Appendix B - 1
Boston Conservation Commission
Order of Conditions & Project Management Form

PLEASE BE ADVISED THAT THE ALFORD STREET FACILITY AND THE CHARLESTOWN PUMP STATION REFER TO THE SAME FACILITY AND THE NAMES MAY BE USED INTERCHANGABLY.

City of Boston
Environment

CITY of BOSTON
Conservation Commission

December 5, 2025

Jaclyn Lemieux
Hazen and Sawyer
50 Milk Street
Boston, MA 02109

CERTIFIED MAIL: 9589 0710 5270 0429 9987 18

Notice of Intent for DEP File No. 006-2085 from Hazen and Sawyer on behalf of the Massachusetts Water Resources Authority for the proposed local stabilization of the Charlestown Pump Station granite seawall along the Mystic River, 169-171 Alford Street, Charlestown, MA (LUWW, Coastal Bank, 25ft Riverfront Area, LSCSF, 100ft Buffer to Tidal Flat).

Dear Jaclyn Lemieux,

Pursuant to the Massachusetts Wetlands Protection Act, General Laws, Chapter 131, Section 40, I have enclosed the Order of Conditions ("the Order") for the above referenced project. Please arrange to have the Order recorded at the Suffolk County Registry of Deeds in accordance with General Condition 9. Work on the project may not begin until the Boston Conservation Commission receives the completed Recording Information form.

In accordance with General Condition 12 of the Order, upon completion of the project a Request for a Certificate of Compliance (WPA Form 8A), must be filed with the Commission stating that the work has been satisfactorily completed. If the project filing included plans stamped by a registered professional engineer, architect, landscape architect or land surveyor a written statement by such professional must accompany the Certificate request confirming that the project has been completed in substantial compliance with the plans and the conditions of the Order.

Please make certain that all contractors and workers involved in the project review the permit conditions as required. Please also ensure that the prior to construction requirements listed in the Order are satisfied prior to the start of work.

If you have any questions regarding the enclosed Notice of Intent, you may contact Boston Conservation Commission Staff at cc@boston.gov or 617-635-3850.

For the Commission,

Elena Itämeri, Conservation Agent
Boston Conservation Commission
Enclosure: WPA Form 5

Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username:	**SMACARI**
Transaction ID:	**1965029**
Document:	**WPA Form 5 - OOC**
Size of File:	**153.45K**
Status of Transaction:	**In Process**
Date and Time Created:	**12/5/2025:11:37:06 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to “Download a Copy” from the Current Submittals page.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:006-2085
eDEP Transaction #:1965029
City/Town:BOSTON

A. General Information

1. Conservation Commission: BOSTON
2. Issuance: a. ☑ OOC b. ☐ Amended OOC

3. Applicant Details

a. First Name	COLLEEN	b. Last Name	RIZZI		
c. Organization	MASSACHUSETTS WATER RESOURCES AUTHORITY (MWRA)				
d. Mailing Address	2 GRIFFIN WAY				
e. City/Town	CHELSEA	f. State	MA	g. Zip Code	02150

4. Property Owner

a. First Name	SEE ATTACHMENT	b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town	f. State		g. Zip Code

5. Project Location

a.Street Address	169-171 ALFORD STREET		
b.City/Town	BOSTON	c. Zip Code	02129
d. Assessors Map/Plat#	N/A	e. Parcel/Lot#	0201831000; 0201831001; 0201834080; 0201834120
f. Latitude	42.38990N	g. Longitude	71.07058W

6. Property recorded at the Registry of Deed for:

a. County	b. Certificate	c. Book	d. Page
SUFFOLK	N/A	2142	311
SUFFOLK	N/A	2294	225
SOUTHERN MIDDLESEX	N/A	2391	1
SUFFOLK	N/A	15998	192

7.Dates

a. Date NOI Filed : 10/30/2025	b. Date Public Hearing Closed: 11/19/2025	c. Date Of Issuance: 12/5/2025

8.Final Approved Plans and Other Documents

a. Plan Title:	b. Plan Prepared by:	c. Plan Signed/Stamped by:	d. Revised Final Date:	e. Scale:
COVER SHEET, LOCATION PLAN AND INDEX TO DRAWINGS	HAZEN AND SAWYER	CHARLES R. WILSON	November 2025	AS NOTED

G-001 GENERAL NOTES AND CONSTRUCTION SITE LAYOUT AND EROSION CONTROL PLAN	HAZEN AND SAWYER	CHARLES R. WILSON	November 2025	AS NOTED
C-101 OVERALL EXISTING CONDITIONS PLAN	HAZEN AND SAWYER	CHARLES R. WILSON	November 2025	AS NOTED
C-501 EROSION CONTROL AND PROJECT IDENTIFICATION SIGN DETAILS	HAZEN AND SAWYER	CHARLES R. WILSON	November 2025	AS NOTED
S-001 GENERAL NOTES	HAZEN AND SAWYER	SIMONE MANZO	October 2025	AS NOTED
S-101 PLAN, SECTION AND DETAIL	HAZEN AND SAWYER	SIMONE MANZO	October 2025	AS NOTED
S-102 PHOTO SHEET 1	HAZEN AND SAWYER	SIMONE MANZO	October 2025	AS NOTED
S-103 PHOTO SHEET 2	HAZEN AND SAWYER	SIMONE MANZO	October 2025	AS NOTED

B. Findings

1.Findings pursuant to the Massachusetts Wetlands Protection Act

Following the review of the the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act.

Check all that apply:

a. ☑ Public Water Supply	b. ☑ Land Containing Shellfish	c. ☑ Prevention of Pollution
d. ☑ Private Water Supply	e. ☑ Fisheries	f. ☑ Protection of Wildlife Habitat
g. ☑ Ground Water Supply	h. ☑ Storm Damage Prevention	i. ☑ Flood Control

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

a. ☑ The following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Denied because:

b. ☐ The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations.

Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act , and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts:Shortest distance between limit of project disturbance and the wetland resource area specified in 310CMR10.02(1)(a). _____ a. linear feet

Inland Resource Area Impacts:(For Approvals Only):

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. ☐ Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. ☑ Land under Waterbodies and Waterways	10 a. square feet	10 b. square feet	0 c. square feet	0 d. square feet
	0 e. c/y dredged	0 f. c/y dredged		
7. ☐ Bordering Land Subject to Flooding	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
Cubic Feet Flood Storage	_____ e. cubic feet	_____ f. cubic feet	_____ g. cubic feet	_____ h. cubic feet
8. ☐ Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
Cubic Feet Flood Storage	_____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. ☑ Riverfront Area	126 a. total sq. feet	126 b. total sq. feet		
Sq ft within 100 ft	126 c. square feet	126 d. square feet	0 e. square feet	0 f. square feet
Sq ft between 100-200 ft	0 g. square feet	0 h. square feet	0 i. square feet	0 j. square feet

Coastal Resource Area Impacts:

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
14. ☐ Coastal Dunes	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
15. ☑ Coastal Banks	65 a. linear feet	65 b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square feet		
17. ☐ Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. ☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	c. c/y dredged	d. c/y dredged		
21. ☑ Land Subject to Coastal Storm Flowage	126 a. square feet	126 b. square feet		

22.

☐ Restoration/Enhancement (For Approvals Only)

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.5.c & d or B.17.c & d above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

23.

☐ Streams Crossing(s)

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement

stream crossings.

a. number of new stream crossings	b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. the work is a maintenance dredging project as provided for in the Act; or
   b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not exceed the issuance date of the original Final Order of Conditions.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work..
10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

    " Massachusetts Department of Environmental Protection"
    [or 'MassDEP"]
    File Number :"006-2085"

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before Mass DEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the

Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. The work associated with this Order(the "Project") is (1) ☑ is not (2)☐ subject to the Massachusetts Stormwater Standards. If the work is subject to Stormwater Standards, then the project is subject to the following conditions;

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Construction General Permit as required by Stormwater Standard 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: *i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures; *ii.*. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; *iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10; *iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition; *v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 19(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement")

for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions:

SEE ATTACHED CONDITIONS.

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1.Is a municipal wetlands bylaw or ordinance applicable? ☐ Yes ☑ No

2.The Conservation Commission hereby(check one that applies):

a. ☐ DENIES the proposed work which cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

1. Municipal Ordinance or Bylaw _____ 2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order or Conditions is issued. Which are necessary to comply with a municipal ordinance or bylaw:

b. ☐ APPROVES the proposed work, subject to the following additional conditions.

1. Municipal Ordinance or Bylaw _____ 2. Citation _____

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows:

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
006-2085
MassDEP File #
1965029
eDEP Transaction #
Boston
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

12/5/2025
1. Date of Issuance

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Michael W Parker (Nov 20, 2025 11:14:30 EST)	Michael W Parker
Signature	Printed Name
Anne Herbst (Nov 20, 2025 09:39:05 EST)	Anne Herbst
Signature	Printed Name
Amy Linne (Nov 20, 2025 09:14:40 EST)	Amy Linne
Signature	Printed Name
John Sullivan (Nov 20, 2025 10:24:25 EST)	John Sullivan
Signature	Printed Name
Kannan Thiruvengadam (Nov 21, 2025 09:39:50 EST)	Kannan Thiruvengadam
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name

☐ by hand delivery on

Date

☑ by certified mail, return receipt requested, on 12/5/2025

Date

E. Signatures

This Order is valid for three years from the date of issuance, unless otherwise specified pursuant to General Condition #4. If this is an Amended Order of Conditions, the Amended Order expires on the same date as the original Order of Conditions.

12/5/2025
1. Date of Original Order

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

John Sullivan

Michael W Parker

Kannan Thiruvengadam

Anne Herbst

Amy Linne

☐ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

G. Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land

subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

BOSTON
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

BOSTON
Conservation Commission

Please be advised that the Order of Conditions for the Project at:

169-171 ALFORD STREET	006-2085
Project Location	MassDEP File Number

Has been recorded at the Registry of Deeds of:

County	Book	Page

for:

Property Owner SEE ATTACHMENT		

and has been noted in the chain of title of the affected property in:

Book	Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Rev. 4/1/2010

November 19, 2025
Attachment – Property Owners
Massachusetts Water Resources Authority, Local stabilization of the Charlestown Pump Station granite seawall along the Mystic River, 169-171 Alford Street, Charlestown, MA (LUWW, Coastal Bank, 25ft Riverfront Area, LSCSF, 100ft Buffer to Tidal Flat)

PROPERTY OWNERS

Property Address: 169-171 Alford Street, Charlestown, MA 02129 (Parcel ID: 0201831000)
First Name: Colleen
Last Name: Rizzi
Organization: Commonwealth of Massachusetts / Care and custody of the MWRA
Mailing Address: 2 Griffin Way
City/Town: Chelsea
State: MA
Zip: 02150

Property Address: Alford Street, Charlestown, MA 02129 (Parcel ID: 0201831001)
First Name: Colleen
Last Name: Rizzi
Organization: City of Boston / Care and custody of the MWRA
Mailing Address: 2 Griffin Way
City/Town: Chelsea
State: MA
Zip: 02150

Property Address: 172 Alford Street, Charlestown, MA 02129 (Parcel ID: 0201834080**)**
First Name: Colleen
Last Name: Rizzi
Organization: Massachusetts Water Resources Authority (MWRA)
Mailing Address: 2 Griffin Way
City/Town: Chelsea
State: MA
Zip: 02150

Property Address: 172 Alford Street, Charlestown, MA 02129 (Parcel ID: 0201834120)
First Name: Colleen
Last Name: Rizzi
Organization: Massachusetts Water Resources Authority (MWRA)
Mailing Address: 2 Griffin Way
City/Town: Chelsea
State: MA
Zip: 02150

November 19, 2025
Attachment – Special Conditions
Massachusetts Water Resources Authority, Local stabilization of the Charlestown Pump Station granite seawall along the Mystic River, 169-171 Alford Street, Charlestown, MA (LUWW, Coastal Bank, 25ft Riverfront Area, LSCSF, 100ft Buffer to Tidal Flat)
DEP File No. 006-2085

1. GENERAL SPECIAL CONDITIONS

1. The term "Applicant" as used in this Order of Conditions refers to the applicant, owner, any successor in interest or successor in control of the property, or assigns referenced in the Notice of Intent, supporting documents and this Order of Conditions. The Boston Conservation Commission (hereinafter "the Commission") must be notified in writing within 30 days of all transfers of title of any portion of property that take place prior to the issuance of the Certificate of Compliance (hereinafter "COC").

2. The Applicant must attach a copy of this Final Order of Conditions (hereinafter "the Order") to the contract documents associated with this project.

3. The property that is the subject of this Order and upon which the project is located will be referred hereinafter as "the subject property" or the "project site".

4. The Commission reserves the right to impose additional conditions or require the submittal of additional information as necessary to protect the interests of the Massachusetts Wetlands Protection Act (hereinafter "the Act") and the Resource Area Values of the City of Boston Wetlands Protection Ordinance (hereinafter "the Ordinance").

5. It is the responsibility of the Applicant to complete all reviews required by any local, state, and federal agencies with jurisdiction over the activity that is the subject of this Order, and to procure all required permits or approvals. Any such permits or approvals shall be made available upon demand by the Commission or Commission Staff.

6. Any mitigation measures required by federal, state, or other local agencies that may impact wetland resource areas must be submitted to Commission Staff for review to determine what level of permitting or authorization will be necessary.

7. Any person performing work on the activity that is the subject of this Order is individually responsible for understanding and complying with the requirements of this Order, the Act, the implementing regulations at 310 CMR 10.00, and the Ordinance and Regulations, as applicable.

8. The Applicant is hereby instructed to review these conditions with all contractors and workers involved in on-site operations prior to the commencement of work on this project. Any contractors and workers arriving after construction commences must also be apprised of these conditions.

9. A copy of the Order, including all referenced documents and plans, and all other subsequent approvals and directives issued by the Commission, must be available for inspection at the project site.

10. A member of the Commission or its agent may enter and inspect the property and the activities that are the subjects of this Order at all reasonable times, with or without probable cause or prior notice, and until a Certificate of Compliance is issued, for the limited purpose of evaluating compliance with this Order, the Act, and the Ordinance.

11. The Applicant must inform the Commission of any violation of this Order and any other project related spill or accident that may impact any wetland resource areas or 100-foot Buffer Zone (hereinafter "buffer zone") as soon as possible and at least by the end of the business day, and must take appropriate action to mitigate impacts from such a spill or accident. The Applicant or site supervisor must notify the City of any emergency by calling Commission Staff at 617-635-1988 from 9:00 AM - 5:00 PM, Monday - Friday and, at all other times, by calling the Mayor's Office's 24-hour Hotline at 617-635-4500. On the date of the issuance of this Order, the appropriate contact is Elena Itämeri, Conservation Agent: cc@boston.gov.

12. Anti-degradation provisions of the Massachusetts Surface Water Quality Standards protect all waters including wetlands. The contractor must take all steps necessary to assure that the proposed activities will be conducted in a manner which will avoid violations of said standards.

13. No work permitted by this Order shall commence, including the clearing of trees and shrubs or disturbance of soils, except that minimal disturbance of shrubs and herbaceous plants absolutely necessary in order to place erosion or sedimentation control devices where required, prior to fulfilling all of the prior to the commencement of work requirements included herein and receiving authorization from Commission Staff.

14. All work shall be halted on the project site if the Commission, Commission Staff, or the Department determines that any of the work is not in compliance with this Order.

15. The proposed activity is a limited project as described in 310 CMR 10.24 "General Provisions" and/or 310 CMR 10.53 "General Provisions" and must adhere to the conditions applicable thereto.

16. All project related correspondence and submittals to the Commission regarding this Order must indicate the DEP File number: 006-2085.

2. LIMIT OF WORK & EROSION CONTROLS

1. Construction activity will be confined within the limits of work as represented on the final plans. There may be no staging of construction materials, storage of construction equipment, clearing or disturbance to land beyond the limit of work.

2. The Applicant shall ensure that the project site is thoroughly secured at all times during and post construction, in the interest of public health and safety. Prior to the commencement of work, the Applicant must submit a plan to Commission Staff detailing the measures that will be implemented to secure the site.

3. If a chain link fence will constitute the limit of work, the lowest portion of the chain links shall be elevated at least 8 inches from the ground in order to allow unimpeded travel by wildlife.

4. Prior to the start of work, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes, poles or flagging. Once in place, the wetland boundary markers shall be maintained until the Commission has issued a COC.

7. There may be no overnight stockpiling or storage of construction material including unconsolidated material, piles, debris, petroleum products or hydraulic fluids (or equipment containing these products or fluids) within the buffer zone, 25 feet of the coastal bank, or the 100-year flood plain. Erosion and sediment control containment measures must be installed and maintained between wetland resource areas and any stored construction materials or staged construction equipment. Under no circumstances may the project contractor store, stage or locate unconsolidated material or construction equipment not directly associated with the project and subject site within resource areas or the buffer zone. At the request of the Applicant, Commission Staff may authorize construction lay-down areas within the buffer zone or the 100-year floodplain for storage of equipment *during the construction period only*.

8. Stockpiles of soils, aggregate, or any other unconsolidated construction materials permitted by this Order within the buffer zone or 100-year floodplain shall be covered with tarpaulins when not being worked with. Stockpiles in place for greater than twenty-four (24) hours shall be ringed with an entrenched hay bale barrier and covered by properly secured tarpaulins at the close of each workday. The areas of construction shall remain in a stable condition at the close of each construction day. Erosion controls shall be inspected daily, and maintained or reinforced if necessary. After any storm event, any accumulated silt adjacent to the barriers shall be removed.

9. All erosion and sedimentation controls shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland area. The Commission reserves the right to determine whether erosion and sediment control measures are no longer needed, at which time they shall be removed.

10. An adequate reserve of erosion control materials shall be on site at all times for emergency or routine replacement.

12. All existing and proposed catch basins and oil traps on the project site or on the streets adjacent to the project site shall be protected by silt sacks to prevent sediment from entering the drainage system. Silt sacks shall be maintained and regularly cleaned of sediments until all areas associated with the work permitted by this Order have been permanently stabilized and the Commission or Commission Staff has formally approved their removal.

3. SPILL MANAGEMENT

1. There may be no discharge or spillage of fuel, oil, or any other pollutant from this project into adjacent wetland resource areas or buffer zones associated with those resource areas. Any equipment used in any wetland resource area or buffer zone that uses fuel, oil or hydraulic fluid must be inspected daily for leakage. Any equipment that requires repair must be repaired outside of any wetland resource area or buffer zone. Any equipment that uses fuel, oil and/or hydraulic fluid must be staffed at all times while operational within wetland resource areas or buffer zones. Equipment must not be re-fueled within any wetland resource areas. At the request of the Applicant, Commission Staff may authorize lay-down areas within the buffer zone or the 100-year floodplain with appropriate spill management controls in place where fixed equipment may be refueled or repaired. These areas will be approved *during the construction period only*.

2. Any remediation, removal, or stockpiling of hazardous material, within an area subject to protection under Act or Ordinance shall comply with the following provisions:

a. No hazardous material shall be introduced or discharged into or toward wetland resource areas.

b. Shall be conducted only when approved and directed by the Department, Environmental Protection Agency (hereinafter "the EPA") or other applicable state or federal agency under which remedial activities are directed and shall be conducted in the manner specified in the Notice of Intent and appropriate agency directives.

c. All hazardous materials, products and waste produced, stockpiled or removed must be handled, treated and disposed of in accordance with all local, state and federal laws regulating such materials and must be located outside of the buffer zone to wetland resource areas, unless specifically authorized by this Order and appropriate local, state, and federal licensing and permitting agencies.

d. No hazardous materials shall be introduced or discharged into the sanitary or sewage systems.

4. PRIOR TO COMMENCEMENT OF WORK

1. Prior to the commencement of work, the Applicant must submit final plans signed and stamped by a professional engineer, land surveyor, or landscape architect, as applicable, to Commission Staff. Commission Staff will determine if there have been significant revisions made to the plans referenced in this Order that may require further Commission review.

2. Prior to the commencement of work on any section of this project, the Applicant must notify the Commission and, at the request of the Commission, may arrange an on-site conference of representatives of the Commission, the contractor, the project engineer and the Applicant to ensure that all the conditions of this Order are understood. The Commission must be notified at least 48 hours in advance of the date upon which construction activities on the site are to proceed. All appropriate construction impact mitigation measures must be in place prior to initiation of work on the project site.

3. Prior to the commencement of work, the Applicant and/or their contractor must provide to the Commission written notification of the name, title, address and telephone numbers of the person or persons designated by the project proponent to be responsible for compliance with the Order on site. An emergency telephone number must be provided in the event that action is required during non-working hours.

4. Prior to the commencement of work, the project supervisor overseeing daily operations at the site must read this Order and sign a copy of each page, indicating that each condition has been read and understood. These signed pages must be submitted to Commission Staff.

5. Prior to the commencement of work, the Applicant or their contractor must submit a final erosion and sediment control plan for review and approval by Commission Staff. Final plans showing the

points of discharge, wheel wash stations, sedimentation tanks and basins, oil separating equipment and other engineering structures should be provided to the Commission with a certified engineer's stamp and signature.

6. Prior to the commencement of work and site clearing, an erosion and sediment control barrier must be installed along the limit of activity between the construction lay down area and wetland resource areas. Hay bales or straw bales should be double staked (where possible) with bales butted against each other. If straw wattles or filter sox are used, they should be anchored in place. If specified, geotextile siltation fence should be installed no further than twelve (12) inches from the down-gradient side of the barrier. These barriers must be inspected daily and after significant rain events (greater than 0.5 inches of precipitation) and maintained as necessary, including the removal of accumulated sediments. The contractor will ensure that additional erosion and sediment control materials are available for immediate installation to replace those that are damaged or degraded. Erosion control measures should be removed upon completion of work and after disturbed areas are stabilized. The geotextile fence will constitute a limit-of-work line, beyond which no work or clearing of vegetation may occur.

7. The contractor must submit a construction materials and equipment staging plan 30 days prior to the commencement of work for Commission Staff review and approval. Project related staging areas will be subject to all conditions herein. Staging areas located outside the project footprint, as indicated on the approved project plan of record, and within wetland resource areas and the buffer zone may be subject to further Commission review.

8. Prior to the commencement of work, the Applicant and/or their contractor shall develop a spill management plan for any hazardous materials that may be employed during work in the resource area, buffer zone or over the water, and submit said plan to the Commission for Commission Staff review and approval. Specifically, the Applicant should prepare to effectively deal with spillage of fuel or hydraulic fluids from equipment and provide all appropriate notifications, including to the Commission. A quick-absorbent material, such as "Speedy Dry" or equivalent, must be stored in a dry readily available area at the work site, and on any project related vessels, for use in the event petroleum-based fluids are spilled or leaked. The contractor must have an oil sorbent boom at the project site and deploy the boom immediately upon observing any petroleum sheen on the watersheet. The spent material should be containerized and disposed of properly.

9. Prior to the commencement of work, the Applicant must submit for Commission Staff review and approve an Oil Spill Prevention, Control and Countermeasure Plan, which must specify the containment measures and notification protocol to be implemented should a fuel spill occur. The fuel tanks must also have a leak detection system. The plan should include the continued maintenance of emergency fuel booms at the facility.

14. Prior to the commencement of work, the Applicant must submit a construction and post-construction snow management plan for Commission Staff review and approval. Snow from landside areas may not be plowed or otherwise deposited into the waters of Mystic River or adjacent coastal beaches or banks. Snow must be stockpiled on paved surfaces that direct melted snow water to catch basins. Deicing material (e.g. sodium, potassium, and calcium chloride) and sand must be stored and contained in areas that will not allow for their migration into wetland resource areas.

Prior to April 1st, all sand and salt from winter application must be removed from the site. The approved snow management plan will be a perpetual **maintenance** condition that will not expire upon issuance of a COC.

17. The Applicant or their contractor must keep a daily log summarizing all construction and demolition activities of this project on every day that such activity occurs, noting turbidity conditions, occurrence of fish kills, debris removal from resource areas and evaluations of measures employed to reduce turbidity and other impacts to the water and wetland resources. The condition of all drainage, erosion controls and sedimentation structures must be noted in the daily log, as well as the performance of maintenance activities on such structures. The contractor must provide Commission Staff with a draft construction inspection form prior to commencement of work on the project site. This log must be kept at the work area and made available upon demand by Commission Staff.

5. DURING CONSTRUCTION: GENERAL

1. There shall be no additional alterations of areas under the Commission's jurisdiction without the required review(s) and permit(s). This condition will not expire upon issuance of a COC.

2. The Applicant shall notify Commission Staff immediately if any damage is caused as a direct result of this project to any wetland resource area or buffer zone. It shall be the responsibility of the Applicant to submit to the Commission for its review and approval a repair or restoration plan depicting the remedial steps proposed to restore the wetland resource areas or buffer zone to its previous condition. Sedimentation of any resource area shall be considered fill of that wetland resource area.

3. If any unforeseen problems occur during construction which may affect the interests of the Act, the Resource Area Values of the Ordinance, or regulations promulgated thereunder, the Commission shall immediately be notified, and an immediate meeting shall be held between the Commission or Commission Staff, the Applicant, and other concerned parties to determine the correct measures to be employed. The Applicant shall then act to correct the problems using the corrective measures agreed upon. Subsequent to resolution, the activity and resulting actions shall be documented in writing.

4. The Applicant must regularly remove and dispose of debris on all wetland resources areas on the project site. This is a perpetual **maintenance** condition that will not expire upon issuance of a COC.

5. The Applicant must maintain the project site free of trash and debris during any down time or hiatus in the project during the term of this Order.

6. The Applicant and/or their contractor must clean the work area at the end of each workday to prevent wind deposition of fugitive dust and accumulation of debris in the buffer zone or wetland resource areas. All stored excavate or fill must be contained with appropriate best management practices when not in use. Special attention should be given by the contractor to securing covers on stored excavate, fill, dumpsters and roll-off containers over the weekend or during down time.

8. Disposal of all construction materials, demolition debris and excess fill must be done in accordance with applicable federal, state, and local laws. Proof of proper disposal must be provided in the form of copies of bills of lading, disposal receipts or manifests to Commission Staff upon request.

12. There shall be no crossing of wetland resource areas with equipment or any vehicles at any time during construction other than as described in the Notice of Intent and approved by this Order.

15. All equipment and unconsolidated materials must be removed from areas subject to the 1% annual chance flood (100-year flood, Zone A) in advance of significant rainfall that will exceed the volume of a 2-year storm event.

16. All equipment and unconsolidated materials must be removed from the buffer zone and Land Subject to Coastal Storm Flowage (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood) in advance of any forecasted flooding event.

6. DURING CONSTRUCTION: IN-WATER/WATERSIDE CONSTRUCTION

1. If at any time during the implementation of the project a fish kill or significant water quality problem occurs in the vicinity of the project, all site related activities impacting the water must cease until the source of the problem is identified and adequate mitigating measures employed to the satisfaction of the Commission.

3. All practical best management practices must be implemented during in-water or waterside activities to minimize turbidity and other water quality impacts. The contractor must also have an oil sorbent boom at the project site and deploy the boom immediately upon observing any petroleum sheen on the watersheet.

4. All project-related materials must be contained from migration into wetland resource areas and all practical precautions must be used during any water-based work. The Applicant and/or their contractor will be responsible for the removal of any project-related debris, material, machinery or equipment lost, dumped, thrown into, or otherwise entering any wetland resource area, regardless of whether it is within or outside of the project limits. The proponent must seek Commission approval for any remedial action involving substantial impacts to wetland resource areas.

5. The contractor must have a boat available for the collection and removal of project related trash and debris within wetland resource areas and on the watersheet. The contractor will contain and collect all floating debris that results from the project and collect it along with solid waste including trash. The collected debris and trash will be placed into containers and periodically removed for proper disposal. The boat should also be used to check the boom.

6. All vessels working at this site must be maintained in seaworthy condition. Should any vessel or barge associated with the project sink the Commission must be informed immediately. The proposed work and placement of barges should be coordinated with vessels that navigate in the affected waterways. All vessels and floating equipment must be anchored or moored when not in use and have proper lighting per U.S. Coast Guard requirements. Barges must be anchored with

spuds or tied off to a secure structure; under no circumstances should construction equipment on the barge be utilized for purposes of anchoring. Project related vessels may not rest upon tidal flats.

7. All deck gear and equipment stored on project-related vessels must be secured at the end of each workday and inspected for any leakage. All project-related vessels must have a spill kit containing sorbent materials on the vessel at all times. All material stored on project related vessels must be contained so as not to enter the resource area. Petroleum products and hydraulic fluids must be stored within leak-proof lockers secured to the deck of the vessel.

8. STORMWATER MANAGEMENT

1. The Applicant will ensure the cleanliness of all catch basins on the project site or affected by project related activity. Catch basins will be protected with hay bales and/ or silt sacks during the construction period. The proponent must inspect and, as necessary, clean all catch basins at least weekly during construction and more frequently after a significant rain event. Upon completion of the project, the inspection and cleaning of catch basins on the subject property must occur twice a year: once between March 1st and April 30th and once between November 1st and November 30th of each year, and more often if necessary. This is a perpetual **maintenance** condition that will not expire upon issuance of a COC.

8. There may be no parking of contractor or laborer vehicles in any resource area or associated buffer zone without proper stormwater controls or best management practices installed.

9. Where relevant, all facilities and equipment will be continually operated and maintained so as to comply with these conditions and the Act. The Applicant will be responsible for maintaining all on-site drainage structures, outfalls, or other stormwater management infrastructure, assuring the lasting integrity of the surface cover on the site and site activities so as to prevent erosion, siltation, sedimentation, chemical contamination or other detrimental impact to the on-site and/or off-site wetland resource areas. This is a perpetual **maintenance** condition that will not expire upon issuance of a COC.

11. Sediment or other contaminants removed from stormwater management structures shall be disposed of in accordance with all applicable federal, state, and local laws and regulations

9. VEGETATION MANAGEMENT & TREE PROTECTION

8. Fertilizers shall not be used within 100 feet of a wetland resource area. Organic pesticides, herbicides, fungicides and Fertilizers may be used subject to the review and approval of the Conservation Commission. This is a perpetual **maintenance** condition that will not expire upon issuance of a COC.

9. Only organic fertilizers are to be used on the property upland of the wetland resource areas. Fertilizers should not contain pesticides or herbicides; should contain slow release nitrogen and should not contain more than 3% phosphorus. To mitigate chemical runoff, do not fertilize directly before a rainstorm and do not over fertilize. If fertilizer is to be applied, application should occur in

late April and in September. This is a perpetual **maintenance** condition that will not expire upon issuance of a COC.

13. PRIOR TO THE CERTIFICATE OF COMPLIANCE CONDITIONS

1. Upon completion of all work regulated by this Order and final soil stabilization, the Applicant shall submit a Request for a COC to the Commission. The request shall include detailed as-built plans depicting the post construction conditions of the project site, including any subsurface infrastructure, and a compliance statement. Both must be signed and stamped by a professional engineer or land surveyor, as applicable, certifying that the work has been completed in accordance with the conditions of this Order and the final site plans referenced herein.

14. ADDITIONAL CONDITIONS: GENERAL

1. There may be no dumping of leaves, grass clippings, brush, fill or other debris into wetland resource areas. No mulch shall be placed into wetland resource areas. This is a perpetual condition that will not expire upon issuance of a COC.

