on an 18,991 square foot (sf) site bordered by Gold Street, the Haul Road and West Fifth Street. The site has an existing warehouse that is currently occupied by Colmar Belting Co. Inc. The project proponent Trinity Green Development (TGD), LLC proposed to raze the existing structure and build a six-story, 54 unit residential buildings totaling approximately 78,432 (sf). Building amenities will include a gym, common rooms, roof top terrace, and parking for 41 vehicles and bicycles on the ground floor.

For water service, the site is served by a 12-inch water main in West Fifth Street. The water main is served by the Commission's Southern High Pressure Zone. The Haul Road also has a 12-inch water main that is owned by MassDOT and is served by the Commission's Southern Low Pressure Zone

For sewer service, the site has a 12-inch combined sewer in Gold Street and a 15-inch combined sewer in West Fifth Street. The Commission's storm drainage system does not serve this section of West First Street. However, MassDOT has a private drainage system serving the Haul Road.

The PNF states that water demand for the proposed project will be 11,858 gallons per day (gpd) and wastewater generation will be 10,780 gpd.

General

1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's



requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.

2. All new or relocated water mains, sewers and storm drains must be designed and constructed at TGD's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
3. The proponent estimates that daily sewage generation will be less than DEP's 15,000 gpd threshold for participation in infiltration and inflow (I/I) reduction efforts. However, the proponent should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will require TGD to participate in efforts to insure that the additional wastewater flows are offset by, a minimum ratio of 4:1, removal of I/I from the wastewater collection system.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. The Commission will require TGD to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require TGD to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
6. It is TGD's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, TGD must include a detailed capacity analysis for



the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

### Water

1. TGD must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. TGD should also provide the methodology used to estimate water demand for the proposed project.
2. The Commission supports TGD commitment explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, TGD should consider outdoor landscaping which requires minimal use of water to maintain. If TGD plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. TGD is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. TGD should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, TGD should contact the Commission's Meter Department.

### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application TGD will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.



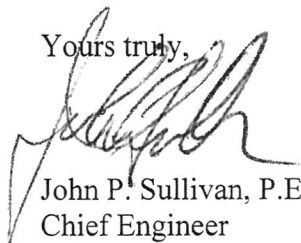
- Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. TGD is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
  3. The Commission encourages TGD to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. TGD is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, TGD will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  5. TGD must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
  6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, TGD will be required to meet MassDEP Stormwater Management Standards.
  7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.



8. The Commission requests that TGD install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. TGD should contact the Commission's Operations Division for information regarding the purchase of the castings.
9. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

cc: T. Broderick, Jr., TGD, LLC  
M. Fischman, MLF Consulting, LLC  
M. Zlody, BED via e-mail  
M. Connolly via e-mail  
P. Larocque, BWSC via e-mail