CITY of BOSTON
Conservation Commission

BOSTON CONSERVATION COMMISSION
PROJECT MANAGEMENT FORM

Project Name: MWRA Charlestown Pump Station Seawall Repair

DEP File No.: 006-2085

ISD Building Permit No.:

Date of OOC Issuance: December 5, 2025

Date of COC Issuance:

Condition #	Description	Date Confirmed	Notes
GENERAL CONDITIONS			
PRIOR TO COMMENCEMENT OF WORK			
9	Recorded OOC		
10	DEP File No. Displayed		
SPECIAL CONDITIONS			
PRIOR TO COMMENCEMENT OF WORK			
2.2	Plan to Secure Site		
4.1	Stamped Final Plans		
4.2	Notification of Construction Start		
4.3	Emergency Contact(s)		
4.4	Signed OOC		
4.5 & 4.6	Final Erosion and Sediment Control Plan		
4.7	Staging Plan		
4.8 & 4.9	Spill Management Plan		Please also include a spill management plan for the barge.
4.14	Snow Management Plan		
4.17	Draft Construction Daily Log		
9.10	Tree Protection Plan		
PRIOR TO CERTIFICATE OF COMPLIANCE **(To be completed when filing for a Certificate of Compliance)**			
13.1	As-built Plans		

Appendix B - 2
MHC Determination of No Adverse Effect

PLEASE BE ADVISED THAT THE ALFORD STREET FACILITY AND THE CHARLESTOWN PUMP STATION REFER TO THE SAME FACILITY AND THE NAMES MAY BE USED INTERCHANGABLY.

MASSACHUSETTS WATER RESOURCES AUTHORITY
Chelsea Facility
2 Griffin Way
Chelsea, Massachusetts 02150

Telephone: (617) 242-6000
Facsimile: (617) 305-5990

Frederick A. Laskey
Executive Director

RECEIVED
AUG 05 2025
MASS. HIST. COMM

RC. 77163

After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.

Brona Simon 8/28/25

Brona Simon Date
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

July 31, 2025

Massachusetts Historical Commission
The Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Re: Massachusetts Historical Commission Consultation for the Charlestown Pump Station Seawall Repair Project in Charlestown, Massachusetts

Dear Members of the Commission:

The Massachusetts Water Resources Authority (MWRA) proposes to repair and stabilize the MWRA Charlestown Pump Station (CPS) seawall located in Charlestown, Massachusetts. MWRA will apply to local, state and federal agencies for permits for the project and is notifying the Massachusetts Historical Commission (MHC; the State Historic Preservation Officer) of the project in accordance with the requirements of 950 CMR 71.00.

Project Area

The proposed project is located at the site of the existing CPS at 169-171 Alford Street (Route 99) in Charlestown, Massachusetts (see **Attachment 2** and **Attachment 3, Figure 1**). The CPS is located adjacent to the Alford Street Draw Bridge. The Mystic River borders the site on the south and east sides of the property, where the existing seawall protects the CPS building and active 60-inch Cambridge Branch Sewer. **Attachment 3** defines four general areas of the seawall: East Wall – Near boat launch area, East Wall, Corner of South and East Walls, and South Wall. The figure also shows the southern and eastern limits of the proposed repair area via dashed yellow lines on the south wall (40-ft from the corner of the south and east walls) and dashed red lines along the east wall (25-ft from the corner of the south and east walls). The vertical limit of work is approximately 14'-6" (from the first joint above the mudline to the top of the seawall). All work will be on the seawall's granite blocks which serve as a veneer and a means of protecting the concrete seawall behind it.

Proposed Project

The CPS is owned by the Commonwealth of Massachusetts and is under the care, custody and control of the MWRA. The CPS was constructed in 1895 and remained in operation until 1993. The building has been vacant since 2001; however, as mentioned above, an active 60-inch Cambridge Branch Sewer runs

through the existing CPS foundation and extends the length of the building. Based on record drawings, the seawall consists of 9 courses of 2-foot-thick granite blocks attached to and supported by an unreinforced concrete gravity wall behind the granite blocks. The granite blocks are keyed into the unreinforced concrete seawall and further secured via grout bedding between the blocks. The 1895 construction of the CPS utilized existing timber piles from the original seawall (predating 1895) and constructed the new seawall over the previously constructed pile foundation, in addition to driving additional timber piles for construction of the seawall on the south and east sides.

Over time, the seawall has experienced direct exposure to high river flows, tidal zone fluctuations, and freeze-thaw cycles, resulting in the loss of grouting between blocks and the blocks eventual movement (see **Attachment 3**). With this project, the MWRA desires to have repairs made to the seawall to stabilize the exterior granite blocks (locally) and limit future movement of the secured granite blocks. The proposed work entails securing the seawall's granite blocks in their current location through the specialized expertise of local marine contractors. Contractors may complete their work from barges or with divers, utilizing various methods of repair and stabilization. De minimis temporary impacts to Land Under Water and Waterways (LUWW) within the Mystic River may be associated with the installation of a barge during construction. There is no demolition or new construction associated with the project. All work will be completed on the seawall above the mudline according to the limits of work. No work within the interior or the exterior of the CPS building will be completed as part of this work.

Permitting, Approvals and Environmental Review

Implementation of the project may trigger the need for federal, state, and local (City of Boston and Everett, MA), permits and/or approvals. Given that this project is considered in-kind repair and maintenance, State Agency action may not be required, therefore, a review of the Massachusetts Environmental Policy Act (MEPA) is not anticipated. Preparation, review, submission, and tracking of permits will be coordinated throughout the design phase. **Attachment 4** provides a summary of potential permits and/or approvals that may be required.

Due Diligence

The Project team has reviewed the Massachusetts Resource Information System (MACRIS) relative to the subject site and surrounding area. Both the CPS building and its surrounding area have been inventoried by MACRIS. The CPS is a historic building (historic name is listed as the Charlestown Sewerage Pumping Station, MHC ID: BOS 4226). The CPS is located within the historic area named Charlestown Mystic River Industrial Area (MHC ID: MOS.RM). See **Attachment 5** for MACRIS information on the historic building and area.

Schedule

- Completion of Final Design Documents: October 3, 2025
- Estimated Construction Start Date: January 5, 2026
- Estimated Construction Duration: 110 days

Summary

While the limits of work and associated construction activities are on MHC inventoried property, the proposed work is in-kind repair and maintenance and is solely focused on the granite blocks of the concrete seawall surrounding the superstructure of the CPS, with no work being done on its exterior or interior building.

MWRA is seeking MHC's concurrence that this project will not adversely affect the historic resource or area.

Sincerely,

Colleen Rizzi, P.E.
Director of Environmental and Regulatory Affairs
Massachusetts Water Resources Authority

Enclosures:	Attachment 1:	MHC Project Notification Form
	Attachment 2:	USGS Quadrangle Map
	Attachment 3:	Figures and Site Photographs
	Attachment 4:	List of Potential Permits, Approvals, and Consultations
	Attachment 5:	MACRIS Information

cc: Andrea Adams, MWRA
Caitlin Carbonello, MWRA
Hillary Monahan, MWRA
Chuck Wilson, Hazen and Sawyer
Jaclyn Lemeiux, Hazen and Sawyer
Natalie Wiegman, Hazen and Sawyer

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Charlestown Pump Station Seawall Repair

Location / Address: 171 Alford Street

City / Town: Boston

Project Proponent

Name: Colleen Rizzi, PE, MWRA

Address: 2 Griffin Way

City/Town/Zip/Telephone: Chelsea, MA 02150; 857-331-2574

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Please see the complete list of permits and approvals for the proposed project in Attachment 4.	

Project Description (narrative):

The MWRA desires to have repairs made to the seawall of the Charlestown Pump Station. The proposed project seeks to stabilize the exterior granite blocks (locally) and limit future movement of the secured granite blocks. The proposed work entails securing the seawall's granite blocks in their current location through the specialized expertise of local marine contractors.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

There is no demolition associated with the project.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

No work within the interior or the exterior of the building will be completed as part of this work. All work will be on the seawall's granite blocks which serve as a veneer and a means of protecting the concrete seawall wall behind it.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

There is no new construction associated with the project.

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

The CPS is a historic building (Charlestown Sewerage Pumping Station, MHC ID BOS 4227). The CPS is located within the historic area named Charlestown Mystic River Industrial Area (MHC ID BOS.RM). See Attachment 5 for MACRIS information.

What is the total acreage of the project area?

Woodland	_____ acres	Productive Resources:	
Wetland	0.01 acres	Agriculture	_____ acres
Floodplain	0.19 acres	Forestry	_____ acres
Open space	_____ acres	Mining/Extraction	_____ acres
Developed	0.18 acres	Total Project Acreage	0.19 acres

What is the acreage of the proposed new construction? 0 acres

What is the present land use of the project area?

0.18 acres - Impervious or Water, Tax Exempt
0.01 acres - Impervious or Unconsolidated Shore, Industrial

Source: MassGIS Land Cover Land Use 2016

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

Please see Attachment 2.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: _____

Name: Colleen Rizzi, PE, MWRA

Address: 2 Griffin Way

City/Town/Zip: Chelsea, MA 02150

Telephone: 857-331-2574

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



0 1,000 2,000 4,000 Feet

Source: MassGIS USGS Topographic Quadrangle Maps

USGS Topographic Map

★ Project Location

Charlestown Pump Station Seawall Repair Project
171 Alford Street, Charlestown, MA 02129



Figure 1: CPS Building, Seawall and 60-in Sewer Location

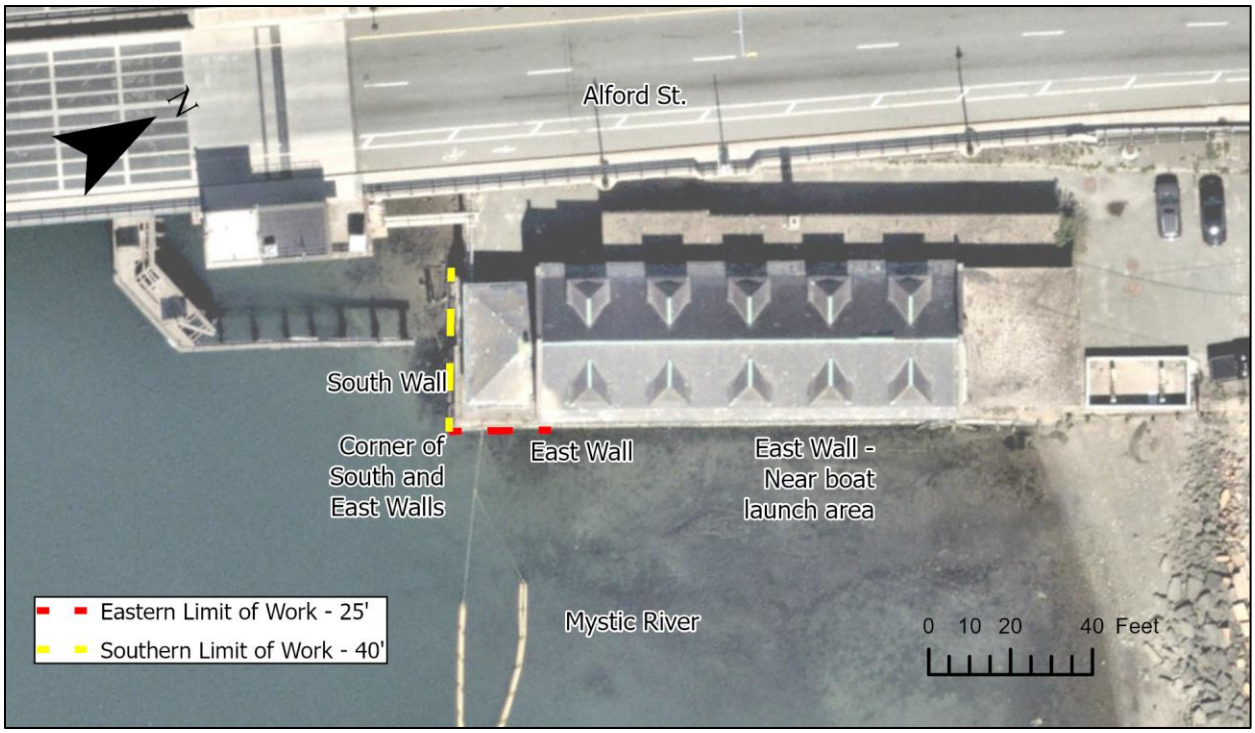


Figure 2: Wall Sections and Limits of Work



Figure 3: View of East Wall from Boat Launch Area



Figure 4: View of South Wall from Alford Street Bridge



Figure 5: View of Corner of the South and East Walls from Mystic River

Hazen

Table 1: Potential Permits, Approvals and Consultations

Agency	Permit/Approval/Consultation
Federal	
United States Army Corp of Engineers (USACE)	Self Verification (SV) under General Permit #2 – Maintenance
	United States Fish and Wildlife Service (USFWS) Section 10 Endangered Species Act (ESA) Consultation
	National Oceanic and Atmospheric Administration (NOAA) NMFS Essential Fish Habitat (EFH) Consultation
	Massachusetts Office of Coastal Zone Management (MCZM) Federal Consistency Review
US Coast Guard	Notification to Mariners for Work in Navigation Channel
Federal Aviation Administration (FAA)	Notification of work in proximity to Logan Airport
State	
Board of Building Regulations and Standards (BBRS)	Initial Construction Control Document and Final Construction Control Document
Massachusetts Department Environmental Protection (MassDEP)	Notice of Intent (NOI) under the Wetlands Protection Act (WPA)
	401 Water Quality Certification (exempt from individual 401 with Final OOCs and <5,000 SF of wetland impacts)
	Chapter 91 Administrative Request[1] – to confirm no modification to License necessary
Massachusetts Historical Commission (MHC) and Bureau of Underwater Archaeological Resources (BUAR)	Project Notification Form (PNF) to obtain Determination of No Adverse Effect under Section 106
Local	
Boston Conservation Commission	Notice of Intent (NOI) under the WPA
City of Boston	Site plan approvals, building permits as needed

Notes:
[1] The CPS has an existing Chapter 91 License (No. 1585)

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	BOS.4227
Historic Name:	Charlestown Sewerage Pumping Station
Common Name:	Metropolitan Sewerage Board Pumping Station
Address:	171 Alford St
City/Town:	Boston
Village/Neighborhood:	Charlestown; Charlestown West; Charlestown Neck; Sullivan Square;
Local No:	
Year Constructed:	1895
Architectural Style(s):	Queen Anne;
Architect(s):	Gray, Arthur F.;
Use(s):	Pumping Station;
Significance:	Architecture; Community Planning; Engineering;
Area(s):	BOS.RM
Designation(s):	
Building Materials:	Roof: Slate; Wall: Brick; Granite; Stone, Cut; Unglazed Terra Cotta; Foundation: Granite; Stone, Cut;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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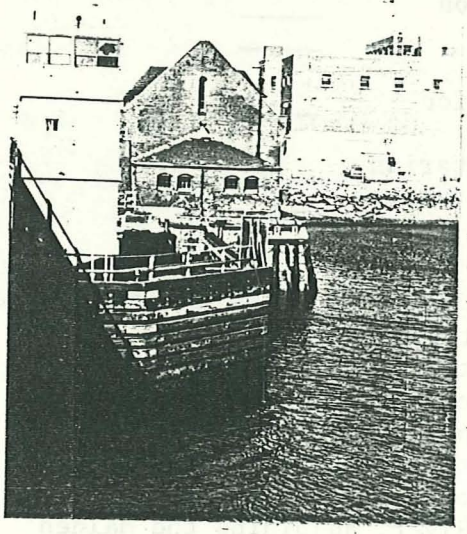
BOSTON LANDMARKS COMMISSION Building Information Form Form No. ___ Area Charlestown BOS.4227

RM #4227 CHAS, W-pl

ADDRESS 171 Alford St. COR. _____

NAME Metropolitan Sewerage Board: Charlestown Pumping Sta.
present original

MAP No. _____ SUB AREA Charlestown Neck/ Sullivan Sq. -pl



DATE 1895
source USGS - Bost, N Sect E

ARCHITECT Arthur F. Gray
source

BUILDER _____
source

OWNER City of Boston (?) Metropolitan Sewerage Board
original present

PHOTOGRAPHS C-town

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Pumping Station

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola -- dormers 5 dormers per slope

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne red brick pumping station. Essentially rectangular plan--2-story main block, 1-story ell on south end wall gable (4 bays x 2 bays). Situated on granite block base (4 courses) Alford St. side partially obscured by modern 1-story addition. Alford St. windows are tall w/thick stone deviders and multi-pane sash. End wall gable (south) features long narrow attic window with header brickwork arch. Steeply pitched gable roofs retains roof slates and 5 hip roofed dormers with 1/1 wood sash

EXTERIOR ALTERATION minor moderate drastic 1-story addition on Alford St. side

CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS Situated on Mystic River, adjacent to Alford St. Bridge.

(5 dormers per slope).

(Map)

SIGNIFICANCE (cont'd on reverse)

The Charlestown Pumping Station is situated next to (and partially obscured by) the Malden Bridge. It is surrounded on two sides by the Mystic River. Constructed in the Queen Anne style, it is composed of brick, granite and terra cotta. It was designed by Arthur F. Gray and was completed in 1895. According to Peter Stott, the sewage pumping station at Charlestown was one of three initially built to serve the new North Metropolitan Sewerage Systems (the other

Bibliography: Peter Stott, A Guide to the Industrial Archeology of Eastern Mass., (Cambridge: MIT Press, forthcoming)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	x	Exploration/ settlement	____	Science/ invention	x
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community/ development	x				

Significance (include explanation of themes checked above)

stations were located at Deer Island and East Boston--still extant?) A two-story coal house, featuring a slated hipped roof surmounted by a cupola, was completed in 1896, though this no longer survives. Further research is needed to determine the type of pumping engines originally located in this facility (possibly two triple-expansion Corliss type steam pumping engines built by the Allis Co. of Milwaukee). According to Peter Stott, the pumps of this station were designed for a smaller capacity, amounting to 23 million gallons per day. The station is located on the northerly side of the Mystic River, adjoining the Malden Bridge. The bridge has since been replaced with a higher structure, with the result that the station is now partially obscured by the present bridge. A plaque on the present bridge reads "Blessing of the Bay, one of the First shops built in America, launched 1631 on the Mystic River. John A. Volpe Governor-1966. David S. Horgan, Chief Engineer. Robert J. McDonough, Bridge Engineer." (See Peter Stott's A Guide to the Industrial Archeology of Eastern Mass., for further information on this pumping station.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOS.4227

Boston

MASSACHUSETTS HISTORICAL COMMISSION

INTRA-OFFICE MEMORANDUM

TO: Candy

FROM: Peter

DATE: 9/19/83

agency: EPA

RE: North Metropolitan Sewerage System: Charlestown Pumping Station

The Metropolitan Sewerage system was the first of the metropolitan systems to be established and was among the earliest — if not the earliest — such metropolitan approaches to the problem in the country. There were 3 pumping stations: Charlestown, Deer Island, and East Boston. Deer Island, is I believe, close to ruins (in any case, no longer used); East Boston was largely rebuilt and enlarged after the Chelsea fire; and Charlestown is the only remaining ~~F~~ original station still in use — though no original equipment remains.

RESPONSE!!

COMMENTS:

AGREE: _____

DISAGREE: _____

NO ACTION: _____

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	BOS.RM
Historic Name:	Charlestown Mystic River Industrial Area
Common Name:	
City/Town:	Boston
Village/Neighborhood:	Charlestown; Charlestown East; Charlestown West; Charlestown Neck; Sullivan Square; Medford Street - Mystic River;
Local No:	
Year Constructed:	
Use(s):	Industrial Complex or District; Other Water Related;
Significance:	Archaeology, Historic; Architecture; Industry; Maritime History; Transportation;
Designation(s):	
Building Materials:	
Demolished	No



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Commonwealth of Massachusetts
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FORM A - AREA

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
	Boston North	RM	(see area data sheet)

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125



Mystic waterfront landscape, looking north from St. Francis de Sales Cemetery (Bunker Hill St), with Domino and Revere sugar refineries, left and right

Town Boston

Place *(neighborhood or village)* Charlestown

Name of Area Mystic River

Present Use industrial, commercial

Construction Dates or Period mid-19th c. to ca. 1960

Overall Condition fair to good

Major Intrusions and Alterations major/minor alterations with some demolition and recent infill

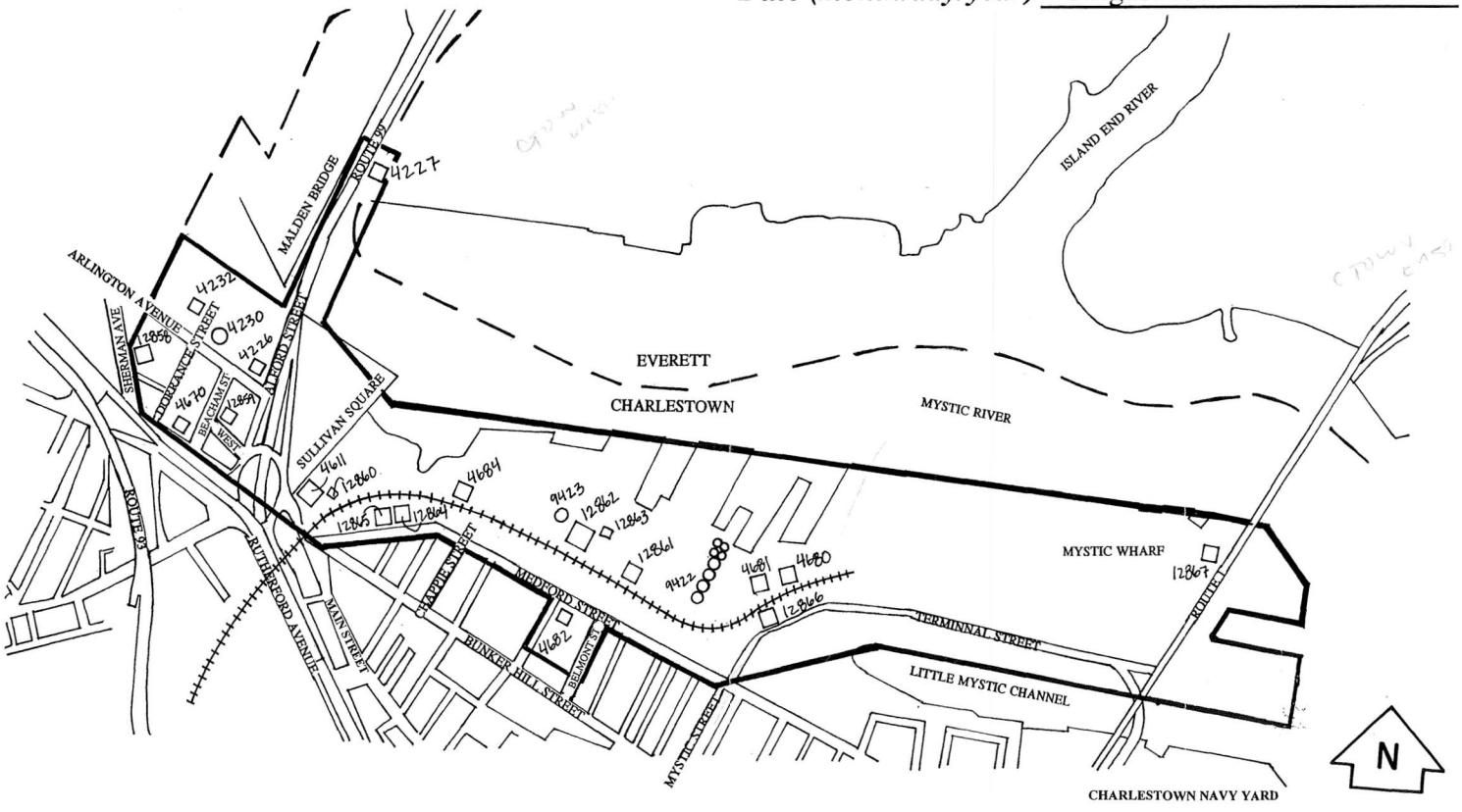
Acreage approximately 236 acres

Recorded by VHA, MK, MKH, NCA, KVD

Organization The Public Archaeology Laboratory, Inc.

Date ***(month/day/year)*** August 1997

Sketch Map



AREA FORM

ARCHITECTURAL DESCRIPTION _X *see continuation sheet*

Charlestown is a large, oblong peninsula located in Boston Harbor at the confluence of the Mystic and Charles rivers. The Mystic River Area is a narrow, linear district of approximately 236 acres located in the northern end of Charlestown, along the Mystic River waterfront. The area is bordered on the north by the Mystic River, Chelsea, and Everett; on the west by Route 93 and Somerville; on the east by the Boston Inner Harbor, and on the south by the east-west axis of Medford Street. A small portion of the area extends north across the Malden Bridge to the Everett side of the Mystic River. Medford Street divides mixed light industrial and residential neighborhoods to the south from a northern Mystic River waterfront with filled land and wharves that stretches from the mouth of the river at the Boston Inner Harbor to the Malden Bridge. This strip is dominated by large industries dependent on proximity to rail-ship-truck intermodal transport. These industries involve handling or processing of bulk materials such as cement, lumber, and sugar, and are linked to confectionary, baking, and warehouse concerns within the Mystic River Area. West of Sullivan Square, the area is characterized by smaller industries devoted to the manufacture of petroleum, rubber, and tanning products. Many of the surveyed buildings remain in active use. The majority were constructed between the mid-19th century and 1960, and are of masonry and reinforced concrete construction. The condition of the Mystic River Area buildings range from poor to good. One property, the Revere Sugar Refinery Plant at 333 Medford Street (MHC 12861.1918) has been demolished since the start of the survey. The following descriptions are organized geographically from east to west.

HISTORICAL NARRATIVE _X *see continuation sheet*

Charlestown was settled in stages between 1625 and 1630 by Thomas Walford (ca. 1625), Rev. Francis Bright (1629), and John Winthrop (1630). It served as the capital of the Massachusetts Bay Colony from 1629 to 1630 when the capital was moved to Boston. The original settlement was located on the southeastern portion of the peninsula. The population of Charlestown stood at 58 men and their families in 1633. By 1680, this figure had reached close to 500 (MHC 1980:3). Farming and building comprised early economic pursuits although extensive commerce, including whale fishery and West India trade, had begun by the 1640s. The first shipyard in Charlestown was erected in 1641 by Francis Willoughby and the first drydock in the country was built by James Russell in 1677-78 (MHC 1980:4). The town's civic center was firmly established at Town Square (City Square), to the south of the Mystic River Area, during the Colonial period.

Early industry in Charlestown included one of the first sugar refineries in New England. The first record of a sugar refinery in New England appears on the Boston tax rolls in 1721 when Ezekial Cheever established a "sugar works" in Charlestown which operated until 1766 (Fitts n.d.:2). Charlestown and Somerville had a combined population of 2,048 by 1765; approximately 1800 residents resided on the Charlestown peninsula. Population continued to increase, reaching 2,000 residents of Charlestown by 1775, the year in which almost all of the town's 380-400 buildings were destroyed by the British during the Revolutionary War (MHC 1980:4). Settlement expanded west along Main Street to Sullivan Square throughout the remainder of the 18th century. Manufacturing during this period included rum, loaf sugar, candles, leather, and potash. Tailors, coopers, rope-makers, glaziers, tile-makers, and anchor smiths made Charlestown the principal industrial port of the colony during this period (MHC 1980:5).

BIBLIOGRAPHY and/or REFERENCES _X *see continuation sheet*

American Sugar Refining Company. "American's New Domino Refinery Opens in Boston," *Sugar y Azucar.* June 1961.

Boston Landmarks Commission. *Individual Building Information Forms.* no date.

Leading Manufacturers and Merchants of the City of Boston, Boston, MA., 1885.

Elia, Ricardo J., and Nancy S. Seasholes. *Phase I Archaeological Investigations of the Central Artery/Third Harbor Tunnel Project in Boston, Massachusetts.* Office of Public Archaeology, Boston University, 1989.

Fitts, Robert K. "Historic Background: Revere Sugar Factory," no date.

Frothingham, Richard. *The History of Charlestown, Mass.* Charlestown, MA., 1845.

Hunnewell, James Frothingham. *A Century of Town Life: A History of Charlestown, Mass., 1775-1887.* Boston, MA., 1888.

_X **Recommended for listing on the National Register of Historic Places.** ***If checked, you must attach a completed National Register Criteria Statement form.***

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

Property Address:

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s) Mystic River

Form No. (see area data sheet)

ARCHITECTURAL DESCRIPTION *(continued)*

The eastern-most property in the area is the United States Gypsum Plant at 200 Terminal Street (MHC 12867, 1928-1929), located in the northeast corner of the Mystic River at the entrance to the Boston Inner Harbor. The location of this plant, just west of the Tobin Bridge, allows for the unloading of bulk raw gypsum from ocean-going freighters. The plant is comprised of a rambling, irregularly-massed cluster of 1-to-3-story, flat-roof, reinforced-concrete-frame additions grouped around a large, 5-by-18 bay, 4-story, flat-roof, reinforced-concrete-frame main block. The building, clad in brick with brick and concrete trim, rests upon a concrete foundation. Bays on the main block as well as those on its ells, are articulated by projecting piers and spandrels filled with brick or concrete. The main entrance to the plant is located on the west elevation, through a modern aluminum-and-glass door. A 2-story, metal, roll-top door is also located on this elevation. Numerous loading bays with metal, roll-top doors are located throughout the building. Covered conveyors are located on the south elevation. Windows consist of both square and rectangular, original and replacement, and double-hung and fixed steel sash. Four tall, cylindrical, reinforced-concrete raw gypsum storage silos with low-pitched, corrugated-metal roofs are located to the north of the plant. The building is in good condition and retains its original use. This industrial plant is notable not only as it is an operating heavy manufacturing concern within Boston, but also for U.S. Gypsum's continued use of this antiquated plant, which dictates a vertically-configured process in an industry now dominated by completely horizontally-configured plant operations.

West of this site, along Terminal Street, are three remaining buildings from the Wiggins Terminal facility. Two of the buildings, Building #1, 50 Terminal Street (MHC 4681, ca. 1910) and Building #2, 50 Terminal Street (MHC 12866, ca. 1910), are 8-story, 5-by-30 bay, rectangular, flat-roof buildings clad in brick and set upon concrete foundations. Building #3 (MHC 4680, 1918), located to the south of the railroad tracks, stands 6 stories tall, has a flat roof, is 10-by-30 bays, clad in brick, and set upon a raised concrete foundation. This building is characterized by an angled north elevation. The primary characteristics of the three buildings include bays articulated by projecting piers and arches, heavy corbeled cornices, and regular fenestration. The south elevation of Building #1 (MHC 4681, ca. 1910) is blank with pedestrian and service entrances located on the east elevation. A 2-story, flat-roof, brick office block is located on the building's west elevation. This block features a heavy wood cornice and 2/2 double-hung windows set below two-light transoms. This ell connects to a 2-story, flat-roof, concrete block addition which extends at an angle to the southwest. This second ell is set upon a concrete foundation and is sheathed in corrugated aluminum on its second story.

Building #2 (MHC 12866, ca. 1910) has a 1-story, gable-roof hood supported by metal posts projecting from the center of its south elevation, sheltering a truck loading dock. This elevation, unlike that of the neighboring Building #1 (MHC 4681,ca. 1910), contains projecting piers, arches, and two windows on its first floor. Several pedestrian entrances are located along the east elevation of this building. Multiple pedestrian entrances are located on all elevations of Building #3 (MHC 4680, 1918). A raised concrete loading dock wraps around the north and west sides of the building. Windows on all three buildings are rectangular, single-pane, fixed with concrete lintels and segmental-arch openings. There are no outbuildings associated with this property. All three buildings are in good condition, Buildings #1 and #2 (MHC 4681 and 12866, ca. 1910) are in use, while Building #3 (MHC 4680, 1918) is vacant. This cluster of three buildings is a rare surviving example of the multi-story, brick, wharf warehouse complexes once common on the Boston waterfront.

The next property to the west, also located on filled land, contains the Blue Circle Cement Company's Cement Silos at 285 Medford Street (MHC 9422, ca.1980). The site is occupied by four large and four smaller cylindrical, reinforced-concrete silos with flat roofs and concrete foundations. A 1½-story, side-gable, aluminum-sided office building with an asphalt-tile roof is located to the east of the silos. A corrugated metal shed for truck loading of powdered cement is attached to the east side of the four smaller silos, at the second-

INVENTORY FORM CONTINUATION SHEET

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Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s) Mystic River

Form No. (see area data sheet)

ARCHITECTURAL DESCRIPTION *(continued)*

story level. A pair of metal, pedestrian doors is located on the south side of the southern-most silo. The silos are in excellent condition and remain in active use. The recent location of this facility on the Mystic River waterfront demonstrates the continued advantages of this location for the intermodal transfer of bulk products, in this case, cement.

To the west of Blue Circle Cement (MHC 9422, ca. 1980) is the site of the now-demolished Revere Sugar Refinery Pan House (MHC 12861, 1918). This site, which stretches from Medford Street at the south to a 460 ft. wharf on the Mystic River to the north, with a longer wharf along a ship channel to the east, originally contained a massive, early 20th-century sugar refinery complex that included two ship unloading gantry cranes and associated weighing and conveyor equipment (1960), a 700 ft long raw sugar storage shed, a water house, and a power house, all constructed in 1918. The only remaining building at the time of this survey was the Pan House, a large, 9-story, reinforced-concrete-frame, 11-by-12 bay, flat-roof building clad in brick and resting upon a concrete foundation. Bays were articulated by projecting brick piers, corbeled at the roof line, and recessed spandrels filled in with light-permeable, fiberglass panes. Windows consisted of 6-light awning sash at the center of each bay. Stair towers with projecting skylights marked the roof line. A 4-story, flat-roof, brick office addition with Moderne detailing was attached to the northeast side of the building. A large, 1-story, flat-roof, brick, office and shipping ell was attached to the west end of the building. Pedestrian and service entrances were located on the south elevation of the building and the 1-story ell. Pedestrian entrances consisted of replacement glass-and-aluminum doors with plain surrounds and service entrances were metal, roll-top doors. A 1-story, square, flat-roof, brick guard house is located at the southwest corner of the property. The loss of this building, and the entire Revere Sugar Refinery complex has dramatically affected Charlestown's Mystic River waterfront, leaving a large vacant lot at the center of a formerly continuous industrial landscape along Medford Street.

To the west of the Revere Sugar site stands the American Sugar/Amstar Domino Plant (MHC 12862, 1960), the largest and most prominent building on a lot that stretches from Medford Street on the south to a raw sugar unloading wharf on the Mystic River to the north. The building is characterized by its bold geometry, use of color, and organic expression of function. Sited close to the Medford Street edge of its lot, it is a massive, flat assemblage of large, rectangular, flat-roofed, 1- to 5-story, steel- and reinforced-concrete-framed volumes sheathed in a bright yellow-orange brick, with a tall, central tower with a blue, sheathed cylindrical core, flanked on the east by a tall, narrow, square elevator tower with exterior steel staircase, and ringed by six, shorter, brick-red cylindrical steel tanks. The primary entrance is centrally located on the west elevation, through a glass-and-aluminum door. Several truck loading docks are located on the north elevation and rail loading docks appear on the south elevation. The elevations of the rectangular brick packing/shipping sections (S) are punctuated by continuous horizontal strip windows located high on the walls, and horizontal and vertical window bands with randomly-placed blue panels. The administrative section elevation (W) of the building is comprised almost entirely of these alternating windows and panels. The processing section (E) is marked by randomly-oriented, single-pane windows. A band of windows also runs the entire height of the west side of the central tower cylinder. To the northwest of the plant stands the Domino "Sweet Dome" (MHC 9423, 1960), a large, parabolic, steel-arch dome warehouse clad in metal and plastic corrugated sheathing with a base diameter of 238 feet and a height at the apex of 107 feet (American Sugar 1961:41). The dome was used to store raw sugar for the plant and had a capacity of 60 million pounds of sugar. An inclined, covered conveyor which originally ran from the storage dome to the raw sugar storage tanks at the top of the plant has been removed, as well as all the internal equipment of the plant. A 1-story, flat-roof, aluminum and paneled, pre-fabricated guard house is located at the southwest corner of the property. A 2-story, flat-roof, yellow brick Powerhouse (MHC 12863, 1960) with multiple steel doors and a large smokestack is located to the east. The north elevation of this building

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

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Massachusetts Archives Facility
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Boston, Massachusetts 02125

Area(s) Mystic River

Form No. (see area data sheet)

ARCHITECTURAL DESCRIPTION ***(continued)***

is bisected by a band of window panels similar to those on the main plant. A glass clerestory at the roof provides light to the boiler room. The materials on this outbuilding echo those used on the plant. A large raw sugar unloading gantry crane is located along the wharf to the north. The building is in good condition, is vacant except for a portion of the administrative offices and the Sweet Dome, which are occupied by a U.S. Customs operation.

The Robert Webb & Company Black Lead Works (MHC 4682, 1885-1888) is a rectangular, 3-story, 8-by-3 bay, shallow-gable roof, brick building set upon a brick foundation. Located on the south side of Medford Street, across the street from the sugar plants, the building has a late-20th century, 3-story condominium complex attached to its rear (S) elevation. The building's regular fenestration consists of segmental-arch openings with rectangular, replacement, 1/1 double-hung sash windows with aluminum trim and rough granite sills. Windows on the first floor appear within modified, rectangular openings, some in groups of three. Window openings at the basement level have been filled with brick and glass block. The building's main entrance has been modified, as seen by the change in brick, to its present appearance. It consists of a wood paneled door, centrally located on the facade (N), set below a blank entablature and flanked by 3-light sidelights. There are no outbuildings associated with this property which is in excellent condition and remains in use. This late 19th century, utilitarian building is a survivor from the intensive period of industrial development which occurred along the Mystic River waterfront between the Civil War and ca. 1930.

Continuing west along Medford Street, on its north side, stands the U.S. Baking Company Building at 465 Medford Street (MHC 4684, ca. 1890), a 3-story, 22-by-12 bay, flat-roof, brick building set upon a brick foundation. The third story of this building was a later addition, as shown by the corbeled brick cornice between the second and third floors. Fenestration is comprised of segmental-arch openings with rectangular, multi-light, steel and wood sash windows with brick lintels and granite sills. A 1-story, brick ell is attached to the west elevation of the building. The supports of a no-longer-extant water tower remain on the roof of this building. A 5-story, rectangular, 3-by-6 bay, flat-roof, concrete and steel-frame Brockway-Smith Warehouse & Factory Building (MHC 12864, 1924) is attached to the southwest side of the 3-story building. A corrugated metal awning extends along the east elevation of the 5-story building and curves around to the south elevation of the 3-story building which follows the radius of the railroad spur. This awning protects several truck and rail loading bays on both elevations. Bays on the Brockway-Smith Warehouse & Factory Building (MHC 12864, 1924) are articulated by projecting concrete piers and continuous bands of concrete at each story level. Fenestration consists of rectangular, multi-pane windows in groups of three which fill in the entire bay. The primary entrance, located on the east bay of the 5-story building, consists of an ornate, wood-paneled door with transom and mosaic brick surround. Hoist towers are located at the southeast and northeast corners of the 5-story building. An oversize, 1-story, concrete block addition is attached to the northwest corner of the 3-story building, which was curved to follow the radius of the plant railroad spur. A narrow, rectangular, 1-story hyphen connects the 3-story building to a 2-story, concrete block ell to the northeast. A flat-roof loading dock is located on the east elevation of this ell. A small guard house sheathed in corrugated metal siding is located to the south of the plant, at the main entrance to the facility. The building is in good condition although it remains vacant. The several sections of this plant clearly show the expansion over time to accommodate changing products.

To the west of this property stands a complex comprising the 3-story, 5-by-2 bay, reinforced-concrete, flat-roof S.M. Howes Company Foundry Building at 511 Medford Street (MHC 12865, ca. 1926) and the 3-story, 9-bay wide, shed-roof Wemyss Brothers Furniture Company Building at 523 Medford Street (MHC 4683, ca. 1870). The S.M. Howes Company Building (MHC 12865, ca. 1926) is a large, rectangular building with Classical

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

Property Address:

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s) Mystic River

Form No. (see area data sheet)

ARCHITECTURAL DESCRIPTION *(continued)*

Revival-style influences which is clad in concrete and brick and set upon a concrete foundation. Concrete piers and brick spandrels mark each bay. A full-length, cast concrete parapet bearing the company's name spans the roofline of the facade (S). Fenestration on the facade includes rectangular openings with groups of four, 1/1 double-hung sash windows with concrete sills and lintels. The primary entrance is centrally located on the facade below a triangular, concrete pediment with blank entablature. Service entrances are located in a large, 3-story, flat-roof, brick, addition to the rear (N). The building is in fair condition and is currently unoccupied by the Air & Refrigeration Services, Inc. This building is a typical example of an early 20th-century, intermediate-size, reinforced concrete industrial building.

Attached to the west end of the building is the Wemyss Brothers Furniture Company Building at 523 Medford Street (MHC 4683, ca. 1870), a large, rectangular building clad in brick and set upon a brick foundation. Rectangular, 1/1 double-hung sash windows with segmental arch openings and stone sills provide a regular fenestration pattern on all elevations. The primary entrance is located in the east bay of the facade (S), within a recessed opening which was originally a segmental-arch opening, now bricked in. A small, square, 1-story, flat-roof office building, attached to the rear (N) elevation, connects the building to a large, 3-story, flat-roof, brick building to the north. The corners of the 3-story building are marked by stepped parapets. Service entrances are located on the west elevation of both structures to the north. There are no outbuildings associated with this property. This building is in fair condition, and like 511 Medford Street, occupied by the Air & Refrigeration Services, Inc. This building is a typical example of a late 19th-century brick industrial building.

The area's most visible landmark, the William F. Schrafft & Son Confectionery Building at 529 Main Street (MHC 4611, 1925-1928), is a large, 7-story, rectangular, 8-by-24 bay, steel-frame and reinforced concrete, Art Deco-style building set upon a concrete foundation. The most prominent feature of the building is its 10-story, square, crenellated clock tower with neon signs bearing the company name on three sides. Walls are faced with brick, tile, limestone, and reinforced concrete. The first two floors are sheathed entirely with limestone while the third floor features limestone and brick banding. Vertical emphasis is provided by projecting brick piers and recessed spandrels. The primary entrance is located in the north bay of the facade (W), within a recessed, segmental-arch opening at the base of the clock tower. A secondary entrance is located on the south bay of the west elevation within a recessed opening with bracketed drip cap. Windows consist of full-width, square, fixed, multi-light sash with concrete sills. Two additional, projecting, crenellated, brick elevator towers with vertical concrete and brick elements are located at regular intervals along the north elevation. A 2-story, flat-roof, brick ell with projecting brick piers extends along the building's north elevation. A 1-story, flat-roof, rectangular, brick and concrete ell is attached to the rear (E) elevation by a narrow, 1-story, brick hyphen. A 1-story, T-shaped, brick and concrete Power House (MHC 12860, 1925-1928) building is attached to the rear of the building's south elevation by a narrow, flat-roof hyphen. The building is in excellent condition and currently in use. Schrafft's, as it is commonly known, is a recently-restored, landmark Boston industrial building, unusual for both its size and bold Art Deco styling. Schrafft's and the Randall-Faicheny Company at 76 Atherton Street (MHC 8840 , 1912-1927) in the Stony Brook Area (MHC RR) are two of the most bold and ornate examples of Art Deco industrial buildings in Boston.

Continuing west through the area, the Boston Edison Building at the northeast corner of Beacham/West Street (MHC 12859, mid-19th century) is a 2-story, rectangular, 9-by-4 bay, flat-roof, brick building set upon a brick foundation. Characteristics of the building include its corbeled cornice, decorative string course, and brick water table. A 1-story, brick, flat-roof ell is attached to the north elevation of the building. A 1-story, gable-roof, concrete block ell is located to the rear (E). The primary entrance is located in the south bay of the east elevation and consists of a glass-and-aluminum door within a recessed opening with a concrete hood. Windows are

ARCHITECTURAL DESCRIPTION *(continued)*

generally rectangular, replacement, 1/1 double-hung sash with some multi-light, steel-sash windows. Electrical transformers are located on a concrete pad set against the south elevation of the concrete block ell. There are no outbuildings associated with this property. The building is in fair condition and currently in use. This building is a typical example of a later 19th century brick utility office building.

To the north of this site, at the northwest corner of the intersection of Arlington and Alford streets, stands the Silas Burbank & Son Varnish Factory/Whittemore-Wright Company Building at 62 Alford Street (MHC 4226, ca. 1880, ca. 1890), a long, 3½-story, rectangular, 18-by-3 bay, mansard-roof, brick building set upon a stone foundation. The 12-bay portion closest to Arlington Avenue was constructed ca. 1880, while the 6 eastern bays were added ca. 1890. The Whittemore-Wright Company's name is painted in bold white letters across the building's facade (S), and the company's advertisement is painted in large letters on the upper portion of the building's east elevation. The primary entrance, currently boarded up, is located in the sixth bay from the east on the facade. A service entrance with metal roll-top door is located in the seventh bay from the east on the facade. Windows are 1/1 double-hung, replacement sash set within segmental-arch openings with granite sills. Dormers along the north and east roof slopes have been removed, although shadows of their location remain. A large, 2-story, flat-roof, concrete block ell (mid-to-late 20th century) sheathed in metal siding is attached to the rear (N) elevation of the building. A small, 1-story, concrete block, shed-roof ell is located to the west of the 2-story ell, attached to the main building. An interior brick chimney is located on the northeast corner of the building. There are no outbuildings associated with this property. The building is in fair condition, its use unknown. This building is an unusual example of a smaller mansard-roofed industrial building, and is still in use by Whittemore-Wright for tanning oil manufacturing.

Located on the northeast corner at the intersection of Arlington Avenue and Dorrance Street is the Charlestown Gas Company Gasholder (MHC 4230, ca. 1853), a 1-story, circular, masonry structure clad in brick and set upon a concrete foundation. Reduced to about half its original height, the building originally featured a corbeled brick cornice at the roofline, and a shallow, conical roof with a small cupola. Rectangular window openings feature multi-light, awning windows and openings filled with sheet metal. The main entrance is located on the north side, through a recessed opening, and consists of a multi-light door with windows. A small, 1-story, brick, gable-roof ell is attached to the east side of the structure. The gasholder is in poor condition and currently in use as a storage building for a MBTA bus depot. This structure is significant as one of only two structures left from the Charlestown Gas Company's Charlestown plant and as one of only three remaining, 19th-century gasholders in the Boston area, the others being the more intact Roxbury Gas Light Company Gasholder (MHC 11243, mid-19th century/before 1873, located in the Lower Roxbury Area (MHC RS), and a small, ca.1855 gasholder built for a private estate in Brookline.

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An associated building, the Charlestown Gas Company Machine Shop/Purifying House (Building #3) at 17-19 George Street (MHC 4232, mid-19th c./ca. 1853), is located across the street, at the northwest corner of the intersection of Arlington Avenue and Dorrance Street. This 2-story, rectangular, 9-by-4 bay, flat-roof, brick building rests upon a brick foundation and is characterized by a second story marked by recessed, brick spandrels and projecting brick piers supporting a corbeled cornice. Pedestrian entrances are located along the rear (E) elevation, below gabled hoods. Replacement, 1/1 double-hung sash windows are located within segmental-arch openings with granite and concrete sills. The building, originally a free-standing structure, is now attached on its west end to a large , 2-story, mid-to-late-20th century, MBTA building. The building is in good condition and currently in use. The Charlestown Gas Company Machine Shop/Purifying House (Building #3) at 17-19 George Street (MHC 4232, mid-19th c./ca. 1853) is significant as one of only two structures left from the Charlestown Gas Company's Charlestown plant, and functioned as a purification facility for distilled coal gas

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used for domestic illumination. This building is an unusual example of a gasworks-related building in the Boston Area, another example being the outbuilding located immediately north of the Roxbury Gas Light Company Gasholder at 865 Massachusetts Avenue (MHC 11243, mid-19th-century/before 1873), located in the Lower Roxbury Area (MHC RS).

The Sullivan Square Garage at 635 Main Street (MHC 4670, early 20th century) is a 1-story, 7-by-5 bay, rectangular, concrete block, flat-roof building set upon a concrete foundation. The north elevation of the building is sheathed in brick and once served as a party wall to a building on the north which is no longer extant. The facade (W) is broken up by two pairs of large, former truck bays which have now been filled with concrete block and plywood. The main entrance, consisting of a plain metal door, is located in the second bay from the south within one of the blocked-in bays. Windows on the facade are paired, 6/6 double-hung sash which share the same concrete sills and lintels. There are no outbuildings associated with this property. The building is in good condition and in use as a garage. The building is noteworthy for its rusticated concrete block, concrete cornice, and rusticated concrete block parapet roof.

The ACME Rubber Company Building at the corner of Arlington Avenue and Sherman Street (MHC 12858, early-to-mid-20th century) is a large, irregularly-shaped, 4-story, flat-roof building clad in vinyl siding and set upon a concrete foundation. Located on the east side of Sherman Street, across from the railroad tracks, the south end of the building forms the shape of a triangle. A large, 5-story, 6-bay wide, centrally-located tower projects slightly outward from the facade (W). The main entrance is housed within this tower, through a recessed opening, and consists of a modern aluminum-and-glass door. Service entrances are located in a small, 1-story hyphen which connects the building to a 2-story, shingled, timber-frame addition on the north end of the building. A small, 1-story, square, garage structure is attached to the rear (E) of the building. Windows are rectangular, replacement, 1/1 double-hung sash with aluminum surrounds, grouped in twos, fours, and fives. There are no outbuildings associated with this property. The building is in fair condition and currently occupied by the ACME Rubber Company. It is unusual as a large, timber-frame manufacturing building.

Located across the Malden Bridge, bordering the town of Everett, stands the 1½-story, 5-by-2 bay, rectangular, brick, end-gable Metropolitan Sewerage Board Charlestown Pumping Station (MHC 4227, 1895). Set upon a stone foundation, the building is characterized by its steeply-pitched gable roof and prominent, flared, hipped-dormers on its north and south roof slopes. Fenestration consists of paired, tall, segmental-arch windows within broad, segmental-arch, recessed openings. Single, tall, narrow, segmental-arch windows are located on the building's gable ends. A 1-story, hipped-roof ell with small, segmental-arch, 6-light sash windows is attached to the west elevation of the building. A 1-story, flat-roof, brick ell is attached to the east elevation, and a 1-story, flat-roof, brick ell extends along the building's north elevation. The primary entrance is located in the east elevation of the north ell and consists of a modern glass-and-aluminum door and surround. A large service entrance is also located on this elevation and consists of a metal roll-top door. There are no outbuildings associated with this property. The building is in excellent condition and retains its original use.

HISTORICAL NARRATIVE *(continued)*

Transportation improvements during the Federal period included the construction of bridges connecting Charlestown to Boston (1786), across the Charles River; and to Malden (1787), across the Mystic River (MHC 1980:5). The town's expanding transportation network, including the Charles River Bridge (1786), the Middlesex Canal (1803), the Chelsea Bridge (1803), the Warren Bridge (1828), and numerous turnpikes, all served to direct commerce and manufacturing to the neck of the peninsula and along the waterfront (MHC

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1980:6). Charlestown had a population of 550 inhabitants with 151 buildings by 1785. Rapid population growth followed, resulting in over 1,000 residents by 1790.

About 1800 the U.S. government commissioned U.S. Naval Constructor Joshua Humphreys of Philadelphia to locate a naval shipbuilding site in Boston Harbor. General William Sumner, who then owned Noddle's Island (East Boston), encouraged Humphrey to select the island for the site of the new navy yard, due to the favorable topography and profile along the East Boston waterfront. Due to a misunderstanding about exposure to prevailing winds, a less favorable site at Charlestown (now the Charlestown Navy Yard, to the southeast of the Mystic River Area) was selected instead (McConnel 1930:1). The selection of the Charlestown site resulted in the attraction of numerous marine-related industries to the area. Three ropewalks were in operation in Charlestown by 1805, with numerous trade activities along its waterfront.

By 1800, the seven sugar refineries in the Boston area accounted for over one-fifth of the sugar refineries in the United States (Fitts n.d.:2). Extensive factories for the manufacture of Morocco leather, candles, soap, molasses, and malt liquors were located at the neck, near Sullivan Square. One of the earliest factories was the candle factory of Solomon Hovey (not extant), followed in 1821 by a brewery later operated by the Van Nostrand family. By the end of the period, the manufacture of rum led the list of manufactured products, followed by tanning, and the manufacture of soap and candles. Shipbuilding, however, employed the largest number of men (MHC 1980:6). Charlestown's population continued to rise, and by 1814, there were 5,000 inhabitants and 670 buildings in the town. By the end of the period, this figure had reached close to 8,000 residents (MHC 1980:6).

Charlestown, incorporated as a city in 1847, was fast becoming the terminus for inland railroads with tidewater wharves (MHC 1980:1). Early street railroads operated from Boston to City Square along Main, Warren, Chelsea, and Bunker Hill streets by 1860, with connections at Sullivan Square to Somerville and Malden. The Navy Yard in Charlestown was one of the most complete and active naval complexes on the coast in the pre-Civil War decades. Activities at the Navy Yard encouraged support industries such as machine shops, etc. (MHC 1980:9). Medford Street was laid out during this period (MHC 1980:8). Prior to the Civil War, Charlestown's Mystic River side was dotted with half a dozen square wharves. After 1865, industrial activity began to accelerate with the establishment of various manufacturing concerns during the 1870s-1890s. The area around the B & M Railroad tracks began its industrial development in the mid-19th century as part of an extensively developed industrial area which evolved around Sullivan Square after the Civil War (Stott 1983 [*Crosby Steam Gage & Valve Company*]).

In the last quarter of the 19th century, the railroads took over the major wharf districts. Pressed by rapidly growing demands for better coal handling facilities, the Boston & Lowell built a rail line along the Mystic River shore in 1872. Beginning in the 1890s, the Boston & Maine constructed a long series of produce depots along Rutherford Avenue, in the B & M Rail Corridor Area (MHC RL), served by numerous spur tracks from the adjacent B & M Railroad yards.

Fringe activities intensified around the Mystic and Charles River tidal flats with railroad terminals, especially at Sullivan Square neck. The city's primary economic strength was as a port. Frederick Tudor had made the first experimental shipment of ice from a Charlestown wharf to Martinique in 1805. For the next thirty years, this trade was carried on almost exclusively by Tudor. Following the construction of the Charlestown Branch Railroad to the ice ponds of North Cambridge in 1841, dozens of firms entered the ice port trade. The area from the Charlestown Bridge (to the south of the Mystic River Area) to the Navy Yard wharfage was the center of the export ice trade, shipping cargoes to South America, Europe, Australia, and Asia. By the mid-19th century,

HISTORICAL NARRATIVE *(continued)*

lumber and ice led the list of products handled in Charlestown, followed by Morocco leather, pickles and preserves, furniture, machinery, and brass and iron goods.

The population of the town fluctuated throughout the period, with the largest growth between 1850-1855. The city tripled in size between 1830 and 1870, reaching 28,323 in the latter year. In 1865, 22 percent of the population were foreign-born, three-quarters of which were Irish (MHC 1980:8). This foreign-born population greatly contributed to the industrial growth and development of the Mystic River Area. Among the new immigrants into Boston in the 1850s was a Scottish furniture maker, James Wemyss, who arrived by 1854. By 1868, Wemyss and his sons James and George had a furniture shop on Lawrence Street in Charlestown. The company probably constructed the Wemyss Brothers Furniture Company Building at 523 Medford Street (MHC 4683, ca. 1870). By 1885, the firm was providing employment for 130 men and had a showroom on Canal Street in downtown Boston. Rough sawing and planing was done on the first floor and cabinet work was performed on the second and third floors. The business continued until 1899. George Wemyss eventually went on to make ships' furniture at the Charlestown Navy Yard. The building was sold to John Frenning (1863-1932), the president of the S. M. Howes Company, then a manufacturer of stoves. For the next forty years, the S.M. Howes Company operated their stove foundry there, adding the S. M. Howes Company Foundry Building at 511 Medford Street (MHC 12865, 1926) in 1926. The company vacated the buildings in 1942 and moved to Taunton, MA (Stott 1983 [*Wemyss Brothers...*]).

Irish-born Robert Webb (1823-1893) who came to Boston ca. 1850 and began business as a stove dealer at 67 Blackstone Street in Boston by 1851. Following the Civil War, he began the manufacture of stove polish at a shop on Sherman Street in Charlestown, with a retail shop in the Haymarket Square area in the Lower Roxbury Area (MHC RS). Between 1883 and 1888, Webb moved his factory from Sherman Street to the site on Medford Street which had previously been owned by Tileston & Hollingsworth, paper manufacturers (BLC n.d. [*Robert Webb & Company*]). The first floor of the Robert Webb & Company Black Lead Works (MHC 4682, 1885-1888) was the mill used to grind lumps of graphite into a fine powder, the second floor was used for storage, and a 2-story brick ell to the rear was used to house a 50-horsepower steam engine. After Webb's death in 1893, the building was acquired by the Whittemore-Woodbury Company, manufacturers of shoe blacking and shoemakers' wax. A wood-frame wax manufacturing plant (not extant) was constructed to the rear of the building and a wood-frame wax warehouse (not extant) was built at the corner of North Mead Street. Whittemore-Woodbury remained here through to 1927. The building was used as a restaurant as late as the early 1980s (Stott 1983 [*Robert Webb & Company*]).

The Charlestown Gas Company was incorporated in 1846 with a capital of $50,000. By 1853, the site contained a Purifying House (Building #3) (MHC 4232, mid-19th century/ca. 1853), opposite Dorrance Street and to the west of the gasometer, or gasholder. To the north of the gasholder stood a coal and wood shed (not extant) and to the northwest stood the retort house (not extant) where bituminous coal was converted into illuminating gas (BLC n.d. [*Charlestown Gas Company*]). The company was described as the largest manufacturing establishment in Charlestown by 1873, when it was a valued at $500,000. Late 19th century atlases indicate that the Charlestown Gas Works was situated in a park-like setting on the shores of the Mystic River (BLC n.d. [*Charlestown Gas Company*]). The president of the company in 1888 was the town's historian, James Hunnewell. By 1888, the company had added electric light works with three engines and six dynamos. The company was one of the last independent gas producers to remain in operation in Boston. By 1927, the firm had expanded and built new purifier and condenser houses. Extant buildings of the Charlestown Gas Company include the Machine Shop/Purifying House, (Building #3) at 17-19 George Street (MHC 4232, mid-19th

HISTORICAL NARRATIVE *(continued)*

century/ca. 1853) and the Gasholder at 21 Arlington Avenue (MHC 4230, ca. 1853). Originally thirty feet in height, the gasholder was converted for truck storage by the Boston Elevated Railway (Stott 1983 [*Charlestown Gas Company*]).

Other late-19th century industries in the area include tailors, bakeries, furniture makers, curriers, and tanneries. The Silas Burbank & Son Varnish Factory/Whittemore Wright Company Building at 62 Alford Street (MHC 4226 , ca. 1880) is among the oldest buildings representative of the paint and varnish industry in the Boston area. Silas Burbank (1800-1874) was a varnish maker in Salem prior to the Civil War. His father had manufactured varnish in Newburyport, MA. In 1864, Silas, along with his son Charles, purchased the land on Alford Street. The existing building was probably constructed in the following year. After his father's death, Charles operated the factory alone until 1877 when Nathaniel F. Ryder joined the firm which later became Burbank & Ryder. The company marketed its varnish under the trade name "Bunker Hill" (Stott 1983 [*Silas Burbank & Son...*]). The present building is composed of ca. 1880 and ca. 1890 segments. An earlier, U-shaped building used as a varnish factory occupied the lot in 1875. By 1885, the 12 bay segment of the building closest to Arlington Avenue had been constructed with a rear ell, creating an L-shaped plan. By 1892, this building had been enlarged by 6 bays, creating an 18-bay T-shaped building (BLC n.d. [*Silas Burbank & Son...*]).

About 1913, the company moved to a new plant in Everett and the building was leased to the Whittemore-Wright Company, manufacturers of shellac, varnish, stains, and waxes. Founded by Frederick L. Whittemore and Richard A. Wright, the business had originally been a supplier of wax to the textile industry. Upon the discovery of its application to the leather industry, the company changed over to the manufacture of industrial oils for the tanning industry, which became its chief product. The company produced "fat liquors," or sulfated oils--natural oils which have been treated with sulfuric acid to make them water soluble, allowing for the oils to penetrate the leather and keep it pliable. Despite the movement of tanneries to Maine, New Hampshire, and the Midwest in the 20th century, it has been through Boston that most of the animal, vegetable, and fish oils continue to be imported. By the early 1980s, the company was one of approximately eight firms in the greater Boston area which produced sulfated oils, and remains in business today (Stott 1983 [*Silas Burbank & Son...*]). This factory is a remnant of an originally more extensive industrial area which evolved between Sullivan Square and the Mystic River after the Civil War.

The U. S. Baking Company Building at 465 Medford Street (MHC 4684, ca. 1890) was constructed ca. 1890 by the United States Baking Company which was formed in 1890. The U. S. Baking Company purchased the bakery of Warren Mansur (1839-1893) at Sullivan Square. Mansur, born in Houlton, Maine, had worked for the Cambridgeport cracker manufacturing firm of F. A. Kennedy & Company prior to establishing his own firm in 1881. The U. S. Baking Company constructed the 3-story building on the site of a large square wharf owned by Dr. E. Chase in 1875. Chase's wharf projected into the Mystic River and included two contiguous structures and two detached sheds (BLC n.d. [*U.S. Baking Company*]). Mansur was made manager of the company which then comprised the principal biscuit manufacturers of the central states, and it was with the express purpose of competing with the rival New York Biscuit Company for the New England business that the firm constructed the brick bakery on Medford Street. The U.S. Baking Company also assumed control of Charles B. Goodrich's bakery on Bunker Hill Street. Mansur retired from the company in 1892.

The competition between the New York Biscuit Company and the U.S. Baking Company continued until 1898 when the two companies consolidated as the National Biscuit Company (NABISCO). In the Boston area, the newly formed company's plants consisted of the Kennedy Biscuit Works in Cambridgeport, the U.S. Baking Company in Charlestown, and the Bent & Co. in Milton. NABISCO vacated the property on Medford Street

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about 1910 and the building was then purchased by the Brockway-Smith Corporation and used as a sash and blind factory. The company added the 5-story, steel-frame and concrete Brockway Smith Warehouse and Factory (MHC 12864, 1924) in 1924. By 1930, Brockway-Smith was reputed to be one of the largest jobbers of doors, windows, and similar building material in the country (Stott 1983 [*U.S. Baking Company*]). By 1940, the complex housed the Brockway-Smith-Haigh-Lovell Company, "manufacturers of doors, windows, frames and blinds, Colonial columns, posts, fir panels, breakfast nooks and special cabinets, garage doors, etc." At that time, the president of the company was James R. Haigh, with Howard B. Lovell and Martin W. Tibbetts as vice presidents (BLC n.d. [*U.S. Baking Company*]). Today, the building houses a variety of smaller tenants.

Increased population growth during the late 19th century in Charlestown resulted in the need for increased facilities and services to deal with this growth. In 1889, legislation prompted by reports from the Massachusetts State Board of Health on the pollution of Boston Harbor, authorized the formation of the Boston Metropolitan Sewerage Commission. This was the earliest of several important pieces of state legislation which recognized the interdependent requirements of the communities in the Boston metropolitan area. Chief engineer for the system in both its design and construction phases was Howard A. Carson (1842-1931). The Charlestown Pumping Station, 171 Alford Street (MHC 4227, 1895) was one of three initially built to serve the North Metropolitan Sewerage System. By 1900, the North Metropolitan Sewerage System, which served 14 cities and towns in the Commission's northern region, was fully operational. The North Metropolitan system consisted of 74 miles of sewer lines which connected almost 1,000 miles of local lines and pumped to an outlet in the Boston Harbor at Deer Island. The development of this sewerage system reflects the growing needs of the region's burgeoning population at the turn of the century (Moss 1985:10).

The Charlestown plant, completed in 1895, was designed by Arthur F. Gray (1855-1944), who also designed the North Metropolitan Sewerage System pumping stations at Deer Island and East Boston (East Boston Pumping Station (MHC 19, 1894, 1911). Gray designed numerous textile mills, mechanical and industrial plants, schools, and warehouses throughout his career. He worked in partnership with architects Frank M. Blaisdell and J. C. Spofford. A 2-story coal house (not extant) which featured a slated hipped roof surmounted by a cupola was completed the following year at the north end of the station. The plant, like the others in the system, was originally equipped with two horizontal triple-expansion Corliss-type steam pumping engines built by the Alliss Company of Milwaukee. The engines were steam-driven and called "triple expansion" because the steam is used three times to activate each of their three massive cylinders (Cassidy n.d.). The success of the horizontal design in the Boston system led to them being labeled "Boston engines" in the company's catalogue. The quantity of sewage expected at the Charlestown plant was about half that arriving at either of the other two stations, therefore, the pumps at Charlestown were designed for a smaller capacity, amounting to 23 million gallons per day. Diesel engines replaced the steam equipment at the plant in the 1950s. The station serves most of Cambridge and Somerville, part of Medford, and all of Charlestown (Stott 1983 [*Metropolitan Sewerage Board: Charlestown Pumping Station*]).

Development of the Mystic docks was initiated by the Boston & Lowell Railroad which completed a 2¼-mile branch line from its Milk Row station in Somerville to a large wharf south of the Chelsea Bridge, to the east of the Mystic River Area. From the start, the Mystic terminal facilities handled large quantities of coal, compensating for the inadequate freight facilities in East Cambridge and Somerville. With the railroad right-of-way, the railroad also acquired land and wharfage area to allow for further expansion. During the late 19th and early 20th centuries, the site was known as Williams Wharf, after Gilbert Williams who had two contiguous stables (not extant) on the site in 1875. The Mystic River waterfront, originally developed by the Boston & Lowell Railroad, was transferred to the Boston & Maine in 1887. By 1892, four buildings (not extant) lined the

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Medford Street portion of the site, and to the rear was a larger, L-shaped wood and coal shed (not extant). Railroad tracks of the Boston & Lowell Railroad ran to the rear of the buildings.

Terminal Street was laid out ca. 1907 (BLC n.d. [*50 Terminal Street*]), after which two of the three buildings which comprise the Wiggins Terminal at 50 Terminal Street , were constructed ca. 1910 by the Terminal Wharf and Railroad Warehouse Company, a subsidiary of what by then had become the Boston & Maine Railroad. The Wiggins Terminal Complex was built to serve as a lumber terminal and storage facility. The two 9-story, brick warehouses (Buildings 1 and 2) (MHC 4681 and 12866, ca. 1910) were advertised as "the newest and most modern warehouses in Boston." These buildings were originally brick with stone front sections (no longer extant). The company offered docking facilities and direct railroad connections with the Boston & Maine Railroad system. By, 1912, the two buildings were being used as wool storage warehouses (Stott 1983 [*Wiggin Terminal*]).

Building #3, 267-281 Medford Street (MHC 4680, 1918) was constructed on the site in 1918 and originally used for storage. Buildings 1 and 2 continued to serve as wool warehouses through to the early 1920s. Historian Orra Stone reported that the Terminal Wharf Company and the Wiggins Terminal, developed at an initial cost of $2,000,000, was developed as a "modern lumber terminal...which encompassed five steamship berths and five acres of macadamized streets...requiring the installation of giant power cranes and the laying of several miles of railroad tracks" (BLC n.d. [*50 Terminal Street*]). Building #1 (MHC 4681, ca. 1910) is currently used for storage and known as the "Central Warehouse," Building #2 (MHC 12866, ca. 1910) is currently used for the Charlestown Commerce Center, and Building #3 (MHC 4680, 1918) is currently vacant.

As Charlestown's port and rail facilities increased during the late 19th century, an additional 400 acres of filled land were added, by 1910 virtually doubling the city's land area. Charlestown's peak population was reached in 1910 at 41,444 residents (MHC 1980:10). Much of Charlestown's early 20th century industrial development was limited to the post-World War I period, when several large manufacturing firms relocated to Charlestown from other parts of the Boston area (Stott 1983 [*Charlestown*]). Until about 1930, manufacturing and storage facilities continued to be built along the shores of the Mystic River, in the Mystic River Area, and near the B & M Railroad terminals.

Fringe activities continued to expand during the early-to-mid-20th century along the Mystic River with the development of the Navy Yard, Revere Sugar, and rail terminal facilities. Major B & M Rail terminals in operation during the period along Rutherford Street (in the B & M Rail Corridor Area (MHC RL)) included fruit, vegetable, and dairy products, and along Medford/Terminal streets (in the Mystic River Area) included wool storage and manufacture of gypsum plaster and construction materials.

Adjacent to the Wiggins Terminal property is the site of the now-demolished Revere Sugar Refinery at 333 Medford Street (MHC 12861, 1918; demolished 1997). The refinery was built on land created by filling in the Mystic River between 1850 and 1880. The site had previously been used as a lumber storage yard (1880-1890) and a granite yard (1890-1916). The eastern half of what became the Revere Sugar site was developed by the company while the western half was used by Wiggins Terminals, Inc. for the storage of lumber until 1947 when the property was purchased by Revere. Revere Sugar Refinery was originally located in East Cambridge in the early 1870s. Its location in Cambridge may in large part have stimulated the Cambridge confectionery industry. By the early 20th century, Cambridge had one of the largest concentrations of candy makers in the country. In 1914, the United Fruit Company purchased the Revere plant in Cambridge. The company's growth was limited due to its plant having only a daily melt capacity of 400,000 pounds. This limit, as well as the site's lack of

INVENTORY FORM CONTINUATION SHEET | **Community:** Charlestown | **Property Address:**

Massachusetts Historical Commission
Massachusetts Archives Facility
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Boston, Massachusetts 02125

Area(s) Mystic River | **Form No.** (see area data sheet)

HISTORICAL NARRATIVE ***(continued)***

deep-water facilities for incoming sugar steamers and its obsolete buildings, led the company to seek a new location.

The Charlestown site was chosen due to its proximity to ports and railroad facilities. The refinery, designed by engineer Renier P. DeFries and Robert Sayre Kent, Inc. of New York, was designed for a capacity of two million pounds and completed in 1918. The plant was almost identical to another plant which DeFries designed for the Atlantic Sugar Company in St. John, New Brunswick. At its peak, the plant employed close to 500 men, a number of which came to Charlestown from New Brunswick to work in the plant (Stott 1983 [*Revere Sugar Refinery*]). The Charlestown plant was equipped with a wharf 645 feet in length and 130 feet in width, providing ample room for two steamers. By 1930, the plant had a daily output of over 4,000 barrels of refined sugar (Stone 1930:1378).

The company quickly became a pioneer in the handling of bulk sugar by the 1930s. Revere began an extensive modernization program in the mid-1960s. The plant was purchased by the SuCrest Corporation of New York in 1974. In 1977, the Sweetener Division of SuCrest, of which Revere had become a part in 1974, was sold, and a new corporation was formed under the name Revere Sugar Corporation. By the late 1960s, the United States sugar cane refining industry was composed of eighteen companies operating twenty-four refineries in twelve states. Revere was one of only two refineries in New England at the time. The other, the newer plant of the American Sugar Refining Company/Amstar Domino Plant (MHC 12862, 1960), was constructed in 1960 on land adjoining the Revere factory. The Revere plant closed in May of 1984 as a result of the declining use of sucrose in the carbonated beverage industry, as well as a national shift from cane to beets as a source of raw material for sugar production (Stott 1983 [*Revere Sugar Refinery*]). The buildings were demolished in the winter of 1997.

Closely related to and heavily reliant on the sugar refining industry is the confectionery business of William F. Schrafft & Son. One of the most visible landmarks in the Mystic River and Sullivan Square areas is the William F. Schrafft & Sons Confectionery Building at 529 Main Street (MHC 4611, 1925-1928). Historian Orra Stone called this building "a temple of industry and a real and lasting contribution to the development of the confectionery industry in America" (Stone 1930:1369). The building was designed by nationally-prominent Boston industrial architectural and design firm Lockwood, Greene & Company, Inc., Engineers, who were also responsible for the design of the Maverick Cotton Mills at 144 Addison Street (MHC 12871, 1910) in the Chelsea River Area (MHC), and the B. F. Sturtevant Blower Works Complex on Damon Street (MHC 10903, 12893-12896, 1903-1956) in the Readville Area (MHC RQ). The building was the third building constructed by the growing company which began in 1861 under the leadership of William F. Schrafft (1823-1906) of Germany. Schrafft came to New York as a political refugee about 1850 and opened a small candy manufacturing business in Boston in the early 1860s. Schrafft manufactured pure gum arabic drops, chocolate vanilla creams, and hard candies, very much in demand throughout the Civil War. Schrafft benefitted from the growing number of sugar refineries throughout the period and the introduction of new equipment at these refineries which led to the fall of the price of sugar and allowed for the company to expand. By 1895, the firm had a manufacturing plant on Elm Street in Boston which could manufacture up to 600 pounds of candy daily, and employed a staff of 16. It was in this same year that Schrafft's sons, William E. and George F., became partners in the business and took over its management. Frank G. Shattuck, a successful confectionery salesman, was added to the firm which then embarked on a new period of expansion. In 1897, the company, which had previously sold to local retail stores in the Boston area, opened a retail candy store in New York City, and in 1898 began serving lunches there. In conjunction with this expansion, Schrafft constructed a new 8-story candy factory on North Washington Street, adjacent to the recently completed Charlestown Bridge. This building was completed in 1908, two years after

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

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Area(s) Mystic River

Form No. (see area data sheet)

HISTORICAL NARRATIVE *(continued)*

William F. Schrafft's death.

It soon became necessary to move to larger quarters, and in 1925, the William F. Schrafft & Sons Confectionery Building at 529 Main Street (MHC 4611, 1925-1928) was begun. Over two years were spent in the erection of this 675,000 square foot building. At the time of its construction, the plant was the largest confectionery plant in the country engaged in producing fine-quality chocolates. The building was designed to house all the processes needed for the manufacture and production of candy under one roof. It contained cold-storage rooms, a box and printing shop, dining and recreation rooms, as well as the offices of the company. An adjoining power plant was originally equipped with two oil-fired steam turbine generators and five refrigeration compressors, each driven by a direct-connected turbine. The company employed 1,600 men and women and had a capital of $2,000,000 in 1930 (Stone 1930:1369). Much of the factory's original manufacturing equipment was still in use by 1980, resulting in competitive disadvantages for Schraffts in the industry. The building was sold in 1981 to the American Safety Razor Company (Stott 1983 [*W.F. Schrafft & Sons Corporation*]). The building was restored for office space in the 1980s and is still in use to the present day.

The U.S. Gypsum Company at 200 Terminal Street (MHC 12867, 1928-1929) was built by the U. S. Gypsum Company in 1928-1929 to manufacture wallboard, rock lath, stucco, and other gypsum products. The site was selected due to its waterfront advantages and the fact that it was easily accessible to the tracks of the Boston & Maine Railroad which had a double line of tracks which extended directly into the mill. The plant employed close to 300 men within a year of its opening. By the early 1980s, the plant was one of six similar gypsum plants on the east coast operated by the same company and had 110 employees. It receives its raw material, calcium sulfate, by ocean-going ships from its quarries in Nova Scotia (Stott 1983 [*U.S. Gypsum Company*]).

Additional early-to-mid-20th century industrial buildings in the area include the ACME Rubber Company Building (MHC 12858, early-to-mid-20th century) and the Sullivan Square Garage at 635 Main Street (MHC 4670, early 20th century). The rubber industry in Boston had begun in the mid-19th century and was centered in Roxbury, Chelsea, and Cambridge. By the late-19th century, half the rubber products produced were rubber shoes, manufactured at places such as the Boston Rubber Shoe Company in Malden. Rubber belting and hoses were also manufactured in Boston at places such as the Roxbury India Rubber Company (Stott 1982:212). The nearby Davidson Rubber Company at 50 Brighton Street (MHC 4336, 1868-1870) in the B & M Rail Corridor Area (MHC RL) was a leading manufacturer of rubber goods used in medicine, surgery, and stationery, with an international market (BLC n.d. [*50 Brighton Street*]). Although the Davidson Rubber Company left the area in 1960, the ACME Rubber Company remains.

Adjacent to the Revere site stands the American Sugar Refining Company/Amstar Domino Plant at 425 Medford Street (MHC 12862, 1960), constructed in 1960 to replace the 100 year old South Boston plant of the American Sugar Refining Company. The refinery was designed for a melting rate of 2,000,000 pounds per day. Operations at the plant began in mid-September 1960. The building was designed to house all the refining processes, except the absorption process, in a single building. Other adjacent, connecting buildings provided areas for refined sugar storage, packaging, warehousing and shipping, liquid sugar storage, sales, accounting, and personnel offices, and a cafeteria (American Sugar 1961:39). Separate buildings were also provided for raw sugar storage and for the plant's steam and power generation facilities. The layout of the refining plant utilized gravity flow wherever possible to minimize the number of long piping and conveyor runs. Similar types of equipment were grouped together wherever possible. The decision to place all the refining processes in a single, multi-storied building was a sharp departure from the industry's one-building-for each process tradition evident

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

Property Address:

Massachusetts Historical Commission
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Area(s) Mystic River

Form No. (see area data sheet)

HISTORICAL NARRATIVE *(continued)*

at the now-demolished Revere Sugar site. To maximize the use of gravity flow, granulators were installed directly beneath the centrifugal machines which fed them (American Sugar 1961:40). Raw sugar was discharged from the *Ms. Domino Crystal*, a 9,500 ton self-unloading ship. A unique innovation at the Domino plant, the CAP (Continuous Absorption Process) process, was entirely automated allowing for advantages over conventional methods. The plant, reputed to be the first completely automated sugar refinery in the world (American Sugar 1961:37), never did meet the expectations of its designers/builders, and only operated for approximately 20 years before shutting down in the early 1980s.

The loss of the Revere Sugar Refinery, and the imminent loss of the Domino Sugar plant will combine to create a large gap in the industrial landscape of major manufacturing and storage facilities that characterize and dominate Medford Street and the adjacent Mystic River Waterfront. The Revere facility was a dramatic example of early 20th-century sugar production and industrial design, in which individual processes were placed in separate buildings, and materials handling was marked by inefficiency. The Domino facility was a radical departure that sought to combine all processes in a single building, and to take advantage of gravity as a means of streamlining production. The result was a comparative essay in contrasting industrial design, with the landscape of separate, conventional Revere buildings relatively inexpressive of function located adjacent to the massive bulk of the Domino plant with its rooftop raw sugar storage tank tower an organic expression of the gravity-based internal process flow.

Today, freight rail service continues along the B & M spur lines in the Mystic River area (Karr 1995:237-242)., and numerous sites throughout the area still maintain their industrial use to the present day. Only three operations, the Blue Circle Cement Company, U.S. Gypsum, and the Moran Terminal (not surveyed) take advantage of the Mystic River's historically important waterfront access to ocean-going transportation.

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INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

Property Address:

Massachusetts Historical Commission
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220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s) Mystic River

Form No. (see area data sheet)

AREA DATA SHEET

Buildings and sites are listed in alphabetical order by street.

MHC#	WARD/ PARCEL	ADDRESS	DATE	STYLE/FORM	OUT BLDG	TYPE
4226		Silas Burbank & Son Varnish Factory/ Whittemore-Wright Company 62 Alford Street	ca. 1880, ca. 1890		none	B
4227		Metropolitan Sewerage Board Charlestown Pumping Station 171 Alford Street	1895		none	B
4230		Charlestown Gas Company Gasholder 21 Arlington Avenue	ca. 1853	Queen Anne	none	B
12858		ACME Rubber Arlington Avenue/ Sherman Street	early-to-mid-20th c.		none	B
12859		Boston Edison Beacham/West Street	mid-19th century		none	B
~~4232~~	Purifier House	Charlestown Gas Company Machine Shop/~~Retort~~ House (Building #3) 17-19 George Street	mid-19th c./ ca. 1853		none	B
4611		William F. Schrafft & Sons Confectionery Building 529 Main Street	1925-1928		1	B
12860		William F. Schrafft & Sons Power House 529 Main Street	1925-1928		none	B
4670		Sullivan Square Garage 635 Main Street	early 20th c.		none	B

INVENTORY FORM CONTINUATION SHEET

Community: Charlestown

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Area(s) Mystic River

Form No. (see area data sheet)

MHC#	WARD/ PARCEL	ADDRESS	DATE	STYLE/FORM	OUT BLDG	TYPE
4680		Building #3 Wiggins Lumber Terminal 267-181 Medford Street	1918		none	B
9422		Blue Circle Cement 285 Medford Street	ca. 1980		1	F
12861		Revere Sugar Refinery 333 Medford Street	1918 (demolished 1997)		1	n/a
4682		Robert Webb & Company Black Lead Works 416 Medford Street	1885-1888		none	B
12862		(Amstar) Domino Sugar Plant 425 Medford Street	1960		1	B
12863		(Amstar) Domino Sugar Power House 425 Medford Street	1960		none	B
9423		(Amstar) Domino Sugar Sweet Dome 425 Medford Street	1960		none	F
4684		U.S. Baking Company/ Brockway Smith Corporation 465 Medford Street	ca. 1890		none	B
12864		Brockway Smith Warehouse & Factory 465 Medford Street	1924		none	B
12865		S.M. Howes Company Foundry 511 Medford Street	ca. 1926		none	B
4683		Wemyss Brothers Furniture Company 523 Medford Street	ca. 1870		none	B

INVENTORY FORM CONTINUATION SHEET

Community:
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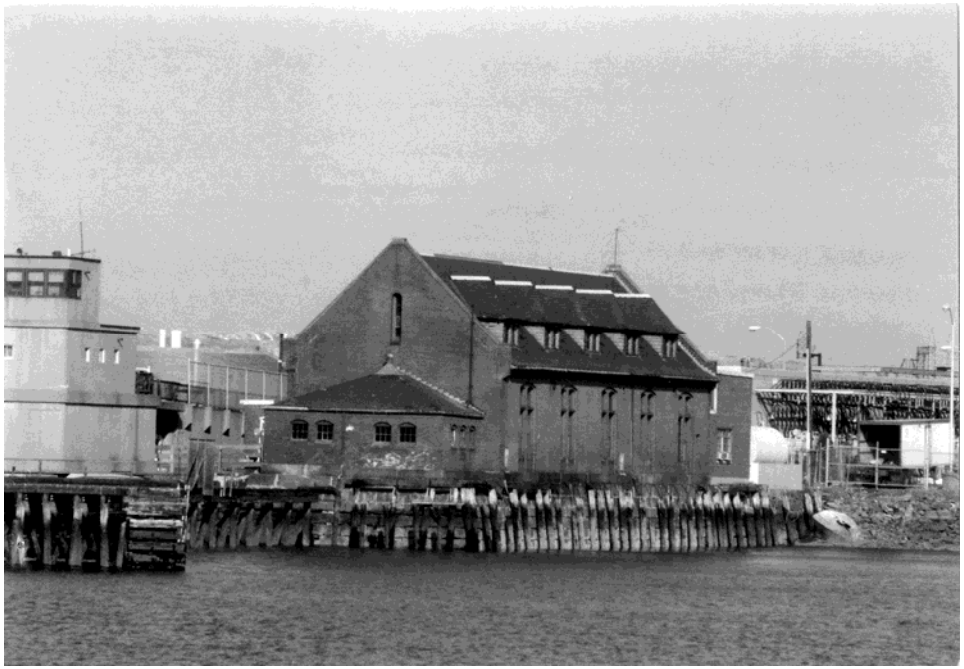
Area(s)
Mystic River

Form No.
(see area data sheet)

MHC#	WARD/ PARCEL	ADDRESS	DATE	STYLE/FORM	OUT BLDG	TYPE
4681		Building 1 Wiggins Lumber Terminal 50 Terminal Street	ca. 1910		none	B
12866		Building 2 Wiggins Lumber Terminal 50 Terminal Street	ca. 1910		none	B
12867		United States Gypsum 200 Terminal Street	1928-1929		none	B



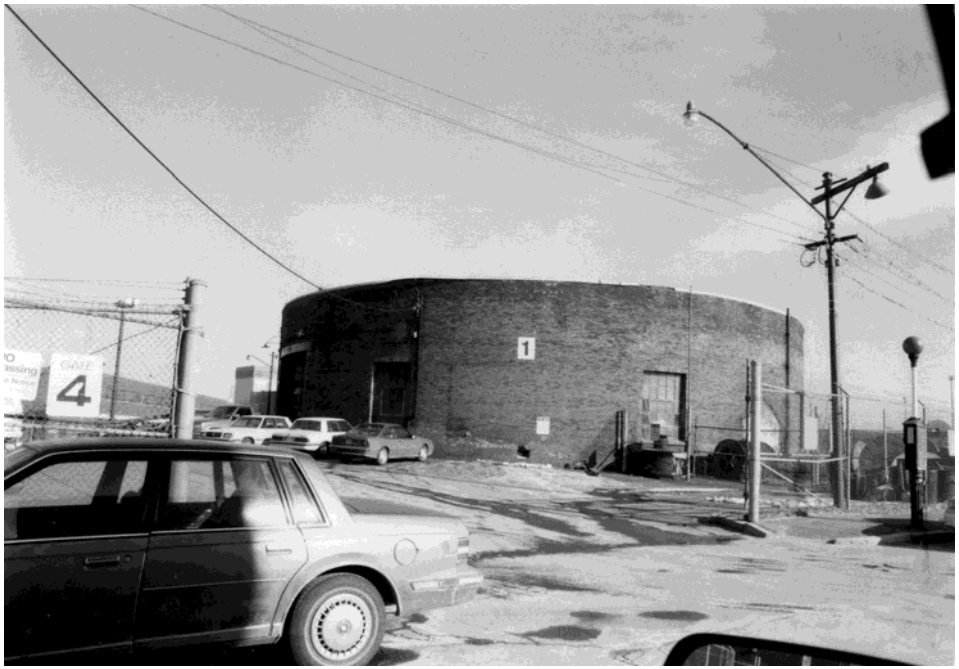
62 Alford St (Silas Burbank & Son Varnish Factory) (BOS.4226)



171 Alford St (Metrop. Sewerage Bd Charlestown Pumping Sta.) (BOS.4227)



21 Arlington Ave (Charlestown Gas Co Gasholder) (BOS.4230)



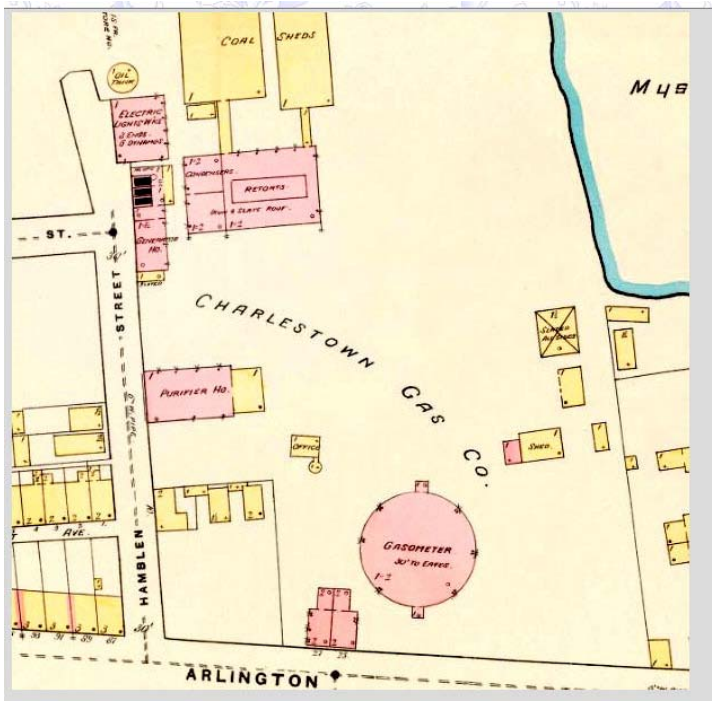
21 Arlington Ave (Charlestown Gas Co Gasholder) (BOS.4230)



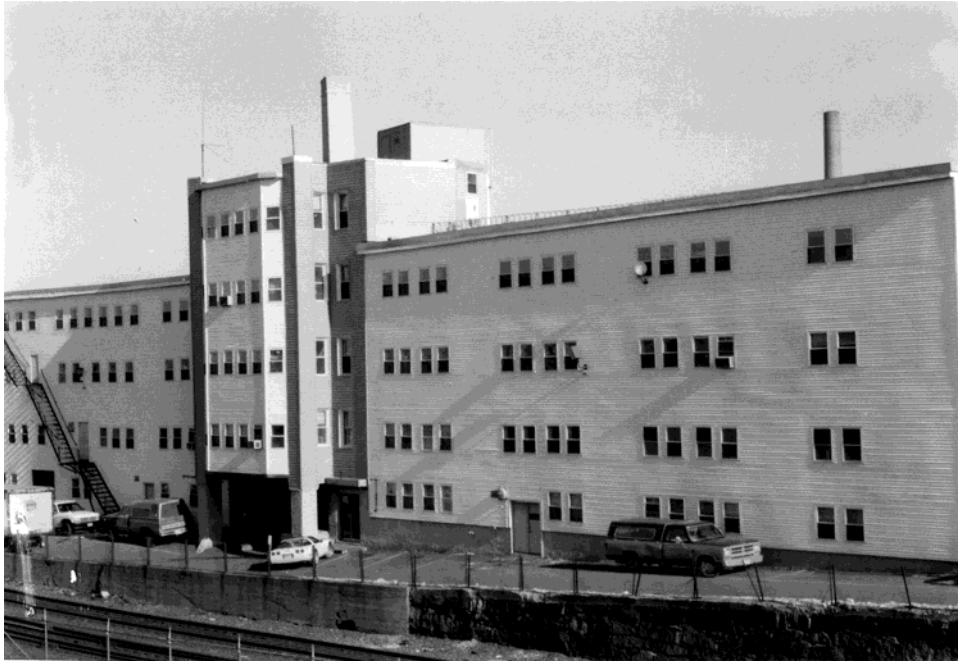
L-R: Gasholder, machine shop and Purifier House (BOS.4231)



Charlestown Gas Co Purifier House (BOS.4231) with Machine shop to rear



1888 plan of gasworks showing purifier house and gasholder



Arlington Ave & Sherman St (ACME Rubber) (BOS.12858)



Beacham & West St (Boston Edison) (BOS.12859)



529 Main St (Wm F. Schrafft & Sons) (BOS.4611)



529 Main St (Wm F. Schrafft & Sons) (BOS.4611)



635 Main St (Sullivan Square Garage) (BOS.4670)



285 Medford St (Blue Circle Cement silos) (BOS.9424)



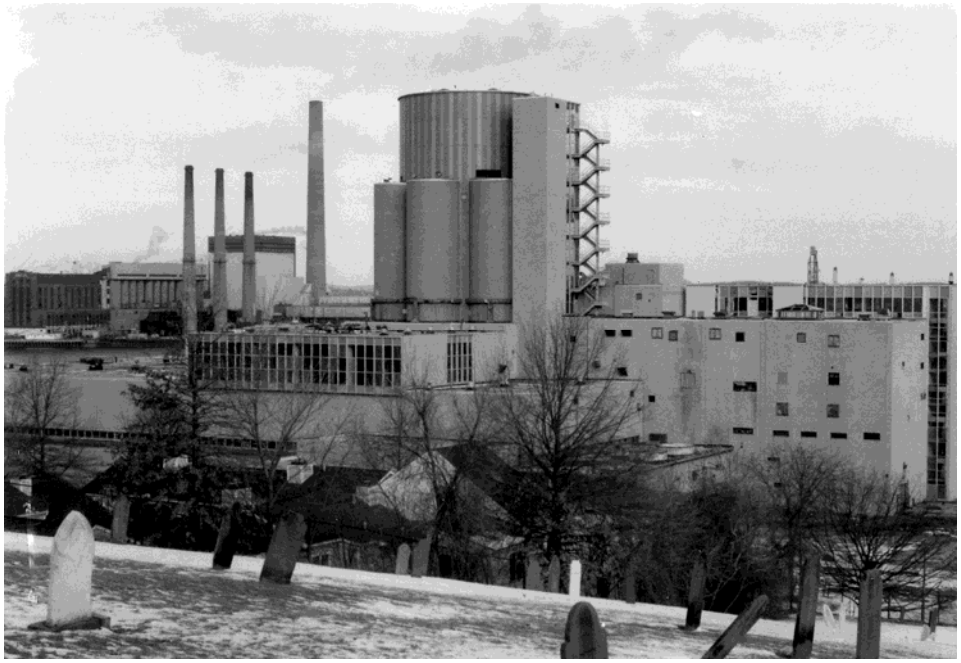
333 Medford St (Revere Sugar Refinery) (BOS.12861) from St Francis de Sales Cemetery, Bunker Hill St



416 Medford St (Robert Webb & Co Black Lead Works) (BOS.4682)



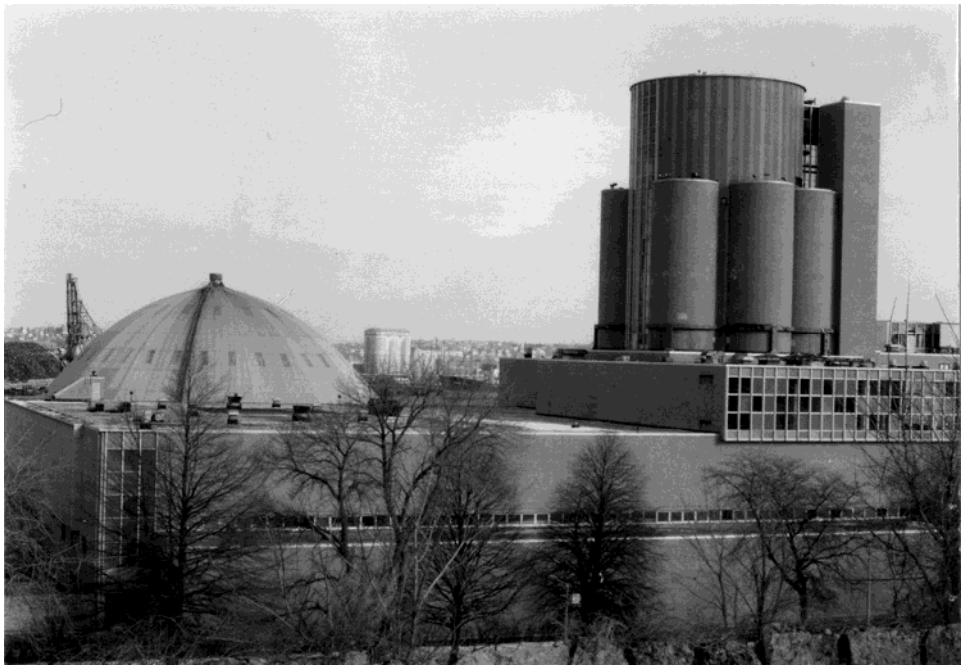
425 Medford St (Domino Sugar Complex, Power House at right) (BOS.12862, BOS.12863)



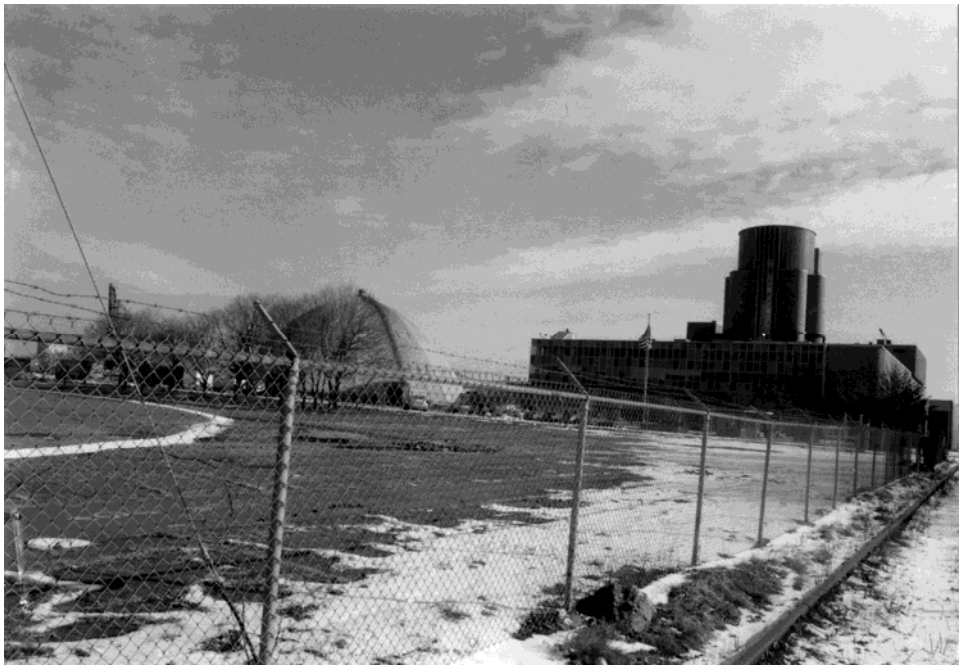
425 Medford St (Domino Sugar Complex (BOS.12862)
(from St Francis de Sales Cemetery, Bunker Hill St)



425 Medford St (Domino Sugar Complex (BOS.12862)



425 Medford St (Domino Sugar Complex (BOS.12862)



425 Medford St (Domino Sugar Sweet Dome) (BOS.9423)



465 Medford St (U.S. Baking Co) L: 1924 warehouse (BOS.12864)
R: ca.1890 building (BOS.4684)



465 Medford St (U.S. Baking Co) L: 1924 warehouse (BOS.12864)
R: ca.1890 building (BOS.4684)



511 Medford St (S.M. Howes Co Foundry) (BOS.12865)



523 Medford St (Wemyss Bros. Furniture Co) (BOS.4683)



L-R: 40 Terminal Street (BOS.12866), 50 Terminal St (BOS.4681)
Wiggins Lumber Terminal Buildings 2 & 1



L-R: 40 Terminal Street (BOS.12866), 50 Terminal St (BOS.4681)
Wiggins Lumber Terminal Buildings 2 & 1



267-281 Medford St (Wiggins Lumber Terminal Bldg 3) (BOS.4680)

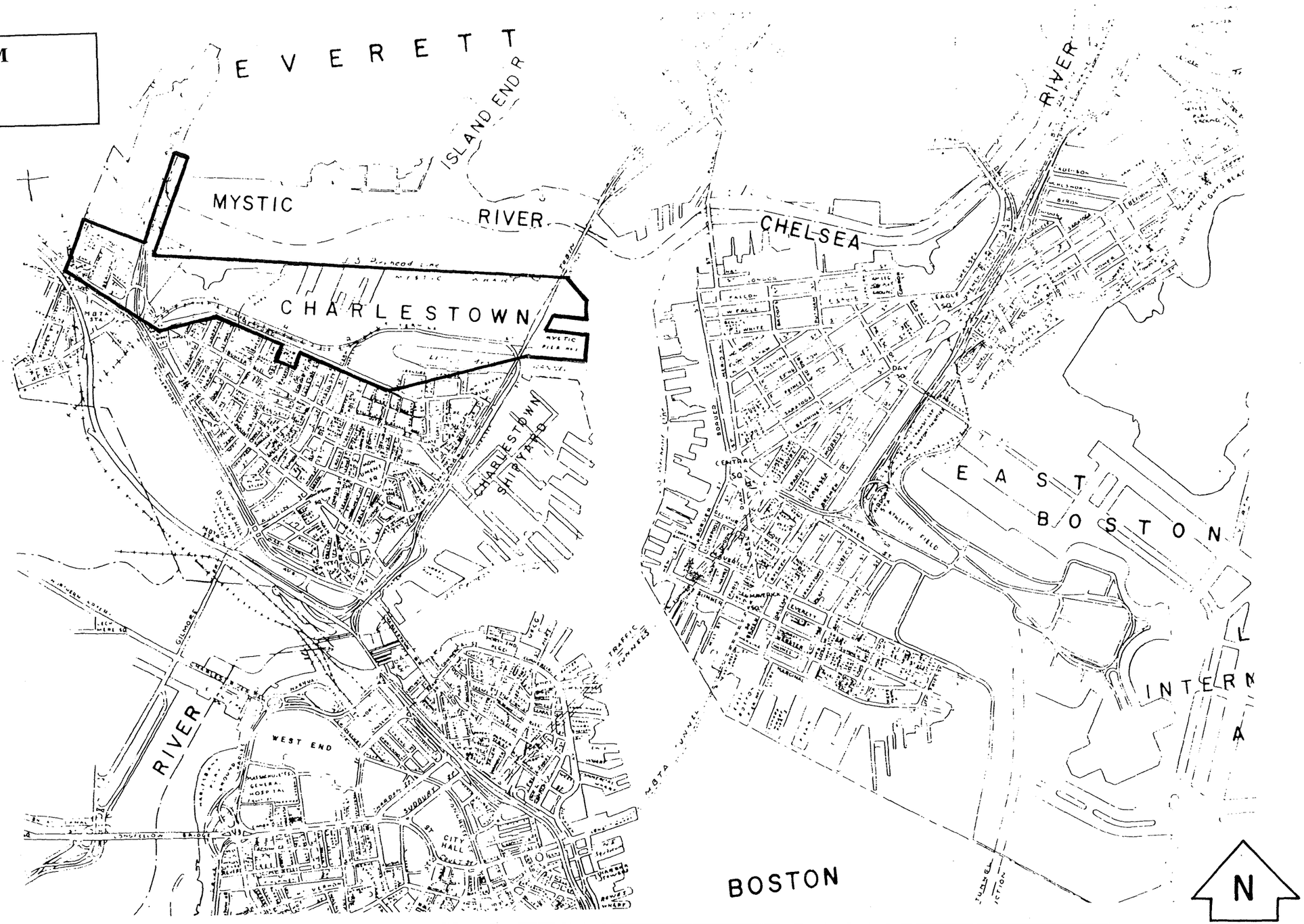


200 Terminal St (U.S. Gypsum) (BOS.12867)



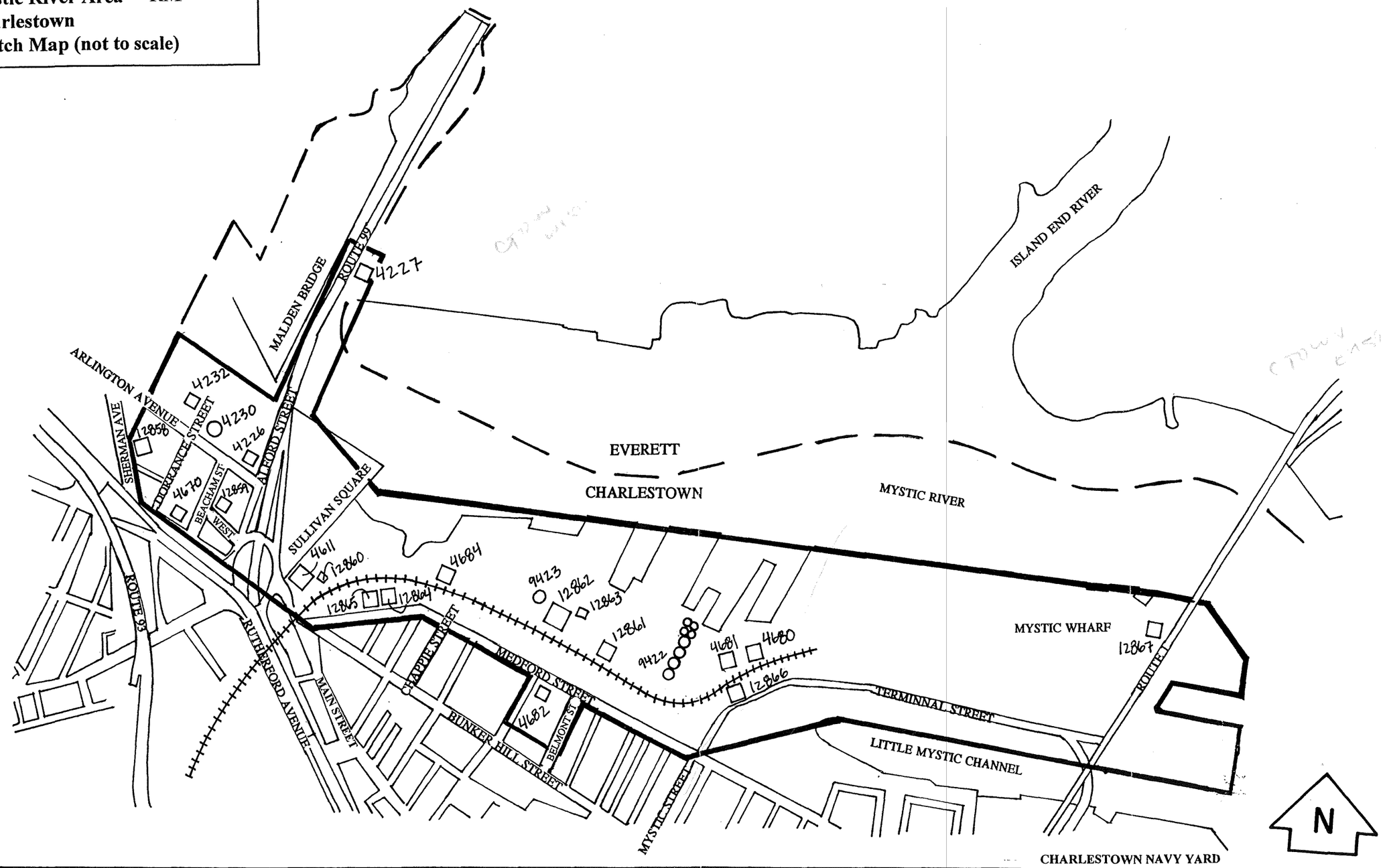
200 Terminal St (U.S. Gypsum) (BOS.12867)

Mystic River Area RM
Charlestown
Locational Map



See Individual Area Sketch Map for Exact Area Boundaries and Individual Building Locations.

Mystic River Area RM
Charlestown
Sketch Map (not to scale)



Map Shows Industrial Properties Surveyed as Part of this Project Only. There May Be Previously Surveyed Non-industrial Properties Within this Area.

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community: Boston

Property Address: 171 Alford Street

Area(s) Mystic River

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

_X_ Individually eligible **___Eligible only in a historic district**

___Contributing to a potential historic district **___Potential historic district**

Criteria: **_X_ A ___B _X_ C ___D**

Criteria Considerations: **___A ___B ___C ___D ___E ___F ___G**

Statement of Significance by The Public Archaeology Laboratory, Inc., August 1997
The criteria that are checked in the above sections must be justified here.

The Metropolitan Sewer Pumping Station possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the development of Boston's sewerage system. Its architectural form, age, and setting are all important elements of its local significance. It meets criteria A and C of the NRHP. Its period of significance extends from 1894 to 1947. Additional historical research will be required to complete a nomination.

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community:
Boston

Property Address:
526 Main Street

Area(s)
Mystic River

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

_X_ Individually eligible **___Eligible only in a historic district**

___Contributing to a potential historic district **___Potential historic district**

Criteria: **_X_ A ___B _X_ C ___D**

Criteria Considerations: **___A ___B ___C ___D ___E ___F ___G**

Statement of Significance by The Public Archaeology Laboratory, Inc., August 1997
The criteria that are checked in the above sections must be justified here.

The William F. Schrafft & Son Confectionery Building possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the confectionary industry. The building is a recently restored, landmark Boston industrial building, unusual for both its size and bold Art Deco styling. Its architectural form, age and setting are all important elements of its local significance. It meets criteria A and C of the NRHP. Its period of significance extends from 1925 to 1947. Additional historical research will be required to complete a nomination.

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community: Boston

Property Address: 62 Alford Street

Area(s) Mystic River

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

_X_ Individually eligible **___Eligible only in a historic district**

___Contributing to a potential historic district **___Potential historic district**

Criteria: **_X_ A ___B _X_ C ___D**

Criteria Considerations: **___A ___B ___C ___D ___E ___F ___G**

Statement of Significance by The Public Archaeology Laboratory, Inc., August 1997
The criteria that are checked in the above sections must be justified here.

The Silas Burbank & Son Varnish Factory/Whittemore-Wright Company Building possesses integrity of location, design, setting, materials, workmanship, feeling, and association with an important, still-active Boston industry, the manufacturing of varnish and oils. The building is an unusual example of a smaller mansard-roofed industrial building. Its architectural form, age and well-preserved setting are all important elements of its local significance. It meets criteria A and C of the NRHP. Its period of significance extends from 1880 to 1947. Additional historical research will be required to complete a nomination.

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community: Boston

Property Address: Terminal Street

Area(s) Mystic River

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

_X_ Individually eligible **___Eligible only in a historic district**

___Contributing to a potential historic district **___Potential historic district**

Criteria: **_X_ A ___B _X_ C ___D**

Criteria Considerations: **___A ___B ___C ___D ___E ___F ___G**

Statement of Significance by The Public Archaeology Laboratory, Inc., August 1997
The criteria that are checked in the above sections must be justified here.

The Wiggins Terminal warehouses possess integrity of location, design, setting, materials, workmanship, feeling, and association with the former terminal operations on the Mystic River waterfront. These warehouses are a rare surviving example of the multi-story, brick, wharf warehouse complexes once common on the Boston waterfront. Their architectural form, age, and setting are all important elements of its local significance. It meets criteria A and C of the NRHP. Their period of significance extends from 1910 to 1947. Additional historical research will be required to complete a nomination.

Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community: Charlestown

Property Address: 425 Medford Street

Area(s) Mystic River

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

_X_ Individually eligible **___Eligible only in a historic district**

___Contributing to a potential historic district **___Potential historic district**

Criteria: **_X_ A __B _X_ C __D**

Criteria Considerations: **__A __B __C __D __E __F __G**

Statement of Significance by The Public Archaeology Laboratory, Inc., August 1997
The criteria that are checked in the above sections must be justified here.

The American Sugar/Amstar Domino Sugar Plant possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the raw food materials processing industry. The building is an excellent example of the Contemporary International style in an industrial building. Its architectural form, age, and setting are all important elements of its local significance. It meets criteria A and C of the NRHP. Its period of significance extends from 1960 to the mid-1980s. Additional historical research will be required to complete a nomination.

Appendix B - 3
Massachusetts Chapter 91 Minor Modification Approval

PLEASE BE ADVISED THAT THE ALFORD STREET FACILITY AND THE CHARLESTOWN PUMP STATION REFER TO THE SAME FACILITY AND THE NAMES MAY BE USED INTERCHANGABLY.

Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection
100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey
Governor

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

September 12, 2025

Massachusetts Water Resources Authority, Julie Sullivan Thakur, Project Manager
c/o Julia Kelly, Hazen and Sawyer, P.C.
50 Milk Street, Suite 500
Boston, MA 02109

Re: Chapter 91 Administrative Request No. 25-WWAR-0077-APP – Maintenance of a Licensed Structure pursuant to 310 CMR 9.22(1); 169 Alford Street, Flowed Tidelands of Mystic River, Boston (Charlestown), Suffolk County

Dear Ms. Thakur:

The Massachusetts Department of Environmental Protection Waterways Regulation Program (the "Department") has reviewed the referenced Administrative Request seeking a Minor Project Modification pursuant to 310 CMR 9.22(3) to repair an existing seawall within Flowed Tidelands of the Mystic River at 169 Alford Street in the City of Boston, Suffolk County. After review of the request, the Department has determined the proposed activities qualify as maintenance of a licensed structure (authorized pursuant to Chapter 91 License No. 1585 and No. 1829) pursuant to 310 CMR 9.22(1) as further detailed below. The request includes the following**:**

- A letter in support of Minor Project Modification dated August 21, 2025;
- Charlestown Pump Station figures and photos illustrating locus, existing conditions of the seawalls to be repaired, and limits of work;
- Drawings titled "*CHARLESTOWN PUMP STATION SEAWALL REPAIR*", 7 Sheets, dated July 2025;
- Harbor and Land Commissioners (HLC) License No. 1829 issued on September 18, 1895.

The Charlestown Pumping Station was constructed as a component of a sewage disposal system under HLC License No. 1585 issued June 26, 1893, which superseded HLC License No. 1333 issued on March 12, 1891. In 1895, HLC License No. 1829 authorized the enlargement of the site to meet operational requirements. The shoreline is stabilized by a concrete seawall and gravity wall which requires repairs.

Cleaning and grouting work and placement of wedge blocks in voids larger than 4 inches is proposed to maintain and repair 65 linear feet of the southeast corner of the licensed seawall (20 linear feet of the east wall and 45 linear feet of the south wall).

All work will be completed within the footprint of the existing licensed seawall and will not alter the dimensions/specifications of the seawall (i.e. elevations and footprint) or the use of the licensed structures. The proposed work will have no impact on navigation and/or water-dependent use onsite or offsite.

Based on the Department's review of the project site's Chapter 91 licenses, existing site conditions, and the proposed work described in the documents submitted and listed above, the Department hereby determines that the proposed activities meet the maintenance provisions at 310 CMR 9.22(1) Therefore, no application for license or license amendment is required, and the maintenance activities are allowed under HLC License Nos. 1585 and 1829.

Please be advised that prior to commencement of the activities approved herein, all applicable local, State, and Federal approvals must be obtained.

Please contact the Department at dep.waterways@mass.gov if you have any questions in this matter.

Sincerely,



Daniel J. Padien
Program Chief
Waterways Regulation Program

cc: Boston Conservation Commission
Caitlin Carbonello, Massachusetts Water Resources Authority

encl: Project Plans (7 sheets)

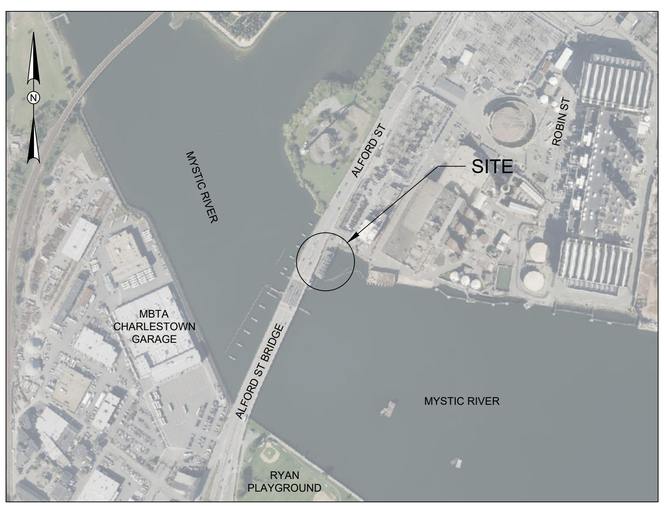
MASSACHUSETTS WATER RESOURCES AUTHORITY

CHARLESTOWN PUMP STATION SEAWALL REPAIR
CHARLESTOWN, MASSACHUSETTS

MWRA CONTRACT No. 7990

100% SUBMITTAL
NOT FOR CONSTRUCTION
JULY 2025

FREDERICK A. LASKEY
EXECUTIVE DIRECTOR



LOCATION MAP

PREPARED BY:

Hazen

HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

G-001 COVER
SHEET 1 OF 7

PLOT DATE: 7/24/2025 3:06 PM BY: HMILLER
File = C:_DC\ACCDocs\Hazen and Sawyer\90461-014\Project Files\1-Design\01-Hazen\General\7990_CSC-COVER Saved by HMiller Save date = 7/23/2025 11:18 AM



CONSTRUCTION ACCESS AND STAGING PLAN
NTS

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN OCTOBER OF 2024 UTILIZING HIGH DEFINITION 3D LASER SCANNING AND CONVENTIONAL SURVEY METHODOLOGIES.
2. BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS (GIS). A RIGHT-OF-WAY SURVEY WAS NOT PERFORMED.
3. THE SUBSURFACE UTILITY INFORMATION SHOWN HEREIN IS COMPILED FROM FIELD SURVEY INFORMATION AND RECORD INFORMATION SUPPLIED BY THE AUTHORITY IS NOT GUARANTEED; THEREFORE THE ACCURACY OF SAID COMPILED SUBSURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE IS NOT GUARANTEED. ONLY PHYSICALLY LOCATED SUBSURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
4. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION (NOTE 3), AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
5. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE BEARINGS AND DISTANCES AND THE COORDINATES SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MASSACHUSETTS. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER OF 2024 UTILIZING THE MACORS RTK GPS NETWORK.
8. VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK. THE ELEVATIONS WERE THEN CONVERTED TO MWRA SEWER DATUM USING A CONVERSION FACTOR OF +106.43'.
9. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND DIMENSIONS WHERE NEW WORK WILL MATCH EXISTING. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AUTHORITY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING THE PROPER UTILITY COMPANY AND UTILITY LOCATING SERVICES PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES AND UTILITIES PRIOR TO PROCEEDING WITH THE WORK. CONTACT DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION, BLASTING, GRADING AND/OR PAVING.
11. CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FROM THE APPROPRIATE AUTHORITIES, DEPARTMENTS, AND/OR AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES, AND UTILITIES THAT ARE NOT INDICATED TO BE DEMOLISHED, REMOVED, OR RELOCATED. ANY DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES, AND UTILITIES NOT INDICATED TO BE DEMOLISHED, REMOVED OR RELOCATED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE AUTHORITY.
13. WHERE PROPOSED WORK IS IN THE VICINITY OF UTILITY POLES, SUCH THAT SUPPORT OF THE POLE(S) WILL BE REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY, PUBLIC OR PRIVATE, OF THE WORK. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE UTILITY FOR SUPPORT OF THE POLE.
14. WHERE OVERHEAD POWER LINES ARE PRESENT, CONTRACTOR MUST CONTACT THE UTILITY PRIOR TO CONSTRUCTION ACTIVITIES TO DETERMINE THE MINIMUM REQUIRED EQUIPMENT CLEARANCE (MEC) DISTANCE.
15. ALL TEMPORARY FACILITIES ARE SUBJECT TO THE SAME HEALTH AND SAFETY REQUIREMENTS AS PERMANENT FACILITIES, AS SPECIFIED IN THE CONTRACT DOCUMENTS AND HEALTH AND SAFETY PLAN (HASP).
16. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS GENERATED DURING THE PROJECT OFF SITE AT A PROPERLY PERMITTED DISPOSAL FACILITY.
17. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE AND MAINTAIN ALL PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A MASSACHUSETTS-LICENSED REGISTERED LAND SURVEYOR SHALL REPLACE PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE AUTHORITY.
18. CONTRACTOR TO COORDINATE REMOVAL OF CONTAINMENT BOOM AND TURBIDITY CURTAIN TIE-OFF FROM SEAWALL PRIOR TO THE START OF WORK.

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	FACILITY CODE
GENERAL			
1	G-001	COVER SHEET, LOCUS PLAN	CSC
2	G-002	GENERAL NOTES, INDEX TO DRAWINGS AND STAGING PLAN	CSC
CIVIL			
3	C-101	OVERALL EXISTING CONDITIONS PLAN	CSC
STRUCTURAL			
4	S-001	GENERAL NOTES	CSC
5	S-101	PLAN AND SECTION	CSC
6	S-102	PHOTO PAGE 1	CSC
7	S-103	PHOTO PAGE 2	CSC

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC-INDEX
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: J. LEMIEUX
	DRAWN BY: H. MILLER
SCALE: NTS	CHECKED BY: B. LEVIN
	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

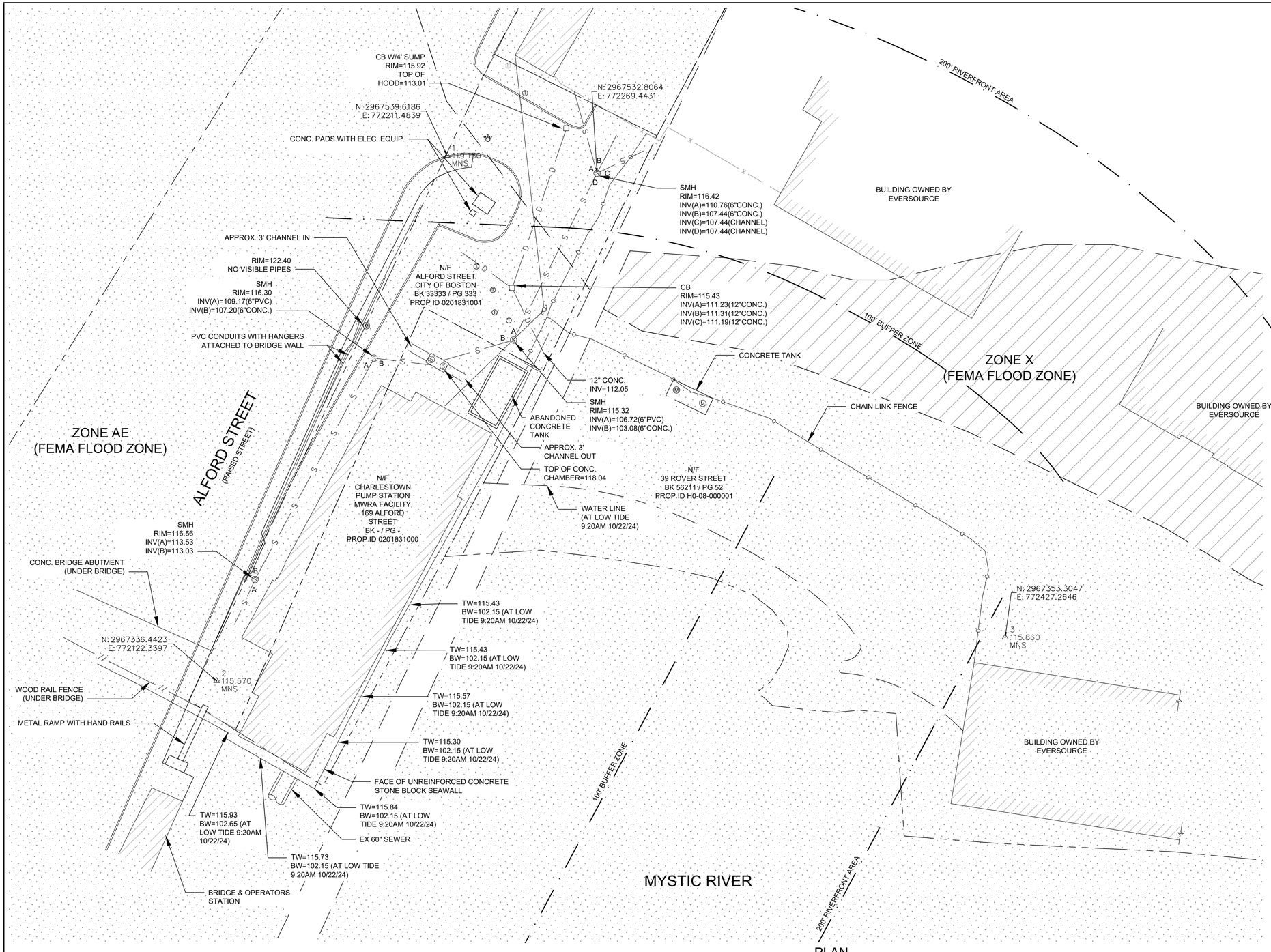
CHARLESTOWN PUMP STATION
SEAWALL REPAIR

GENERAL

GENERAL NOTES AND INDEX TO DRAWINGS

DRAWING NO.
G-002
2 of 7

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PLAN
1"=20'

SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN SEPTEMBER 2024 USING CONVENTIONAL SURVEYING METHODS AND 3D LASER SCANNING TECHNOLOGIES.
2. BOUNDARY INFORMATION SHOWN IS TAKEN FROM MASSGIS. A SURVEYED BOUNDARY WAS NOT INCLUDED. A TITLE SEARCH WAS NOT PERFORMED.
3. HORIZONTAL INFORMATION SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
4. VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK. THE ELEVATIONS WERE THEN CONVERTED TO MWRA SEWER DATUM USING A CONVERSION FACTOR OF +106.43'.

GENERAL LEGEND

CONTOUR (MAJOR)	140
CONTOUR (MINOR)	141
SPOT GRADE	x 130.5
PROPERTY LINE (SUBJECT PARCEL)	
PROPERTY LINE (ABUTTERS)	
EDGE OF PAVEMENT	EOP
DRILL HOLE (FOUND)	
STONE BOUND (FOUND)	
VERTICAL GRANITE CURB	VGC
ZONE AE (FEMA FLOOD ZONE)	
ZONE X (FEMA FLOOD ZONE)	

ACRONYMS:

BK	BLOCK
BW	BOTTOM OF WALL
EX	EXISTING
INV	INVERT
N/F	NOW OR FORMALLY
PG	PAGE
PROP ID	PROPERTY ID
SMH	SEWER MANHOLE
TW	TOP OF WALL

0 20' 40'

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_C-101
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: J. LEMIEUX
	DRAWN BY: H. MILLER
SCALE: AS SHOWN	CHECKED BY: B. LEVIN
	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

CIVIL

OVERALL EXISTING CONDITIONS PLAN

DRAWING NO.
C101
3 of 7

PLOT DATE: 2025/07/24 3:06 PM BY: HMILLER

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GENERAL STRUCTURAL NOTES

G-1 THESE NOTES ARE GENERAL AND SUPPLEMENT THE SPECIFICATIONS. THESE NOTES APPLY TO THE ENTIRE PROJECT UNLESS MODIFIED OR NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.

G-2 ALL DIMENSIONS INDICATED FOR EXISTING STRUCTURES SHALL BE VERIFIED BY FIELD MEASUREMENT.

G-3 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION IN THE FIELD AS REQUIRED FOR NEW WORK.

G-4 IF A CONFLICT IS FOUND BETWEEN DIFFERENT PORTIONS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. CONTINUED CONSTRUCTION OF THE AREA IN CONFLICT SHALL BE AT THE CONTRACTOR'S OWN RISK UNTIL THE CONFLICT IS RESOLVED.

G-5 STRUCTURAL DRAWINGS SHALL BE USED IN COORDINATION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND MANUFACTURER'S SHOP DRAWINGS.

G-6 IF CONTRACTOR DESIRES TO TEMPORARILY PLACE OR MOVE LOADS ON OR ADJACENT TO EXISTING STRUCTURES OR UTILITIES DURING CONSTRUCTION PROCESS, CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY AND AVOIDING OVERSTRESSING AND DAMAGING EXISTING STRUCTURES AND UTILITIES. CONTRACTOR SHALL SUBMIT STRUCTURAL CALCULATIONS AND DRAWINGS VERIFYING THAT PROPOSED CONSTRUCTION (INCLUDING APPLICATION OF TEMPORARY CONSTRUCTION LOADS) WILL NOT OVERSTRESS OR DAMAGE EXISTING STRUCTURES AND UTILITIES. DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF MASSACHUSETTS STATE BUILDING CODE.

G-7 WORK DEPICTED SHALL BE PERFORMED TO TEMPORARILY STABILIZE EXTERIOR STONE BLOCKS COMPRISING SEAWALL IN THEIR CURRENT POSITION. THIS EFFORT IS NOT A PERMANENT REPAIR TO THE SEAWALL. ADDITIONAL MATERIALS TESTING, STRUCTURAL ANALYSIS AND DESIGN IS NECESSARY TO PROVIDE A PERMANENT STABILIZATION AS WELL AS TO EVALUATE AND ADDRESS GLOBAL STABILITY OF THE ENTIRE SEAWALL.

G-8 WORK REQUIRED FOR TEMPORARY STONE BLOCK STABILIZATION REQUIRES WORK ON UNDERWATER BLOCKS AS WELL AS BLOCKS ABOVE THE WATER SURFACE. TIDAL FLUCTUATION IS SIGNIFICANT IN THIS AREA AND THE WATER SURFACE ELEVATION FLUCTUATES SEVERAL FEET DUE TO THE TIDAL SCHEDULE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING MEANS TO CONDUCT REPAIR WORK UNDERWATER AND TO MAINTAIN DRY CONDITIONS FOR PERFORMING WORK.

G-9 CONTRACTOR SHALL SUBMIT PROPOSED MEANS OF PERFORMING WORK BOTH ABOVE THE WATER LEVEL AND UNDERWATER INCLUDING USE OF DIVERS AS NEEDED.

G-10 PRIOR TO PROCEEDING WITH WORK, CONTRACTOR SHALL ASSESS AREA OF STABILIZATION WITH PRESENCE OF OWNER AND ENGINEER. CONTRACTOR SHALL SUBMIT AREAS WHERE GRANITE WEDGE ROCK WILL BE INSERTED TO PROVIDE STABILIZATION WITHIN VOIDS AND WHERE GROUT WILL BE PLACED TO COMPLETE FILLING OF VOIDS.

G-11 SUBMIT FOR REVIEW AND APPROVAL VALID DIVER CERTIFICATIONS AND TRAININGS FOR ALL DIVERS MEETING OR EXCEEDING LOCAL COMMERCIAL DIVER REQUIREMENTS.

EXISTING INFORMATION

X-1 ALL EXISTING INFORMATION SHOWN ON THESE DRAWINGS INCLUDING LOCATION, DIMENSIONS, ELEVATIONS, AND CONFIGURATIONS IS DERIVED FROM THE ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN SEPTEMBER 2024 AND GEI SEAWALL BASELINE ASSESSMENT REPORT (OCTOBER 2021) AND IS NOT GUARANTEED TO BE COMPLETE OR CORRECT.

X-2 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION IN THE FIELD AS REQUIRED FOR DEMOLITION AND MODIFICATIONS.

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990
CAD FILE NO. : 7990_CSC_S-001
FACILITY CODE : CSC
SECTION NO. :
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: I. GREWAL
DRAWN BY: J. KASISCHKE
CHECKED BY: S. MANZO
APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

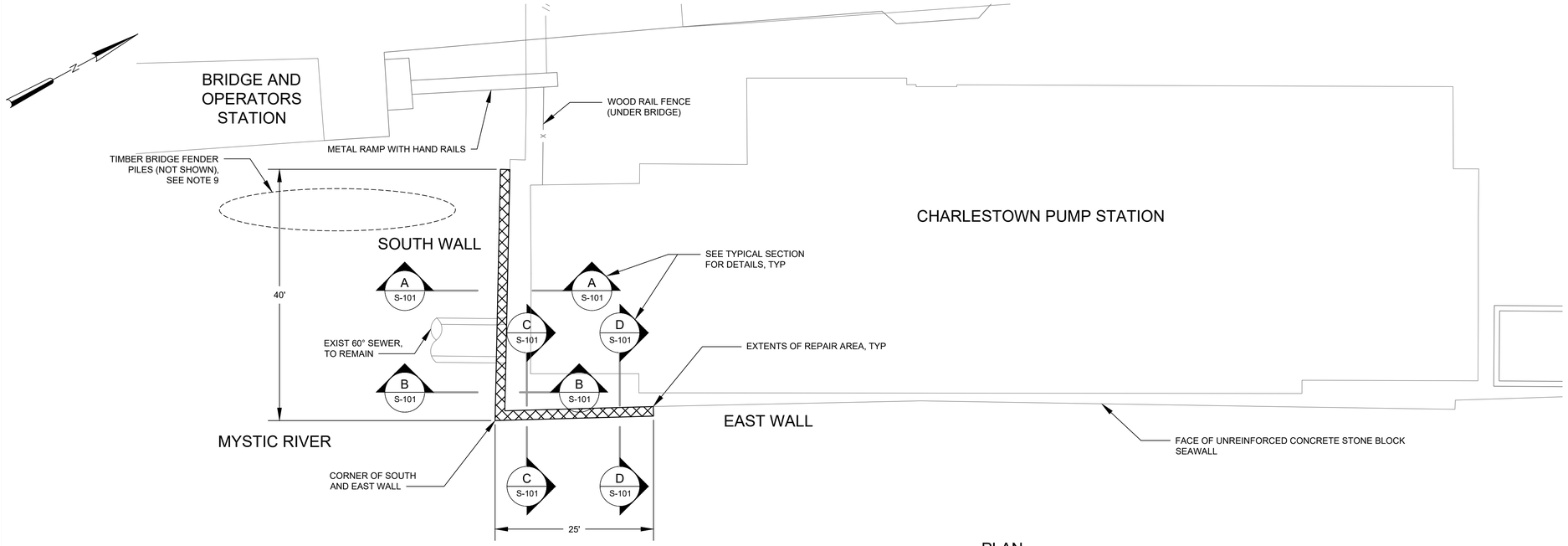
CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

GENERAL NOTES

DRAWING NO.
S-001
4 of 7

PLOT DATE: 2025/07/24 3:06 PM BY: HMILLER
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PLAN
1" = 10'

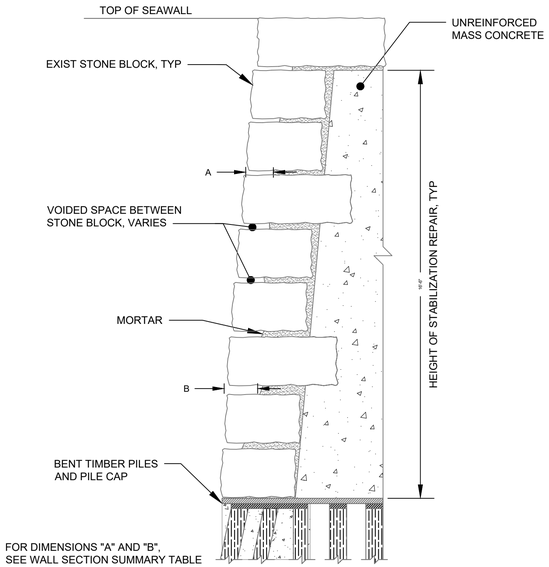
LEGEND

LIMIT OF SEAWALL STABILIZATION

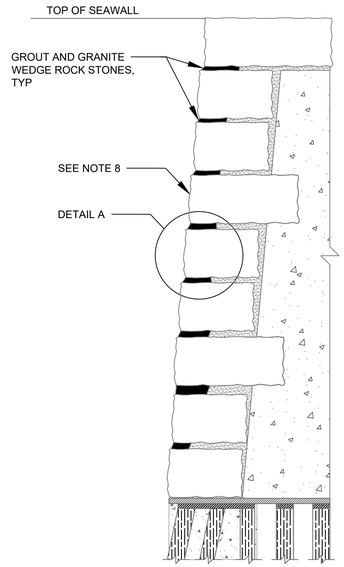
NOTES:

1. EXTENT OF WORK IS LIMITED TO THE DIMENSIONED AREAS ON THE SOUTH AND EAST WALL OF THE SEAWALL AROUND THE CHARLESTOWN PUMP STATION.
2. QUANTITY OF WORK SHALL BE AS COMPILED ON BID FORM WITHIN SPECIFICATIONS AND AS DESCRIBED ON THESE DRAWINGS.
3. CONTRACTOR ALONG WITH OWNER AND ENGINEER SHALL ASSESS AND DETERMINE EXTENT OF WORK PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL SUBMIT PROPOSED EXTENT OF WORK FOR REVIEW BY OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. VOIDED AREAS SHOWN ARE FOR REFERENCE ONLY. REMOVE ALL LOOSE GROUT OR DEBRIS FROM VOIDED AREAS BETWEEN STONE BLOCKS.
6. PLACE GRANITE WEDGE ROCK IN VOIDED AREAS LARGER THAN 4" OR WHERE INDICATED ON THE PLAN. GRANITE WEDGE ROCKS ARE DEFINED AS ROCK WITH A MINIMUM 3/4" OR MAXIMUM 3" MEASURED ACROSS THE LONGEST DIMENSIONAL SIDE OF ROCK. GRANITE WEDGE ROCK SHALL CONFORM TO ASTM C615/C615M-23.
7. FILL ALL VOIDS BETWEEN STONE BLOCKS AND GRANITE WEDGE ROCK WITH GROUT AS PER SPECIFICATION 03600. GROUT SHALL EXTEND TO EXPOSED FACE OF STONE BLOCKS. WHERE STONE BLOCKS HAVE SHIFTED, INSTALL GROUT TO THE EXPOSED FACE OF STONE BLOCKS.
8. CLEAN ANY EXCESS PUMPED GROUT FROM FACE OF STONE BLOCKS. FINISHED STONE BLOCK FACES SHALL BE CLEAR OF ANY GROUT.
9. TIMBER BRIDGE FENDER PILES SHALL REMAIN DURING STABILIZATION REPAIRS. SEE DRAWINGS S-102 AND S-103 FOR PHOTOS OF PILES.
10. DIMENSIONS "A" AND "B" SHOWN IN WALL SECTION SUMMARY TABLE DENOTES MEASUREMENT FROM THE FACE OF STONE BLOCK TO SOUND BACKING MATERIAL. DIMENSION "A" IS TAKEN APPROXIMATELY ALONG THE GROUT LINE BELOW THE SECOND STONE BLOCK. DIMENSION "B" IS TAKEN APPROXIMATELY ALONG THE GROUT LINE BELOW THE SIXTH STONE BLOCK. STABILIZATION REPAIRS ARE TO BE PERFORMED FOR THE FULL HEIGHT OF THE SEAWALL.
11. CONTRACTOR TO VERIFY DIMENSIONS SHOWN IN WALL SECTION SUMMARY TABLE PRIOR TO CONSTRUCTION.
12. WALL SECTION SUMMARY TABLE IS FOR REFERENCE ONLY. REFER TO NOTES ON THIS DRAWING FOR PROPOSED WORK.

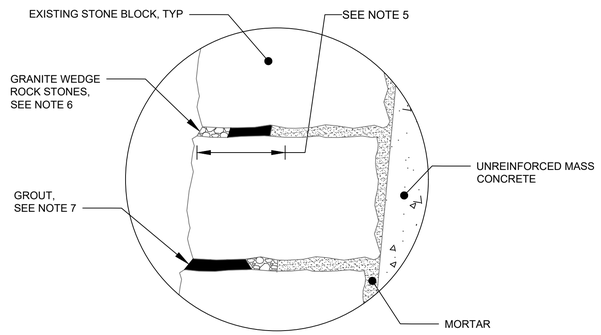
WALL SECTION SUMMARY TABLE			
SECTION	"A" (INCHES)	"B" (INCHES)	LENGTH ALONG WALL (FEET), APPROXIMATED
A	15	15	20
B	25	36	20
C	36	36	15
D	20	15	10



TYPICAL SECTION
NTS



TYPICAL FINAL CONDITION
NTS



DETAIL A
NTS

100% SUBMITTAL - NOT FOR CONSTRUCTION

NO.	DATE	BY	CHK'D	REVISION

REFERENCE:

CONTRACT NO. : 7990
CAD FILE NO. : 7990_CSC_S-101
FACILITY CODE : CSC
SECTION NO. :
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CHECKED BY: S. MANZO
SCALE: AS SHOWN
APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PLAN AND SECTION

DRAWING NO.
S-101
5 of 7

PLOT DATE: 2025/07/25 7:46 AM BY: HMILLER
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PHOTO 1 : EAST WALL, HIGH TIDE



PHOTO 2 : EAST WALL, LOW TIDE



PHOTO 3 : EAST WALL, HIGH TIDE CLOSE UP OF SHIFTED STONE BLOCKS AT CORNER



PHOTO 4: CORNER OF SOUTH AND EAST WALL, HIGH TIDE



PHOTO 5: VOIDED AREA BETWEEN STONES AT CORNER OF SOUTH AND EAST WALL

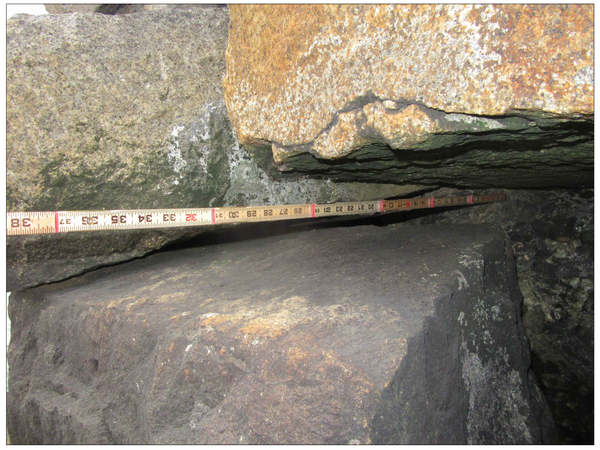


PHOTO 6: ENLARGED VIEW OF TYPICAL GROUT CONDITION AT CORNER OF SOUTH AND EAST WALL

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_S-102
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: I. GREWAL DRAWN BY: J. KASISCHKE CHECKED BY: S. MANZO
SCALE: AS SHOWN	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :

Hazen

HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PHOTO PAGE 1

DRAWING NO.

S-102

6 of 7

PLOT DATE: 2025/07/23 3:58 PM BY: HMILLER

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PHOTO 7: EAST WALL, LOW TIDE



PHOTO 8: CORNER OF SOUTH AND EAST WALL, LOW TIDE



PHOTO 9: WOODEN TIMBER BRIDGE FENDER PILES NEAR ADJACENT TO SOUTH WALL



PHOTO 10: EXTENTS OF SOUTH WALL STABILIZATION



PHOTO 11: EXTENTS OF EAST WALL STABILIZATION

NOTES:

1. CONTRACTOR SHALL CONSIDER PROXIMITY OF WOODEN PILES NEAR SOUTH WALL AND AVOID DAMAGING THESE PILES DURING CONSTRUCTION. TIMBER BRIDGE FENDER PILES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
2. LIMITS OF STABILIZATION SHOWN ARE APPROXIMATED. SEE DRAWING S-101 FOR PLAN VIEW OF WORK EXTENTS.

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_S-103
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: I. GREWAL DRAWN BY: J. KASISCHKE CHECKED BY: S. MANZO
SCALE: AS SHOWN	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PHOTO PAGE 2

DRAWING NO.
S-103

PLOT DATE: 2025/07/23 3:06 PM BY: HMILLER
File = C:_DCACDOCS\HAZEN AND SAWYER\80461-0\14\PROJECT FILES\1-DESIGN\1-HAZEN\STRU\7990_CSC_S-103 Saved by IGREWAL Save date= 2025/07/23 1:33 PM

Appendix B - 4
USACE National Wide Permit

PLEASE BE ADVISED THAT THE ALFORD STREET FACILITY AND THE CHARLESTOWN PUMP STATION REFER TO THE SAME FACILITY AND THE NAMES MAY BE USED INTERCHANGABLY.

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD MA 01742-2751

August 25, 2026

Regulatory Division
File Number: NAE-2025-02109

Colleen Rizzi
Massachusetts Water Resources Authority
2 Griffin Way
Chelsea, Massachusetts 02150
Via Email: colleen.rizzi@mwra.com

Dear Ms. Rizzi:

The U.S. Army Corps of Engineers (Corps) has reviewed your request work in navigable waters associated with the Charlestown Pump Station (CPS) Seawall repair.

The project is located in the Mystic River at 169 Alford Street in Charlestown, Suffolk County, Massachusetts. at Latitude 42.3899862 °N and Longitude -71.0707454 °W. The proposed regulated activities associated with this project are detailed on the attached drawings titled “MASSACHUSETTS WATER RESOURCES AUTHORITY CHARLESTOWN PUMP STATION SEAWALL REPAIR CHARLESTOWN, MASSACHUSETTS” on seven sheets and dated “JULY 2025” and are described below.

The proposed work consists of repair and stabilization of approximately 65 linear feet of the southeast corner of the existing seawall. Work will occur along approximately 40 feet of the south wall and 25 feet of the east wall, extending vertically approximately 14.5 feet from the first joint above the mudline to the top of the seawall. Stabilization will be achieved through installation of wedge blocks within existing voids and joints to provide additional bearing between granite courses, followed by injection and packing of grout to fill voids and secure adjacent blocks. These activities are limited to restoring stability to the existing structure and do not involve removal of structural components, reconstruction, or installation of new structural elements. No demolition or new construction is proposed. All materials will be installed within the existing footprint and will function to stabilize the granite veneer without increasing structural capacity.

Temporary access to the work area may require the use of a barge and divers. If used, the barge will be anchored within the Mystic River.

Impacts:

Aquatic Resource	Resource Type	Activity	Duration	Amount
Mystic River	River	Seawall Repair	Temporary	10 square feet

Based on the information provided, the Corps has verified that the proposed actions are authorized under Nationwide Permit Number #3 and #33 pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403).

You must ensure the proposed work is performed in accordance with the enclosed applicable terms and conditions.

Special Conditions

In addition, this verification is subject to the following special conditions.

1. The authorized work herein shall not be conducted during the time of year (TOY) restriction of January 15th to May 31st of any year in order to minimize adverse impacts to winter flounder spawning and juvenile development and other anadromous fish.

2. Soil erosion, sediment and turbidity controls shall be used and maintained in effective operating condition during construction. Activities capable of producing greater than minimal turbidity or sedimentation shall be done during periods of low-flow or no-flow, when the stream or tide is waterward of the work, or when controls are used to obtain dry work conditions. Work that produces greater than minimal turbidity or sedimentation shall not be done during the TOY restrictions in order to prevent debris from existing project site and diadromous fish impacts.

3. Work that produces greater than minimal turbidity or sedimentation shall not occur between January 15th through May 31st of any year in order to protect diadromous fish.

4. Temporary structures, construction access, and dewatering activities shall not be in place for greater than 2 years in order to prevent long-term adverse impacts to these areas.

5. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work. Please email the completed documents to the representative identified in the last paragraph of this letter.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of these permits invalidate this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the

Rivers and Harbors Act of 1899. You must also obtain all local, state, Tribal, and other Federal permits that apply to this project.

The Commonwealth of Massachusetts issued a conditioned WQC decision for your project (enclosed). You must comply with the conditions specified in the WQC decision for this NWP authorization to be valid.

The Corps' verification of this NWP authorization is valid until March 14, 2031, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work for the NWP authorization has not been completed by that date and you have commenced or are under contract to commence this activity before March 14, 2031, you will have until March 14, 2032, to complete the activity under the enclosed terms and conditions of this NWP.

If you have any questions, please contact Crystal Gardner at 978-318-8332 or by email at crystal.i.gardner@usace.army.mil

In order to better serve you, please complete the Customer Service Survey located at: https://regulatory.ops.usace.army.mil/customer-service-survey/

Sincerely,



Craig L. Jarnot
Chief, Massachusetts Section
Regulatory Division

Enclosures:

Project Plans
NWP 3, Maintenance and NWP 33, Temporary Construction, Access, and Dewatering Compliance Certification

cc (w/enclosures):

Jaclyn Lemieux, Hazen & Sawyer, jlemieux@hazenandsawyer.com
Alexa Cacacie, NOAA NMFS; alexa.cacacie@noaa.gov
Sean Duffey, Coastal Zone Management, Boston, MA, sean.duffey@mass.gov
Patrice Bordonaro, Coastal Zone Management, Boston, MA,

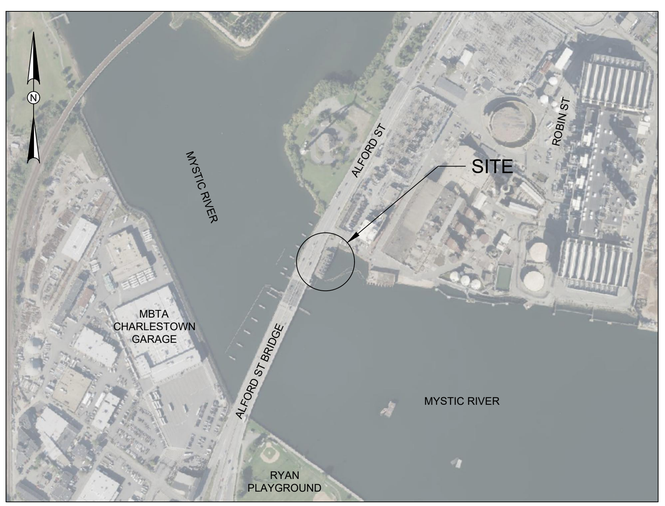
MASSACHUSETTS WATER RESOURCES AUTHORITY

CHARLESTOWN PUMP STATION SEAWALL REPAIR
CHARLESTOWN, MASSACHUSETTS

MWRA CONTRACT No. 7990

100% SUBMITTAL
NOT FOR CONSTRUCTION
JULY 2025

FREDERICK A. LASKEY
EXECUTIVE DIRECTOR



LOCATION MAP

PREPARED BY:

Hazen

HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

G-001 COVER
SHEET 1 OF 7

PLOT DATE: 7/24/2025 3:06 PM BY: HMILLER
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CONSTRUCTION ACCESS AND STAGING PLAN
NTS

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN OCTOBER OF 2024 UTILIZING HIGH DEFINITION 3D LASER SCANNING AND CONVENTIONAL SURVEY METHODOLOGIES.
2. BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS (GIS). A RIGHT-OF-WAY SURVEY WAS NOT PERFORMED.
3. THE SUBSURFACE UTILITY INFORMATION SHOWN HEREIN IS COMPILED FROM FIELD SURVEY INFORMATION AND RECORD INFORMATION SUPPLIED BY THE AUTHORITY IS NOT GUARANTEED; THEREFORE THE ACCURACY OF SAID COMPILED SUBSURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE IS NOT GUARANTEED. ONLY PHYSICALLY LOCATED SUBSURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
4. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION (NOTE 3), AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
5. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE BEARINGS AND DISTANCES AND THE COORDINATES SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MASSACHUSETTS. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER OF 2024 UTILIZING THE MACORS RTK GPS NETWORK.
8. VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK. THE ELEVATIONS WERE THEN CONVERTED TO MWRA SEWER DATUM USING A CONVERSION FACTOR OF +106.43'.
9. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND DIMENSIONS WHERE NEW WORK WILL MATCH EXISTING. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AUTHORITY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING THE PROPER UTILITY COMPANY AND UTILITY LOCATING SERVICES PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES AND UTILITIES PRIOR TO PROCEEDING WITH THE WORK. CONTACT DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION, BLASTING, GRADING AND/OR PAVING.
11. CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FROM THE APPROPRIATE AUTHORITIES, DEPARTMENTS, AND/OR AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING WORK.
12. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES, AND UTILITIES THAT ARE NOT INDICATED TO BE DEMOLISHED, REMOVED, OR RELOCATED. ANY DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES, AND UTILITIES NOT INDICATED TO BE DEMOLISHED, REMOVED OR RELOCATED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE AUTHORITY.
13. WHERE PROPOSED WORK IS IN THE VICINITY OF UTILITY POLES, SUCH THAT SUPPORT OF THE POLE(S) WILL BE REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY, PUBLIC OR PRIVATE, OF THE WORK. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE UTILITY FOR SUPPORT OF THE POLE.
14. WHERE OVERHEAD POWER LINES ARE PRESENT, CONTRACTOR MUST CONTACT THE UTILITY PRIOR TO CONSTRUCTION ACTIVITIES TO DETERMINE THE MINIMUM REQUIRED EQUIPMENT CLEARANCE (MEC) DISTANCE.
15. ALL TEMPORARY FACILITIES ARE SUBJECT TO THE SAME HEALTH AND SAFETY REQUIREMENTS AS PERMANENT FACILITIES, AS SPECIFIED IN THE CONTRACT DOCUMENTS AND HEALTH AND SAFETY PLAN (HASP).
16. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS GENERATED DURING THE PROJECT OFF SITE AT A PROPERLY PERMITTED DISPOSAL FACILITY.
17. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE AND MAINTAIN ALL PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A MASSACHUSETTS-LICENSED REGISTERED LAND SURVEYOR SHALL REPLACE PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE AUTHORITY.
18. CONTRACTOR TO COORDINATE REMOVAL OF CONTAINMENT BOOM AND TURBIDITY CURTAIN TIE-OFF FROM SEAWALL PRIOR TO THE START OF WORK.

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	FACILITY CODE
GENERAL			
1	G-001	COVER SHEET, LOCUS PLAN	CSC
2	G-002	GENERAL NOTES, INDEX TO DRAWINGS AND STAGING PLAN	CSC
CIVIL			
3	C-101	OVERALL EXISTING CONDITIONS PLAN	CSC
STRUCTURAL			
4	S-001	GENERAL NOTES	CSC
5	S-101	PLAN AND SECTION	CSC
6	S-102	PHOTO PAGE 1	CSC
7	S-103	PHOTO PAGE 2	CSC

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC-INDEX
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: J. LEMIEUX
	DRAWN BY: H. MILLER
SCALE: NTS	CHECKED BY: B. LEVIN
	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

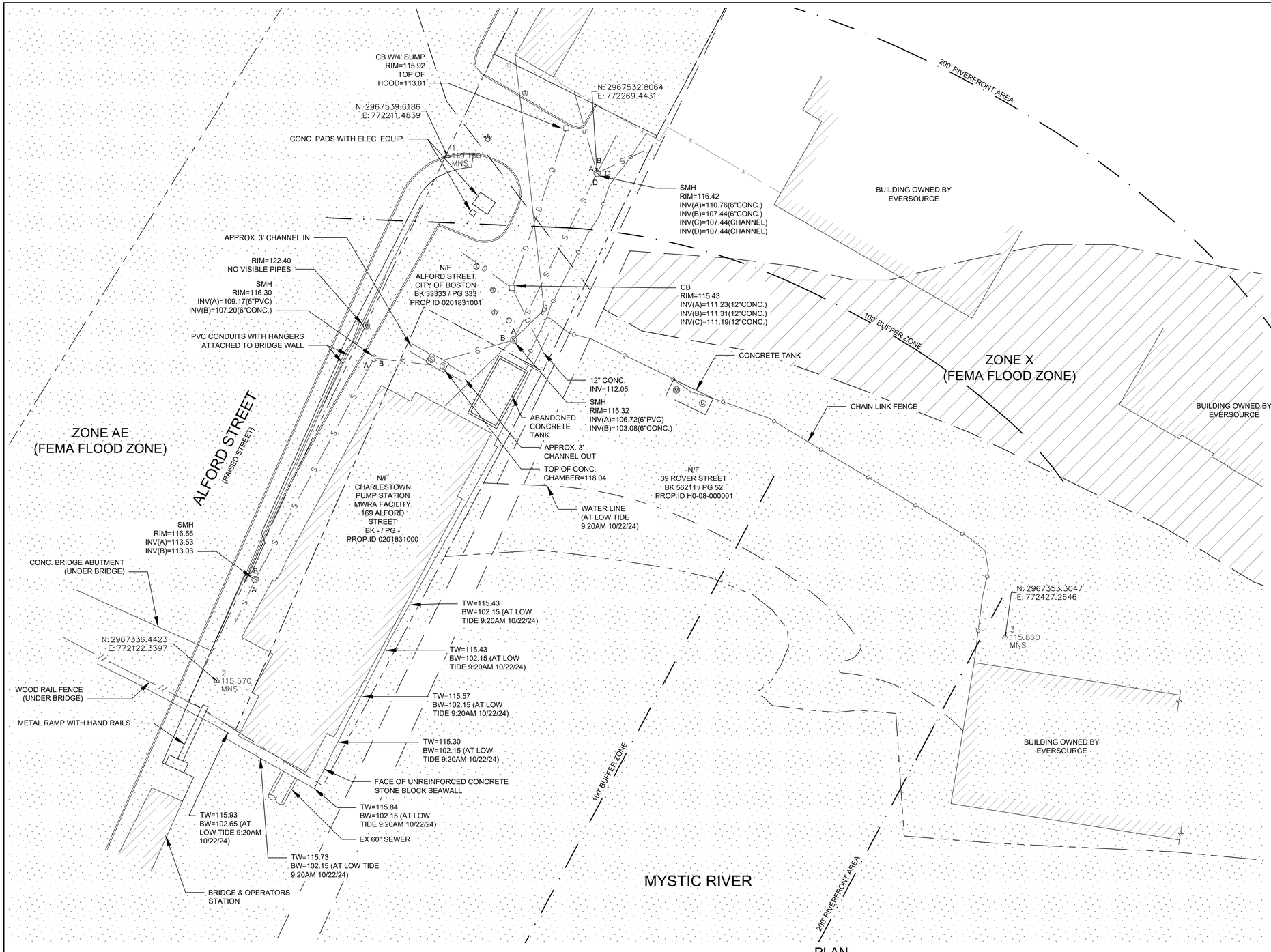
CHARLESTOWN PUMP STATION
SEAWALL REPAIR

GENERAL

GENERAL NOTES AND INDEX TO DRAWINGS

DRAWING NO.
G-002
2 of 7

LY DATE: 2025/07/23 3:56 PM BY: HMILLER
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PLAN
1"=20'

SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN SEPTEMBER 2024 USING CONVENTIONAL SURVEYING METHODS AND 3D LASER SCANNING TECHNOLOGIES.
2. BOUNDARY INFORMATION SHOWN IS TAKEN FROM MASSGIS. A SURVEYED BOUNDARY WAS NOT INCLUDED. A TITLE SEARCH WAS NOT PERFORMED.
3. HORIZONTAL INFORMATION SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
4. VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2024 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK. THE ELEVATIONS WERE THEN CONVERTED TO MWRA SEWER DATUM USING A CONVERSION FACTOR OF +106.43'.

GENERAL LEGEND

CONTOUR (MAJOR)	140
CONTOUR (MINOR)	141
SPOT GRADE	x 130.5
PROPERTY LINE (SUBJECT PARCEL)	
PROPERTY LINE (ABUTTERS)	
EDGE OF PAVEMENT	EOP
DRILL HOLE (FOUND)	
STONE BOUND (FOUND)	
VERTICAL GRANITE CURB	VGC
ZONE AE (FEMA FLOOD ZONE)	
ZONE X (FEMA FLOOD ZONE)	

ACRONYMS:

BK	BLOCK
BW	BOTTOM OF WALL
EX	EXISTING
INV	INVERT
N/F	NOW OR FORMALLY
PG	PAGE
PROP ID	PROPERTY ID
SMH	SEWER MANHOLE
TW	TOP OF WALL

0 20' 40'

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_C-101
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: J. LEMIEUX
	DRAWN BY: H. MILLER
SCALE: AS SHOWN	CHECKED BY: B. LEVIN
	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

CIVIL

OVERALL EXISTING CONDITIONS PLAN

DRAWING NO.
C101
3 of 7

PLOT DATE: 2025/07/24 3:06 PM BY: HMILLER

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GENERAL STRUCTURAL NOTES

G-1 THESE NOTES ARE GENERAL AND SUPPLEMENT THE SPECIFICATIONS. THESE NOTES APPLY TO THE ENTIRE PROJECT UNLESS MODIFIED OR NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.

G-2 ALL DIMENSIONS INDICATED FOR EXISTING STRUCTURES SHALL BE VERIFIED BY FIELD MEASUREMENT.

G-3 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION IN THE FIELD AS REQUIRED FOR NEW WORK.

G-4 IF A CONFLICT IS FOUND BETWEEN DIFFERENT PORTIONS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. CONTINUED CONSTRUCTION OF THE AREA IN CONFLICT SHALL BE AT THE CONTRACTOR'S OWN RISK UNTIL THE CONFLICT IS RESOLVED.

G-5 STRUCTURAL DRAWINGS SHALL BE USED IN COORDINATION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND MANUFACTURER'S SHOP DRAWINGS.

G-6 IF CONTRACTOR DESIRES TO TEMPORARILY PLACE OR MOVE LOADS ON OR ADJACENT TO EXISTING STRUCTURES OR UTILITIES DURING CONSTRUCTION PROCESS, CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY AND AVOIDING OVERSTRESSING AND DAMAGING EXISTING STRUCTURES AND UTILITIES. CONTRACTOR SHALL SUBMIT STRUCTURAL CALCULATIONS AND DRAWINGS VERIFYING THAT PROPOSED CONSTRUCTION (INCLUDING APPLICATION OF TEMPORARY CONSTRUCTION LOADS) WILL NOT OVERSTRESS OR DAMAGE EXISTING STRUCTURES AND UTILITIES. DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF MASSACHUSETTS STATE BUILDING CODE.

G-7 WORK DEPICTED SHALL BE PERFORMED TO TEMPORARILY STABILIZE EXTERIOR STONE BLOCKS COMPRISING SEAWALL IN THEIR CURRENT POSITION. THIS EFFORT IS NOT A PERMANENT REPAIR TO THE SEAWALL. ADDITIONAL MATERIALS TESTING, STRUCTURAL ANALYSIS AND DESIGN IS NECESSARY TO PROVIDE A PERMANENT STABILIZATION AS WELL AS TO EVALUATE AND ADDRESS GLOBAL STABILITY OF THE ENTIRE SEAWALL.

G-8 WORK REQUIRED FOR TEMPORARY STONE BLOCK STABILIZATION REQUIRES WORK ON UNDERWATER BLOCKS AS WELL AS BLOCKS ABOVE THE WATER SURFACE. TIDAL FLUCTUATION IS SIGNIFICANT IN THIS AREA AND THE WATER SURFACE ELEVATION FLUCTUATES SEVERAL FEET DUE TO THE TIDAL SCHEDULE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING MEANS TO CONDUCT REPAIR WORK UNDERWATER AND TO MAINTAIN DRY CONDITIONS FOR PERFORMING WORK.

G-9 CONTRACTOR SHALL SUBMIT PROPOSED MEANS OF PERFORMING WORK BOTH ABOVE THE WATER LEVEL AND UNDERWATER INCLUDING USE OF DIVERS AS NEEDED.

G-10 PRIOR TO PROCEEDING WITH WORK, CONTRACTOR SHALL ASSESS AREA OF STABILIZATION WITH PRESENCE OF OWNER AND ENGINEER. CONTRACTOR SHALL SUBMIT AREAS WHERE GRANITE WEDGE ROCK WILL BE INSERTED TO PROVIDE STABILIZATION WITHIN VOIDS AND WHERE GROUT WILL BE PLACED TO COMPLETE FILLING OF VOIDS.

G-11 SUBMIT FOR REVIEW AND APPROVAL VALID DIVER CERTIFICATIONS AND TRAININGS FOR ALL DIVERS MEETING OR EXCEEDING LOCAL COMMERCIAL DIVER REQUIREMENTS.

EXISTING INFORMATION

X-1 ALL EXISTING INFORMATION SHOWN ON THESE DRAWINGS INCLUDING LOCATION, DIMENSIONS, ELEVATIONS, AND CONFIGURATIONS IS DERIVED FROM THE ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN SEPTEMBER 2024 AND GEI SEAWALL BASELINE ASSESSMENT REPORT (OCTOBER 2021) AND IS NOT GUARANTEED TO BE COMPLETE OR CORRECT.

X-2 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION IN THE FIELD AS REQUIRED FOR DEMOLITION AND MODIFICATIONS.

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990
CAD FILE NO. : 7990_CSC_S-001
FACILITY CODE : CSC
SECTION NO. :
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: I. GREWAL
DRAWN BY: J. KASISCHKE
CHECKED BY: S. MANZO
APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

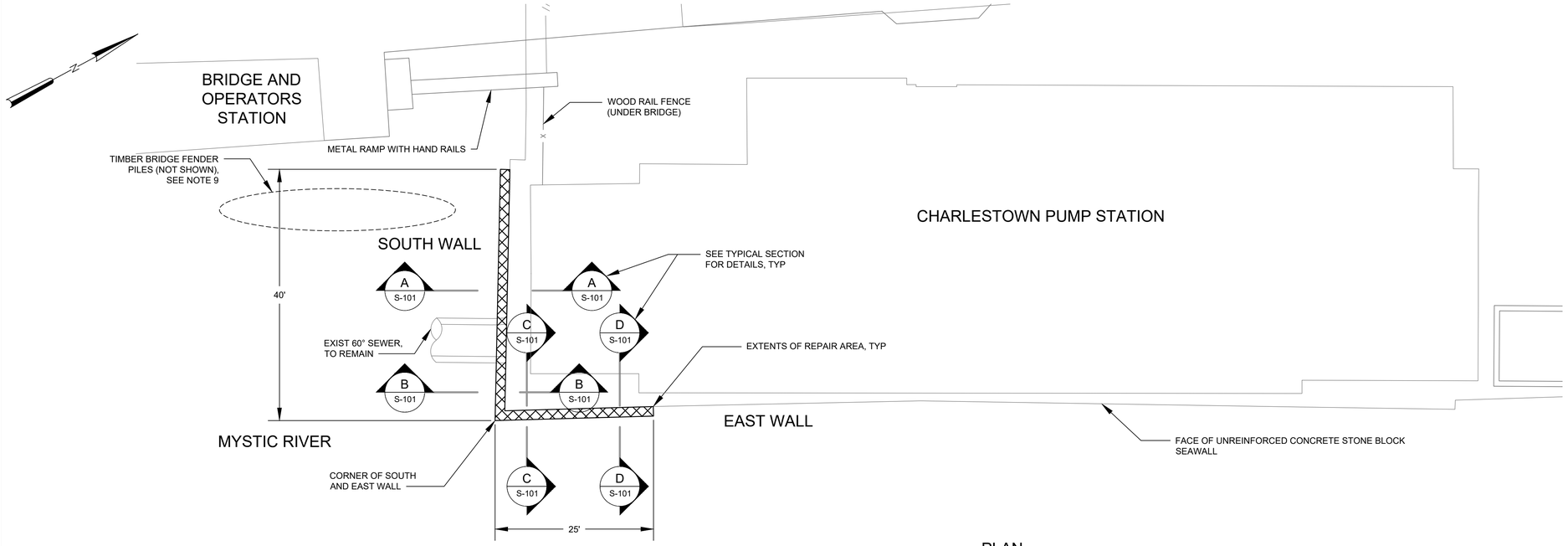
CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

GENERAL NOTES

DRAWING NO.
S-001
4 of 7

PLOT DATE: 2025/07/24 3:06 PM BY: HMILLER
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PLAN
1" = 10'

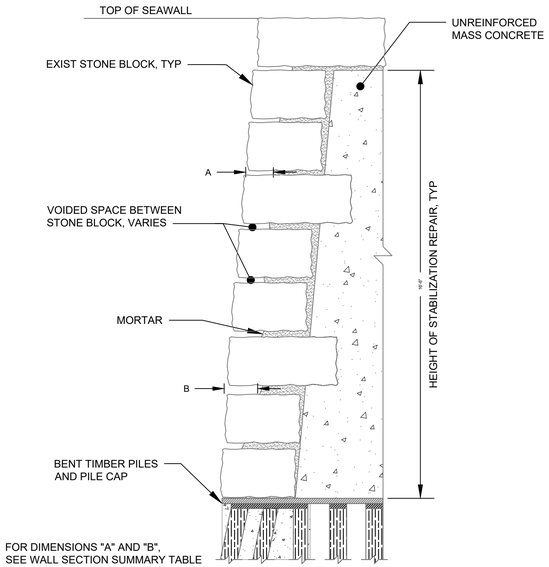
LEGEND

LIMIT OF SEAWALL STABILIZATION

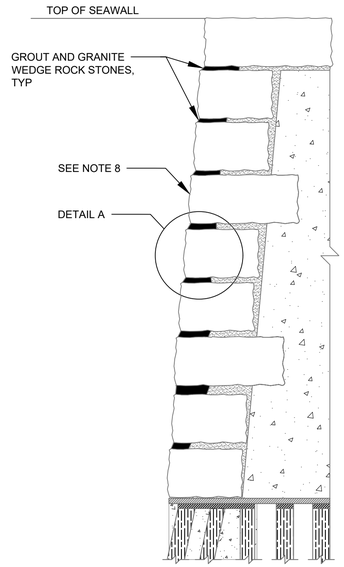
NOTES:

1. EXTENT OF WORK IS LIMITED TO THE DIMENSIONED AREAS ON THE SOUTH AND EAST WALL OF THE SEAWALL AROUND THE CHARLESTOWN PUMP STATION.
2. QUANTITY OF WORK SHALL BE AS COMPILED ON BID FORM WITHIN SPECIFICATIONS AND AS DESCRIBED ON THESE DRAWINGS.
3. CONTRACTOR ALONG WITH OWNER AND ENGINEER SHALL ASSESS AND DETERMINE EXTENT OF WORK PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL SUBMIT PROPOSED EXTENT OF WORK FOR REVIEW BY OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. VOIDED AREAS SHOWN ARE FOR REFERENCE ONLY. REMOVE ALL LOOSE GROUT OR DEBRIS FROM VOIDED AREAS BETWEEN STONE BLOCKS.
6. PLACE GRANITE WEDGE ROCK IN VOIDED AREAS LARGER THAN 4" OR WHERE INDICATED ON THE PLAN. GRANITE WEDGE ROCKS ARE DEFINED AS ROCK WITH A MINIMUM 3/4" OR MAXIMUM 3" MEASURED ACROSS THE LONGEST DIMENSIONAL SIDE OF ROCK. GRANITE WEDGE ROCK SHALL CONFORM TO ASTM C615/C615M-23.
7. FILL ALL VOIDS BETWEEN STONE BLOCKS AND GRANITE WEDGE ROCK WITH GROUT AS PER SPECIFICATION 03600. GROUT SHALL EXTEND TO EXPOSED FACE OF STONE BLOCKS. WHERE STONE BLOCKS HAVE SHIFTED, INSTALL GROUT TO THE EXPOSED FACE OF STONE BLOCKS.
8. CLEAN ANY EXCESS PUMPED GROUT FROM FACE OF STONE BLOCKS. FINISHED STONE BLOCK FACES SHALL BE CLEAR OF ANY GROUT.
9. TIMBER BRIDGE FENDER PILES SHALL REMAIN DURING STABILIZATION REPAIRS. SEE DRAWINGS S-102 AND S-103 FOR PHOTOS OF PILES.
10. DIMENSIONS "A" AND "B" SHOWN IN WALL SECTION SUMMARY TABLE DENOTES MEASUREMENT FROM THE FACE OF STONE BLOCK TO SOUND BACKING MATERIAL. DIMENSION "A" IS TAKEN APPROXIMATELY ALONG THE GROUT LINE BELOW THE SECOND STONE BLOCK. DIMENSION "B" IS TAKEN APPROXIMATELY ALONG THE GROUT LINE BELOW THE SIXTH STONE BLOCK. STABILIZATION REPAIRS ARE TO BE PERFORMED FOR THE FULL HEIGHT OF THE SEAWALL.
11. CONTRACTOR TO VERIFY DIMENSIONS SHOWN IN WALL SECTION SUMMARY TABLE PRIOR TO CONSTRUCTION.
12. WALL SECTION SUMMARY TABLE IS FOR REFERENCE ONLY. REFER TO NOTES ON THIS DRAWING FOR PROPOSED WORK.

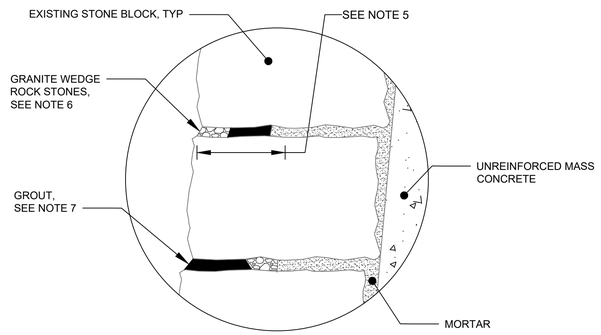
WALL SECTION SUMMARY TABLE			
SECTION	"A" (INCHES)	"B" (INCHES)	LENGTH ALONG WALL (FEET), APPROXIMATED
A	15	15	20
B	25	36	20
C	36	36	15
D	20	15	10



TYPICAL SECTION
NTS



TYPICAL FINAL CONDITION
NTS



DETAIL A
NTS

100% SUBMITTAL - NOT FOR CONSTRUCTION

NO.	DATE	BY	CHK'D	REVISION

REFERENCE:

CONTRACT NO. : 7990
CAD FILE NO. : 7990_CSC_S-101
FACILITY CODE : CSC
SECTION NO. :
DATE: JULY 2025
DESIGNED BY: I. GREWAL
DRAWN BY: J. KASISCHKE
CHECKED BY: S. MANZO
SCALE: AS SHOWN
APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PLAN AND SECTION

DRAWING NO.
S-101
5 of 7

PLOT DATE: 2025/07/25 7:46 AM BY: HMILLER
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PHOTO 1 : EAST WALL, HIGH TIDE



PHOTO 2 : EAST WALL, LOW TIDE



PHOTO 3 : EAST WALL, HIGH TIDE CLOSE UP OF SHIFTED STONE BLOCKS AT CORNER



PHOTO 4: CORNER OF SOUTH AND EAST WALL, HIGH TIDE



PHOTO 5: VOIDED AREA BETWEEN STONES AT CORNER OF SOUTH AND EAST WALL

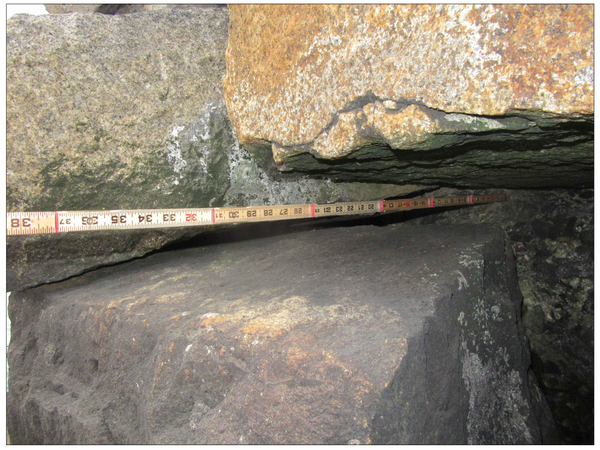


PHOTO 6: ENLARGED VIEW OF TYPICAL GROUT CONDITION AT CORNER OF SOUTH AND EAST WALL

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_S-102
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: I. GREWAL DRAWN BY: J. KASISCHKE CHECKED BY: S. MANZO
SCALE: AS SHOWN	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :

Hazen

HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PHOTO PAGE 1

DRAWING NO.

S-102

6 of 7

PLOT DATE: 2025/07/23 3:58 PM BY: HMILLER

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PHOTO 7: EAST WALL, LOW TIDE



PHOTO 8: CORNER OF SOUTH AND EAST WALL, LOW TIDE



PHOTO 9: WOODEN TIMBER BRIDGE FENDER PILES NEAR ADJACENT TO SOUTH WALL



PHOTO 10: EXTENTS OF SOUTH WALL STABILIZATION



PHOTO 11: EXTENTS OF EAST WALL STABILIZATION

NOTES:

1. CONTRACTOR SHALL CONSIDER PROXIMITY OF WOODEN PILES NEAR SOUTH WALL AND AVOID DAMAGING THESE PILES DURING CONSTRUCTION. TIMBER BRIDGE FENDER PILES SHALL REMAIN IN PLACE DURING CONSTRUCTION.
2. LIMITS OF STABILIZATION SHOWN ARE APPROXIMATED. SEE DRAWING S-101 FOR PLAN VIEW OF WORK EXTENTS.

100% SUBMITTAL - NOT FOR CONSTRUCTION

REFERENCE:

NO.	DATE	BY	CHK'D	REVISION

CONTRACT NO. : 7990	CAD FILE NO. : 7990_CSC_S-103
FACILITY CODE : CSC	SECTION NO. :
DATE: JULY 2025	DESIGNED BY: I. GREWAL DRAWN BY: J. KASISCHKE CHECKED BY: S. MANZO
SCALE: AS SHOWN	APPROVED BY: C. WILSON

MASSACHUSETTS WATER RESOURCES AUTHORITY

PREPARED BY :
Hazen
HAZEN AND SAWYER
50 MILK STREET, SUITE 500
BOSTON, MASSACHUSETTS 02109

CHARLESTOWN PUMP STATION
SEAWALL REPAIR

STRUCTURAL

PHOTO PAGE 2

DRAWING NO.
S-103

PLOT DATE: 2025/07/23 3:06 PM BY: HMILLER
File = C:_DCACDOCS\HAZEN AND SAWYER\80461-0\14\PROJECT FILES\1-DESIGN\1-HAZEN\STRU\7990_CSC_S-103 Saved by IGREWAL Save date= 2025/07/23 1:33 PM

US Army Corps of Engineers ®
New England District

COMPLIANCE CERTIFICATION FORM

(Minimum Notice: Permittee must sign and return notification within one month of the completion of work.)

Permit Number: NAE-2026-02109

Project Manager: Crystal Gardner

Name of Permittee: Massachusetts Water Resources Authority

Permit Issuance Date: August 2026

Please sign this certification and return it to our office upon completion of the activity.

Please sign this certification and return it to our office upon completion of the activity. You must submit this after the mitigation is complete, but not after the mitigation monitoring, which requires separate submittals.

E-MAIL TO: cenae-r-ma@usace.army.mil; or crystal.i.gardner@usace.army.mil

MAIL TO: Massachusetts Section
Regulatory Division
U.S. Army Corps of Engineers, New England District
696 Virginia Road
Concord, MA 01742-2751

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit was completed in accordance with the terms and conditions of the above referenced permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee _____ Date _____

Printed Name _____ Date of Work Completion _____

( ) _____ ( ) _____

Telephone Number Telephone Number

2026 Nationwide Permits General Conditions

1. Navigation
a) No activity may cause more than a minimal adverse effect on navigation.

b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his or her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

NAE Note: *Compliance with this condition can be achieved by ensuring no unreasonable interference with navigation by the existence or use of any activity authorized by any Nationwide Permit (NWP), and no attempt made by a permittee to prevent the full and free use by the public of all navigable waters at or adjacent to any activity authorized by any NWP.*

2. Aquatic Life Movements
No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

NAE Note: *Compliance with this condition may be achieved by ensuring that during in-stream work, the low flow channel/thalweg remains unobstructed during periods of low flow, except when it is necessary to perform the authorized work. Additionally, for work in tidal waters, in-stream controls should be installed in such a manner that do not obstruct fish passage.*

3. Spawning Areas
Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (*e.g.,* through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas
Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds
No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

Maine Note: *Contact the Maine Department of Marine Resource (ME DMR) for further conservation measures if a proposed activity would result in excess turbidity (i.e., dredging) and is located within 100 feet of ME DMR shellfish areas. Reference material can be found at: https://dmr-maine.opendata.arcgis.com/datasets/mainedmr-molluscan-shellfish-2010/explore?location=43.733484%2C-69.767928%2C10.43 and https://mgs-maine.opendata.arcgis.com/datasets/maine-coastal-marine-geologic-environments/explore.*

6. Suitable Material
No activity may use unsuitable material (*e.g.,* trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

7. Water Supply Intakes
No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects from Impoundments
If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows
To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows, including tidal flows. The activity must not restrict or impede the passage of normal or high flows including tidal flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (*e.g.,* stream restoration or relocation activities).

10. Fills Within 100-year Floodplains
The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

Massachusetts Note: *For activities located within the Commonwealth of Massachusetts, activities may be required to comply with the Bordering Lands Subject to Flooding provisions of the Commonwealth's Wetland Protection Act. Applicants should contact Massachusetts Department of Environmental Protection to determine whether this provision applies to their proposed activity/ies.*

11. Equipment
Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

If mats are used to minimize soil disturbance, the affected areas must be returned to pre-construction elevations, and revegetated as appropriate. In circumstances where the use of mats has caused significant soil compaction efforts using techniques (*e.g.,* soil reaeration techniques) to break up the compaction should be employed to return the soil to a pre-construction state prior to returning to pre-construction elevations.

NAE Notes: *(1) Compliance with this condition may be achieved through the implementation of best management practices outline in NAE's "Construction Mat Best Management Practices" document available at https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Permit-Resources/.*

(2) Compliance with this condition may be achieved by ensuring that construction equipment such as barges in tidal waters always provide adequate clearance above the substrate to avoid impacts to SAS during all tides.

(3) Compliance with this condition may be achieved by ensuring that construction equipment that would cross or access streams utilizes temporary bridges, spans, construction mats, culverts, or cofferdams to minimize disturbance to the waterway.

12. Soil Erosion and Sediment Controls
Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

NAE Note: *Compliance with this condition may be achieved by ensuring that all discharge points back into waters of the U.S., including wetlands use appropriate energy dissipaters and erosion and sedimentation control BMPs. Controls that are biodegradable can be left in place, but should be removed if they are not biodegradable.*

Temporary controls should be removed upon completion of work, but not before all exposed soil and other fills and any work waterward of the OHWM are permanently stabilized. Once permanently stabilized, temporary controls should be removed as soon as possible. Sediment and debris collected by these controls should be removed and placed at an upland location and in a manner that will prevent its later erosion into a waterway or wetland.

Massachusetts Note: *In Massachusetts, compliance with this condition may be achieved by ensuring, as applicable, that all activities are compliant with the State of Massachusetts' Stormwater Management Standards at 314 CMR 9.06(6)(a)-(f) and the State of Massachusetts' Stormwater Handbook.*

13. Removal of Temporary Structures and Fills
Temporary structures must be removed to the maximum extent practicable, after their use has been discontinued. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

NAE Note: *Compliance with this general condition may be achieved by underlying temporary fills with geotextile fabric which may help to facilitate the restoration to pre-construction elevations.*

14. Proper Maintenance
Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

NAE Note: *Compliance with this general condition may be achieved by the complete removal, cutting, and/or driving to three feet below the substrate of* d*erelict, degraded, or abandoned piles and sheet piles located in navigable waters of the U.S., except for those inside existing work footprints for piers to prevent interference with navigation. Existing creosote piles that are affected by project activities may be completely removed if practicable. In areas of fine-grained substrates, piles may be removed by the direct, vibratory or clamshell pull method to minimize sedimentation, and turbidity impacts and prevent interference with navigation from cut piles. Removed piles should be disposed of in an upland location landward of MHW or OHW and not in wetlands, tidal wetlands, their substrate, or mudflats.*

15. Single and Complete Project
The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers
a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the

appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency with direct management responsibility for that river. Permittees shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or Study River (*e.g.*, National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: http://www.rivers.gov/.

NAE Note: *See also: Regional Condition C, Additional PCN Requirement (Wild and Scenic Rivers).*

17. Tribal Rights
No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. Endangered Species
a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify designated critical habitat or critical habitat proposed for such designation. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless ESA section 7 consultation addressing the consequences of the proposed activity on listed species or critical habitat has been completed. See 50 CFR 402.02 for the definition of "effects of the action" for the purposes of ESA section 7 consultation.

b) Federal agencies should follow their own procedures for complying with the requirements of the ESA (see 33 CFR 330.4(f)(1)). If pre-construction notification is required for the proposed activity, the federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective Federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat or critical habitat proposed for such designation, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect federally-listed endangered or threatened species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation), the pre-construction notification must include the name(s) of the endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or that utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. For activities where the non-federal applicant has identified listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have "no effect" on listed species (or species proposed for listing or designated critical habitat (or critical habitat proposed for such designation), or until ESA section 7 consultation or conference has been completed. If the non-federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

d) As a result of formal or informal consultation or conference with the FWS or NMFS the district engineer may add species-specific permit conditions to the NWPs.

e) Authorization of an activity by an NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (*e.g.*, an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal permittee should provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this

general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B) permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their web pages at http://www.fws.gov/ or http:// www.fws.gov/ipac and http://www.nmfs.noaa.gov/pr/species/esa/ respectively.

NAE Note: *For information on how to comply with General Condition 18, please visit our website at https://www.nae.usace.army.mil/missions/regulatory/endangered-species-act/.*

Maine Note: *Federal agencies should refer to "Multiple Federal Agency & Lead Federal Agency Best Practices" when a Corps permit is required, which can be found on the Corps' webpage at: www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit. (This is a pending document and will be published on our website when completed.)*

19. Migratory Birds and Bald and Golden Eagles

The permittee is responsible for ensuring that an action authorized by an NWP complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting appropriate local office of the U.S. Fish and Wildlife Service to determine what measures, if any, are necessary or appropriate to reduce adverse effects to migratory birds or eagles, including whether "incidental take" permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. Historic Properties

a) No activity is authorized under any NWP which may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

b) Federal permittees should follow their own procedures for complying with the requirements of section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)(1)). If pre-construction notification is required for the proposed NWP activity, the federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district

engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective Federal agency is responsible for fulfilling its obligation to comply with section 106.

c) Non-federal permittees must submit a pre-construction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts commensurate with potential impacts, which may include background research, consultation, oral history interviews, sample field investigation, and/or field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect.

d) Where the non-federal applicant has identified historic properties on which the proposed NWP activity might have the potential to cause effects and so notified the Corps, the non-federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects on historic properties or that NHPA section 106 consultation has been completed. For non-federal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-federal applicant that he or she cannot begin the activity until section 106 consultation is completed. If the non-federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

NAE Note: *The following link to the Corps' website provides SHPO and THPO contact information and additional procedures to expedite Corps regulatory review regarding the NHPA. Please contact the appropriate SHPO and/or THPO based on the geographic location of the regulated activity: https://www.nae.usace.army.mil/Missions/Regulatory/Historic-and-Tribal-Resources/.*

21. Discovery of Previously Unknown Remains and Artifacts
Permittees that discover any previously unknown historic, cultural or archaeological remains and artifacts while accomplishing the activity authorized by an NWP, they must immediately notify the district engineer of what they have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters
Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, 52, 57, and 58 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed by permittees in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after she or he determines that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation

The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:

a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (*i.e.*, on site).

b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.

c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10-acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

d) Compensatory mitigation at a minimum one-for-one ratio will be required for all losses of stream bed that exceed 3/100-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. This compensatory mitigation requirement may be satisfied through the restoration or enhancement of riparian areas next to streams in accordance with paragraph (e) of this general condition. For losses of stream bed of 3/100-acre or less that require pre-construction notification, the district engineer may determine on a case-by case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects. Compensatory mitigation for losses of streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).

e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (*e.g.*, conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. If restoring riparian areas involves planting vegetation, only native species should be planted. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (*e.g.*, riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or in-lieu fee program credits (see 33 CFR 332.3(b)(2) and (3)). However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.

2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f).)

3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.

4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the

NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)). If permittee-responsible mitigation is the proposed option, and the proposed compensatory mitigation site is located on land in which another Federal agency holds an easement, the district engineer will coordinate with that Federal agency to determine if proposed compensatory mitigation project is compatible with the terms of the easement.

5) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan needs to address only the baseline conditions at the impact site and the number of credits to be provided (see 33 CFR 332.4(c)(1)(ii)).

6) Compensatory mitigation requirements (*e.g.*, resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).

g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.

h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permittee-responsible mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or

scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

NAE Note: *Applicants are encouraged to utilize the Regulatory In-lieu Fee and Bank Information Tracking System (RIBITS) in order to determine which in-lieu fee programs and/or mitigation banks have a sufficient amount of appropriate and available credits which they may propose to use to offset their proposed activity's unavoidable impacts to waters of the U.S., including wetlands. RIBITS is available at https://ribits.ops.usace.army.mil/ords/f?p=107:2::::::. See also: Regional Condition I, Compensatory Mitigation.*

24. Safety of Impoundment Structures
To ensure that all impoundment structures are safely designed, the district engineer may require non-federal applicants to demonstrate that the structures comply with established state or Federal dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality
a) Where the certifying authority (state, authorized tribe, or EPA, as appropriate) has not previously certified compliance of an NWP with CWA section 401, a CWA section 401 water quality certification for the proposed activity which may result in any discharge from a point source into waters of the United States must be obtained or waived (see 33 CFR 330.4(c)). If the permittee cannot comply with all of the conditions of a water quality certification previously issued by certifying authority for the issuance of the NWP, then the permittee must obtain a water quality certification or waiver for the proposed activity which may result in any discharge from a point source into waters of the United States in order for the activity to be authorized by an NWP.

b) If the NWP activity requires pre-construction notification and the certifying authority has not previously certified compliance of an NWP with CWA section 401, the proposed activity which may result in any discharge from a point source into waters of the United States is not authorized by an NWP until water quality certification is obtained or waived. If the certifying authority issues a water quality certification for the proposed discharge into waters of the United States, the permittee must submit a copy of the certification to the district engineer. The discharge into waters of the United States is not authorized by an NWP until the district engineer has notified the permittee that the water quality certification requirement has been satisfied (*i.e.,* by the issuance of a water quality certification or a waiver and completion of the Section 401(a)(2) process).

c) The district engineer or certifying authority may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

NAE Note: *For information concerning how to apply to EPA for a Water Quality Certification for activities located within Tribal lands or within lands of exclusive Federal jurisdiction, please see: https://www.epa.gov/cwa-401/resources-when-epa-acts-certifying-authority-under-section-401 and/or contact: R1CWA401@epa.gov.*

Connecticut Note: *For information concerning how to apply to CTDEEP for a Water Quality Certification, please see: https://portal.ct.gov/deep/permits-and-licenses/factsheets-inland-water/401-water-quality-certification-fact-sheet.*

Maine Note: *For information concerning how to apply to LUPC or MEDEP for a Water Quality Certification, please see: https://www.maine.gov/dep/water/wd/wqc/.*

Massachusetts Note: *For information concerning how to apply to MassDEP for a Water Quality Certification, please see: https://www.mass.gov/lists/wetlands-permitting-forms.*

New Hampshire Note: *For information concerning how to apply to NHDES for a Water Quality Certification, please see: https://www.des.nh.gov/water/rivers-and-lakes/water-quality-certification.*

Rhode Island Note: *For information concerning how to apply to RIDEM for a Water Quality Certification, please see: https://dem.ri.gov/sites/g/files/xkgbur861/files/2025-06/wqcheck.pdf.*

Vermont Note: *For information concerning how to apply to VTDEC for a Water Quality Certification, please see: https://dec.vermont.gov/act250/watershed/business-support/water-quality-certification-section-401.*

26. Coastal Zone Management

In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). If the permittee cannot comply with all conditions of a coastal zone management consistency concurrence previously issued by the state, then the permittee must obtain an individual coastal zone management consistency concurrence in order for the activity to be authorized by an NWP. The district engineer or a state may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

NAE Note: *If an individual state coastal zone management consistency concurrence is required, applicants should submit a consistency certification to the state (see 15 CFR 930.31(d)) at the same time as the PCN is submitted to the Corps, or shortly thereafter.*

Connecticut Note: *For information concerning how to apply to CTDEEP for a coastal zone management consistency certification, please see: https://portal.ct.gov/deep/coastal-resources/coastal-permitting/coastal-consistency.*

Maine Note: *For information concerning how to apply to the Maine Office of Community Affairs for a coastal zone management consistency certification, please see: https://www.maine.gov/dmr/programs/maine-coastal-program/federal-consistency-review.*

Massachusetts Note: *For information concerning how to apply to Mass CZM for a coastal zone management consistency certification, please see: https://www.mass.gov/federal-consistency-review-program.*

New Hampshire Note: *For information concerning how to apply to NHDES for a coastal zone management consistency certification, please see: https://www.des.nh.gov/water/coastal-waters/federal-consistency.*

Rhode Island Note: *For information concerning how to apply to CRMC for projects within the coastal zone, please see: https://www.crmc.ri.gov/applicationforms.html and https://www.crmc.ri.gov/regulations/fed_consistency.pdf.*

27. Regional and Case-by-Case Conditions
The activity must comply with any regional conditions that may have been added by the division engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its CWA section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits
The use of more than one NWP for a single and complete project is authorized, subject to the following restrictions:

a) The total acreage of loss of waters of the United States for a single and complete project cannot exceed the acreage limit of the NWP with the highest specified acreage limit when multiple NWPs are used to authorize an activity.

b) If only one of the NWPs used to authorize the single and complete project has a specified acreage limit, the acreage loss of waters of the United States for that single and complete project cannot exceed that specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14 (which has an acreage limit of 1/3-acre in tidal waters), with associated bank stabilization authorized by NWP 13 (which does not have a specified acreage limit), the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

c) If two or more of the NWPs used to authorize the single and complete project have specified acreage limits, the acreage loss of waters of the United States authorized by each of those NWPs cannot exceed the specified acreage limits of each of those NWPs. For example, if a commercial development is constructed under NWP 39 (which has a 1/2-acre limit), and the single and complete project

includes the filling of a ditch authorized by NWP 46 (which has a 1-acre limit), the maximum acreage loss of waters of the United States for the construction of the commercial development under NWP 39 cannot exceed 1/2-acre, and the total acreage loss of waters of United States caused by the combination of the NWP 39 and 46 activities cannot exceed 1 acre.

29. Transfer of Nationwide Permit Verifications

If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature:

"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

_____

(Transferee)

_____

(Date)

30. Compliance Certification

Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The successful completion of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States
If an NWP activity also requires review by, or permission from, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a pre-construction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission and/or review is not authorized by an NWP until the appropriate Corps office issues the section 408 permission or completes its review to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

NAE Note: *Refer to the New England District's Section 408 Program webpage that can be found at: https://www.nae.usace.army.mil/Missions/Section-408/. See also: Regional Condition B, Additional PCN Requirement (Federal Projects).*

32. Pre-Construction Notification
a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential

to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

b) Contents of the Pre-Construction Notification: The PCN must be in writing and include the following information:

1) Name, address and telephone numbers of the prospective permittee;

2) Location of the proposed activity;

3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;

4) (i) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of the Army authorization but do not require pre-construction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures.

(ii) For linear projects where one or more single and complete crossings require pre-construction notification, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters (including those single and complete crossings authorized by an NWP but do not require PCNs). This information will be used by the district engineer to evaluate the cumulative adverse environmental effects of the proposed linear project, and does not change those non-PCN NWP activities into NWP PCNs.

(iii) Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (*e.g.,* a conceptual plan), but do not need to be detailed engineering plans);

5) The PCN must include a delineation of waters, wetlands, and other special aquatic sites on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45-day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate. For NWP 27 activities that require PCNs because of other general conditions or regional conditions imposed by division engineers, see Note 2 of that NWP;

NAE Note: *To comply with the above GC 32(5), the following methodologies should be utilized:*

(a) Wetlands should be delineated in accordance with the Corps Wetlands Delineation Manual and the most recent Northcentral/Northeast Regional Supplement. Wetland delineation and jurisdiction information can be found at: www.nae.usace.army.mil/missions/regulatory/jurisdiction-and-wetlands and https://www.usace.army.mil/Media/Announcements/Article/4262089/1-august-2025-us-army-corps-of-engineers-enhances-aquatic-resource-delineation/*.*

(b) Refer to the "Best Practices for Jurisdictional Determinations and Wetland Delineations," which can be found on the Corps webpage at: https://www.nae.usace.army.mil/missions/regulatory/state-general-permits/maine-general-permit/. (This is a pending document and will be published on our website when completed.)

(c) The ordinary high water mark should be delineated (on both sides) when streams, rivers, non-tidal open waters are present on the project site. Ordinary high water mark guidance can be found in RGL 05-05 (https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll9/id/1253). For complex, atypical, or problematic sites see: https://www.erdc.usace.army.mil/Media/Fact-Sheets/Fact-Sheet-Article-View/Article/486085/ordinary-high-water-mark-ohwm-research-development-and-training/.

(d) Vegetated shallows should be delineated when present on the project site. Vegetated shallow survey guidance and maps can be found on the Corps webpage at: https://www.nae.usace.army.mil/Missions/Regulatory/Jurisdiction-and-Wetlands/.

(e) All Essential Fish Habitat should be delineated when present on the project site. EFH survey guidance can be found in the current EFH programmatic, which can be found on the Corps webpage at https://www.nae.usace.army.mil/Missions/Regulatory/Essential-Fish-Habitat/.

6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands or 3/100-acre of stream bed and a PCN is required, the prospective permittee must submit a statement describing how the compensatory mitigation requirement will be satisfied, or explaining why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

7) For non-federal permittees, if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat (or critical habitat proposed for such designation), the PCN must include the name(s) of those endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. For NWP activities that require pre-construction notification, federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;

8) For non-federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;

9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a “study river” for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the “study river” (see general condition 16); and

10) For an NWP activity that requires permission from, or review by, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request for section 408 permission from, or review by, the Corps office having jurisdiction over that USACE project.

c) Form of Pre-Construction Notification: The nationwide permit pre-construction notification form (Form ENG 6082) should be used for NWP PCNs. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.

d) Agency Coordination:

(1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal.

(2) Agency coordination is required for:

(i) all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States;

(ii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and

(iii) NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

Maine Note: *The Corps will additionally coordinate with the State of Maine on all activities that require a waiver.*

(3) When agency coordination is required, the district engineer will immediately provide (*e.g.,* via email, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or email that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure that the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Department of Environmental Protection
Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | **Phone**: 617-292-5500

Maura T. Healey	**Kim Driscoll**	**Rebecca Tepper**	**Bonnie Heiple**
Governor	Lieutenant Governor	Secretary	Commissioner

December 17, 2025

Tammy Turley (via email: tammy.r.turley@usace.army.mil)
Chief, Regulatory Division
U.S. Army Corps of Engineers New England District
696 Virginia Road Concord, Massachusetts 01742-2751

Re: **Section 401 WATER QUALITY GENERAL CERTIFICATION**
Department of the Army
Nationwide Permits for Massachusetts
Effective: **Upon issuance of the 2026 NWPs**
Expires: **Upon expiration of the 2026 NWPs**

Dear Ms. Turley,

The Massachusetts Department of Environmental Protection (MassDEP) has reviewed your June 18, 2025 request for the Commonwealth of Massachusetts to issue a Section 401 Water Quality Certification (WQC) of the Department of the Army Nationwide Permits (NWPs), herein termed the "General NWP Certification." In accordance with the provisions of Section 401 of the Federal Clean Water Act, 33 U.S.C. § 1341, the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53, and the Massachusetts 401 WQC regulations at 314 CMR 9.00, the Department has determined there is reasonable assurance the activities covered by the NWPs **that are certified herein** will be conducted in a manner which will comply with the Massachusetts Surface Water Quality Standards (314 CMR 4.00) and other applicable water quality-related requirements of state law, if carried out in accordance with this General NWP Certification and the provisions of the NWPs, including the Regional Conditions imposed by the USACE New England District.

I. Coverage of the General NWP Certification

This WQC conditionally certifies all activities authorized by USACE in NWPs 1, 3-7, 9-20, 22-23, 27-29, 31-46, 48, 51-55, 57-59, and A so long as the activity is described in 314 CMR 9.03 and is not an activity described in 314 CMR 9.04, and so long as the activity meets all other requirements, terms and conditions of 314 CMR 9.03 and of this WQC. Additionally, emergency activities authorized by one or more of these NWPs are certified if they meet the requirements of 314 CMR 9.12. Applicants must review this General NWP Certification and the current version of 314 CMR 9.03 and 314 CMR

9.04 as of the date of this letter (provided in the Appendix) prior to determining certification status. All other activities that are not described in 314 CMR 9.03 or are described in 314 CMR 9.04, unless they are authorized under 314 CMR 9.12, require an individual WQC application and issuance of an individual WQC from MassDEP.

Project proponents should note that most tidal impacts authorized by NWPs are likely not certified pursuant to this WQC and will require an individual application.

II. Clarifications for Evaluating Applicability of this General NWP Certification

1. **All NWPs** - Extent of MassDEP jurisdiction:

   MassDEP has jurisdiction under CWA § 401 and 40 C.F.R. Part 121 to evaluate water-quality related impacts from the activity subject to the NWPs on all Waters of the Commonwealth. Waters of the Commonwealth are defined at 314 CMR 9.02 to include all rivers, streams, lakes, ponds, springs, impoundments, estuaries, wetlands, coastal waters and ground waters. Surface Waters are defined at 314 CMR 9.02 to include all Waters of the Commonwealth other than ground waters. Bordering vegetated wetlands are also defined in 314 CMR 9.02. "Land Under Water," as used in 314 CMR 9.00, includes the bottom of, or land under, the surface of the ocean or any estuary, creek, river, stream, pond, or lake. All impacts to Land Under Water including creek, river, and stream impacts are quantified as square feet in Massachusetts. Where thresholds of applicability are determined in 314 CMR 9.03 or 9.04 according to specified Surface Water (including wetland) types, those shall be based on the applicable Surface Waters affected by the activity, not solely the federally jurisdictional subset of those waters.
   In consideration of whether a proposed activity qualifies for coverage under this WQC, "activity" means the proposed project, scheme or plan of action resulting in the discharge of dredged or fill material authorized by the NWP. In determining thresholds for and conducting evaluations of applications, the entirety of the activity, including likely future expansions, shall be considered and not separate phases or segments thereof. The definition of "Single and Complete Project" in 314 CMR 9.02 does not differentiate between linear and non-linear projects; therefore, a linear project considered multiple projects by the USACE will likely be considered one activity by MassDEP. The activity includes temporary and permanent, direct and indirect, and cumulative impacts from the construction and ongoing operation of a project. The calculation of square footage shall include the total of the applicable areas proposed to be lost from the impacts of the activity, without reduction for replication or restoration.

2. **All NWPs** - Salt Marsh and Outstanding Resource Waters: Activities with a discharge of dredged or fill material in a salt marsh (except for Ecological Restoration projects per 314 CMR 9.03(8)), and activities with dredging or a discharge of dredged or fill

material in an Outstanding Resource Water, require an individual WQC application. *See* 914 CMR 9.04(2) and (8).

3. **All NWPs** - Dredging: Dredging as defined in 314 CMR 9.02 includes the removal or repositioning of sediment or other material from below the mean high tide line for coastal waters and below the high water mark for inland waters (not including wetlands). Dredging of 100 cubic yards or greater will trigger an individual WQC application as identified in 314 CMR 9.04(12). Dredging less than 100 cubic yards does not require an individual application, as identified in 314 CMR 9.03(3) provided all of the requirements of this WQC are met, including all of the requirements of 314 CMR 9.03.

4. **NWP 27 -- Aquatic Habitat Restoration, Enhancement and Establishment and NWP A -- Activities to Improve Passage of Fish and Other Aquatic Organisms**: Activities that comply with the provisions of 314 CMR 9.03(8) are certified under this WQC. Note that only Ecological Restoration projects that meet the eligibility criteria pursuant to 310 CMR 10.13, comply with requirements of 310 CMR 10.11 and 10.12, and receive a Restoration Order of Conditions (OOC) pursuant to 310 CMR 10.14 are certified under this WQC. Projects that involve dredging or dredged material disposal as described in 314 CMR 9.04(12) require an individual WQC application. Ecological Restoration Limited projects that receive an OOC under the provisions of 310 CMR 10.24(8) or 10.53(4) are not certified under this WQC and require an individual WQC application.

5. **NWP 40 – Agricultural Activities, and NWP 48 – Commercial Shellfish Mariculture Activities**: Agriculture and aquaculture activities described in 314 CMR 9.03(4) (*i.e.*, normal maintenance or improvement of land in agricultural or aquacultural use) do not require an individual WQC pursuant to 314 CMR 9.04(4) because, in accordance with 314 CMR 9.03(4), the provisions of 314 CMR 9.04 do not apply. However, activities described in 314 CMR 9.04(10) (*i.e.*, agricultural limited projects per 310 CMR 10.53(5), which include but are not limited to projects for the support of existing agricultural production such as the construction or expansion of new ponds or reservoirs) and other agriculture and aquaculture activities that do not meet the respective definitions in 310 CMR 10.04 of normal maintenance or improvement of land in agricultural or aquacultural use must apply for an individual WQC provided the activities result in the discharge of dredged or fill material, or the dredging of 100 cubic yards or more.

6. **Activities Exempt from M.G.L. c. 131, § 40 (WPA):** In accordance with 314 CMR 9.04(4), these activities are not certified by this WQC unless otherwise described in these conditions, and proponents of such activities must apply for an individual WQC pursuant to 314 CMR 9.00. Included in this category of exempt projects is utility maintenance, including any associated construction mats.

III. NWP-Specific Conditions

The activities authorized by this WQC are subject to the following NWP-Specific Conditions:

1. **NWP 5 Scientific Measurement Devices, NWP 6 Survey Activities**: Activities certified by this General NWP Certification shall be temporary in nature and necessary for planning and design purposes such as the installation of monitoring wells, exploratory borings, sediment sampling, and surveying. Pursuant to 314 CMR 9.03(6) and 314 CMR 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters.

2. **NWP 10 Mooring Buoys**: Pursuant to 310 CMR 9.07(2) of the Waterways (Chapter 91) Regulations, mooring activities must be authorized by a valid Annual Permit for Moorings, Floats and Rafts (Section 10A permit) issued by the municipal harbormaster or other municipal official. Pursuant to 310 CMR 9.07(2) and 314 CMR 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters.

3. **Activities Addressing an Emergency Situation, Including But Not Limited To Those Authorized Under NWPs 3, 31, and 37**: Activities addressing emergency situations that meet the requirements of 314 CMR 9.12 are certified under the General NWP Certification. 314 CMR 9.12 supersedes 314 CMR 9.03 and 314 CMR 9.04 such that there are no activity type, location, or impact thresholds that prevent the abatement of an emergency following compliance with 314 CMR 9.12. Pursuant to 310 CMR 10.06, 314 CMR 9.09(1)(d) and 9.12, this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters and maintain water quality.

IV. General Conditions

The activities authorized by this WQC are subject to the following general conditions:

1. Each activity described in 314 CMR 9.03 must comply with the respective requirements in 314 CMR 9.03 for that activity. Pursuant to 310 CMR 10.00, 314 CMR 9.03, 9.06(2), and 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters and maintain water quality.

2. This General NWP Certification shall be valid until such time as the Department of the Army NWPs expire or are modified, suspended, revoked, or reissued. Pursuant to 33 U.S.C. 1341 of the federal Clean Water Act, this condition is necessary to comply with federal law. In the event that MassDEP promulgates a revision to 314

CMR 9.00 that modifies the criteria referenced herein, MassDEP will seek agreement with the USACE pursuant to 40 C.F.R. § 121.10 to modify this General NWP Certification to align with the revised regulation.

3. The Department reserves the right to amend, modify, suspend, revoke, or reissue this WQC if the NWPs are amended, modified, suspended, revoked, or reissued. The activities authorized by this WQC shall be conducted in a manner that assures compliance with the anti-degradation provisions of the Massachusetts Surface Water Quality Standards at 314 CMR 4.00. Pursuant to 314 CMR 9.06(2), 9.09(1)(d) and 314 CMR 4.00, this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters and that activities will not violate surface water quality standards.

4. This WQC does not derogate from any present or future property rights or other rights or powers of the Commonwealth of Massachusetts and does not convey property rights in real estate or material, or any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws and regulations pertinent to the property or activity affected hereby. Pursuant to 314 CMR 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters and to comply with state law.

5. MassDEP reserves the right to inspect any project or activity conducted, permitted, or otherwise authorized by this WQC and their impacts on Waters of the Commonwealth, as defined at 314 CMR 4.02, at any time to monitor compliance with the Massachusetts Surface Water Quality Standards, 314 CMR 4.00, the regulations at 314 CMR 9.00, and this WQC. Pursuant to 314 CMR 4.00, 314 CMR 9.09(1)(d), and 9.11, this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to comply with state law.

6. The permittee is responsible for compliance with the terms and conditions of this WQC. Failure to comply with the terms and conditions of this WQC is grounds for enforcement by MassDEP including, without limitation, the assessment of civil, administrative, or criminal penalties pursuant to M.G.L. c. 21, §§ 42 and 44, M.G.L c. 21, § 16A, 310 CMR 5.00, M.G.L. c. 131, § 40, 310 CMR 10.08, and 314 CMR 9.11 or other possible actions/penalties as authorized by the General Laws of the Commonwealth. Pursuant to M.G.L. c. 21, §§ 42 and 44, M.G.L c. 21, § 16A, 310 CMR 5.00, M.G.L. c. 131, § 40, 310 CMR 10.08, and 314 CMR 9.09(1)(d) and 9.11, this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to comply with state law.

7. Stormwater discharges to Waters of the Commonwealth, including wetlands during the construction period must comply with the requirements of 314 CMR 9.06(6) and must not cause a violation of the Massachusetts Surface Water Quality Standards, 314 CMR 4.00. If applicable, the permittee shall file a Stormwater Pollution Prevention Plan (SWPPP) required by the EPA National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP)[1] and provide MassDEP a copy of the filed SWPPP. Pursuant to 314 CMR 4.00, 314 CMR 9.06(6) and 9.09(1)(d), this condition is necessary to minimize turbidity and sediment caused by construction activities and to ensure that water quality is not degraded, and that biology of the waters are not negatively impacted by potential discharges.

8. Any activity authorized by this WQC shall not result in any increase in turbidity to Surface Waters including wetlands either during normal or significant rainfall events. Excessive turbidity in wetlands or flowing water within, or in the vicinity of the project site shall be presumed to have unacceptable adverse impacts on Surface Waters including wetlands. Pursuant to 314 CMR 9.06 and 9.09(1)(d), this condition is necessary to minimize turbidity and sediment caused by construction activities and to ensure that water quality is not degraded, and that biology of the waters are not negatively impacted by potential discharges.

9. Refueling, washing, or other maintenance of vehicles and construction equipment, and storage of hazardous materials shall not take place within Surface Waters including wetlands. Pursuant to 314 CMR 9.06 and 9.09(1)(d), this condition is necessary to minimize turbidity and sediment caused by construction activities and to ensure that water quality is not degraded, and that biology of the waters is not negatively impacted by potential discharges.

10. Any fill used in Surface Waters, including wetlands shall comply with all relevant provisions of the WPA, the Wetlands Protection Regulations, 310 CMR 10.00, M.G.L. c. 21E, and the regulations promulgated pursuant thereto at 310 CMR 40.0000. Without limitation, fill shall not contain any trash, refuse, rubbish, or debris, including, but not limited to lumber, plaster, construction materials, wire, lath, paper, cardboard, pipe, tires, ashes, metal, plastic, motor vehicles, or parts of any of the foregoing, hazardous waste, hazardous materials, or oil. Pursuant to M.G.L. c. 21E, M.G.L. c. 131, § 40, 310 CMR 10.00, 314 CMR 9.06(2) and 9.09(1)(d), and 310 CMR 40.0000, this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to ensure compliance with state law.

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[1] - The CGP is applicable to construction activities that disturb one acre or more, or if they disturb less than one acre but the land is a part of a larger common plan of development that disturbs one or more acres of land total.

11. The activities authorized herein shall not commence until the permittee has obtained final approval pursuant to Section 404 of the Federal Clean Water Act from the Army Corps of Engineers, as applicable. Pursuant to 33 U.S.C. 1341, 314 CMR 9.06(2) and 9.09(1)(d) and (e), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to ensure compliance with state and federal law.

12. Upon final stabilization of disturbed surfaces, all temporary erosion controls shall be removed and disposed of in a legal manner and shall not be disposed of in Surface Waters including wetlands. Pursuant to 314 CMR 9.06 and 9.09(1)(d), this condition is necessary to minimize turbidity and sediment caused by construction activities and to ensure that water quality is not degraded, and that biology of the waters are not negatively impacted by potential discharges.

13. This WQC does not relax, vary, or waive requirements under the Surface Water Discharge/NPDES Municipal Separate Storm Sewer System (MS4) General Permit and the EPA-issued NPDES Construction General Permit. In the event of a conflict between requirements of this WQC and the referenced general permits, the permittee shall follow the more stringent requirement. Pursuant to 33 U.S.C. 1342, M.G.L. c. 21, §§ 26-53, 314 CMR 9.06(2) and 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to ensure compliance with state and federal law.

14. This WQC does not relieve the permittee of the obligation to comply with all other applicable state and federal law. Any changes made to the permittee's project or activity must be reevaluated for eligibility under this WQC. Pursuant to 310 CMR 9.06(2) and 9.09(1)(d), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to ensure compliance with state and federal law.

15. The permittee shall comply with General Conditions 1-32 of the NWPs and the Regional Conditions (which include any State-specific Conditions). Pursuant to 310 CMR 9.06(2), this condition is necessary to ensure that practicable steps have been taken which will avoid and minimize impacts to wetlands and waters, to maintain water quality, and to ensure compliance with federal law.

Notification of Appeal Rights

The following persons shall have a right to request an adjudicatory hearing concerning this certification:

1. Any person aggrieved by the decision who has submitted written comments during the public comment period;

2. Any ten (10) persons of the Commonwealth pursuant to M.G.L. c. 30A where a group member has submitted written comments during the public comment period; and

3. Any governmental body or private organization with a mandate to protect the environment, which has submitted written comments during the public comment period.

Any person aggrieved, any ten persons of the Commonwealth, or a governmental body or private organization with a mandate to protect the environment may appeal without having submitted written comments during the public comment period only when the claim is based on new substantive issues arising from material changes to the scope or impact of the activities proposed for coverage and not apparent at the time of public notice. To request an adjudicatory hearing pursuant to M.G.L. c. 30A, § 10, and 310 CMR 1.01, a Notice of Claim must be made in writing, provided that the request is made by certified mail or hand delivery to the Department, with the appropriate filing fee specified within 310 CMR 4.06, along with a Department Fee Transmittal Form, within 21 days from the date of issuance of this WQC and addressed to:

Case Administrator
Department of Environmental Protection
100 Cambridge Street, Suite 900
Boston, MA 02114.

A copy of the request shall at the same time be sent by certified mail or hand delivery to the issuing office of the Wetlands and Waterways Program at:

Department of Environmental Protection
100 Cambridge Street, Suite 900
Boston, MA 02114.

A Notice of Claim for Adjudicatory Hearing shall comply with the Department's Rules for Adjudicatory Proceedings, 310 CMR 1.01(6), and shall contain the following information pursuant to 314 CMR 9.10(3):

a. the 401 Certification Transmittal Number and DEP Wetland Protection Act File Number;
b. the complete name of the applicant and address of the project;
c. the complete name, address, and fax and telephone numbers of the party filing the request and, if represented by counselor other representative, the name, fax and telephone numbers, and address of the attorney;
d. if claiming to be a party aggrieved, the specific facts that demonstrate that the party satisfies the definition of “aggrieved person” found at 314 CMR 9.02;

e. a clear and concise statement that an adjudicatory hearing is being requested; and
f. a clear and concise statement of (1) the facts which are grounds for the proceedings, (2) the objections to the Certification, including specifically the manner in which it is alleged to be inconsistent with the Department's Water Quality Certification Regulations, 314 CMR 9.00, and (3) the relief sought through the adjudicatory hearing, including specifically the changes desired in the final written Certification.

The hearing request along with a DEP Fee Transmittal Form and a valid check or money order payable to the Commonwealth of Massachusetts in the amount of one hundred dollars ($100) must be mailed to:

Commonwealth of Massachusetts
Department of Environmental Protection
Commonwealth Master Lockbox
P.O. Box 4062
Boston, MA 02211

The request will be dismissed if the filing fee is not paid, unless the appellant is exempt or granted a waiver. The filing fee is not required if the appellant is a city or town (or municipal agency), county, or district of the Commonwealth of Massachusetts, or a municipal housing authority. The Department may waive the adjudicatory hearing filing fee pursuant to 310 CMR 4.06(2) for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file an affidavit setting forth the facts believed to support the claim of undue financial hardship together with the hearing request as provided above.

If you have questions on this decision, please contact Lisa Rhodes at Lisa.Rhodes@mass.gov.

Sincerely,



Tim Jones, Director
Division of Wetlands and Waterways

Appendix – 314 CMR 9.03 and 9.04

Cc Sean Duffy, MA Office of Coastal Zone Management (sean.duffey@mass.gov)
CC EPA, Nate Marganson (margason.nathan@epa.gov)

Appendix

Sections 9.03 and 9.04

Excerpted from 314 CMR 9.00: *401 Water Quality Certification for Discharge of Dredged or Fill Material, Dredging, and Dredged Material Disposal in Waters of the United States Within the Commonwealth*

9.03: Activities Not Requiring an Application

The Department certifies the activities identified in 314 CMR 9.03(1) through (8) and therefore they do not require an individual 401 Water Quality Certification application provided the specified conditions are met. For activities meeting these specified conditions, the Final Order of Conditions or final Restoration Order of Conditions issued pursuant to 310 CMR 10.00: Wetlands Protection, as applicable, serves as the Water Quality Certification for the project.

(1) Less than 5000 Sq. Ft. with an Order of Conditions. Activities conducted in compliance with the Wetlands Protection Act and receiving a Final Order of Conditions which meets all applicable performance standards under 310 CMR 10.00: Wetlands Protection provided that:

(a) the Final Order of Conditions permits work that results in the loss of up to 5,000 square feet cumulatively of bordering and isolated vegetated wetlands and land under water. Both bordering and isolated vegetated wetlands must be delineated on the plans contained in the Notice of Intent and described on a form prescribed by the Department; and

(b) the Final Order of Conditions includes conditions requiring at least 1:1 replacement of bordering vegetated wetlands under 310 CMR 10.55(4)(b);

(c) if applicable, the activity conforms to the stream crossing provisions of 310 CMR 10.24(10) and 10.53(8); and

(d) the proposed work is not subject to 314 CMR 9.04.

(2) Beach Nourishment. Beach nourishment activities with a Final Order of Conditions issued under M.G.L. c. 131, § 40.

(3) Dredging Less than 100 C.Y. Dredging and dredged material disposal of less than 100 cubic yards, provided that a Final Order of Conditions has been issued and the proposed work is not subject to 314 CMR 9.04 and the work is not subject to an individual 404 permit by the Corps of Engineers. Dredged sediment generated from such activities shall be managed in accordance with the provisions of 314 CMR 9.07(9) through (11) and may be

used for beach nourishment activities or reuse within the shoreline under a Final Order of Conditions issued under M.G.L. c. 131, § 40.

(4) Agriculture or Aquaculture Exempt under M.G.L. c. 131, § 40 (the Wetlands Protection Act). Normal maintenance and improvement of land in agricultural or aquacultural use that is exempt from the Wetlands Protection Act, as defined and performed in accordance with 310 CMR 10.04: Definitions: Agriculture including the alternatives analysis, as applicable, performed by the USDA Natural Resources Conservation Service (formerly Soil Conservation Service) or 310 CMR 10.04: Definitions: Agriculture. The provisions of 314 CMR 9.04 do not apply.

(5) Less than 5000 Sq. Ft. of Isolated Vegetated Wetlands. Any activity in an area not subject to jurisdiction of the Wetlands Protection Act which is subject to 33 U.S.C. 1251 (i.e., isolated vegetated wetlands) which will result in the loss of up to 5000 square feet cumulatively of bordering and isolated vegetated wetlands and land under water, provided there is no discharge of dredged or fill material to any Rare Species Habitat or to any Outstanding Resource Water.

(6) Planning and Design Activities. Activities that are temporary in nature, have negligible impacts, and are necessary for planning and design purposes such as the installation of monitoring wells, exploratory borings, sediment sampling, and surveying. The applicant shall notify the Department and conservation commission at least ten days prior to commencing the activity. Notification is not required if a valid, unexpired Final Negative Determination of Applicability has been issued for the work as described 310 CMR 10.05(3)(b). Notification shall include a description of the activity, the location of the proposed activity and measures to be taken to avoid or minimize impacts. The site shall be substantially restored to its condition prior to the activity.

The Department will notify the persons to whom an Order of Conditions is issued not later than ten business days of its receipt by the Department that based on the information available to the Department the criteria of 314 CMR 9.03 have not been met. If the impacts to resource areas, as defined in the Massachusetts Wetland Protection Act and the Federal Clean Water Act, or the project size increases from the description filed with the Notice of Intent, or there are any inaccuracies therein, the applicant must notify the Department in writing and request a determination that the criteria of 314 CMR 9.03 have been met before the activity begins.

(7) Test Projects. A Test Project authorized by and conducted in accordance with a final Order of Conditions provided that the project: does not require an individual Section 404 permit from the U.S. Army Corps of Engineers; is not located in Outstanding Resource Waters; and does not exceed any of the impact thresholds set forth in 314 CMR 9.03(1), (3), and (5).

The Department will notify the persons to whom an Order of Conditions is issued not later than ten business days of its receipt by the Department if, based on the information available to the Department, the project is not exempt from the requirement to submit an

individual 401 Water Quality Certification application pursuant to 314 CMR 9.03(7). If the applicant discovers that the project or its impacts on Resource Areas and waters of the United States within the Commonwealth differ from the project and impacts presented in the Notice of Intent, the applicant shall notify the Department in writing within 72 hours of such discovery and request a written determination from the Department as to whether the project is exempt from the requirement to submit an individual 401 Water Quality Certification pursuant to 314 CMR 9.03(7). In that event, the applicant shall not commence the project until s/he obtains a written determination from the Department that the project is exempt from the requirement to obtain an individual 401 Water Quality Certification pursuant to 314 CMR 9.03(7) or an individual 401 Water Quality Certification authorizing the project.

(8) Ecological Restoration Project. Discharge of dredged or fill material in association with an Ecological Restoration Project provided that the discharge of dredged or fill material is in compliance with a valid final Restoration Order of Conditions issued pursuant to 310 CMR 10.11: Actions Required Before Submitting a Notice of Intent for an Ecological Restoration Project through 310 CMR 10.14: Restoration Order of Conditions followed by a Certificate of Compliance, unless the project involves dredging or dredged material disposal as described in 314 CMR 9.04(12). Ecological Restoration Projects that include the activities described in 314 CMR 9.04(12) require a 401 Water Quality Certification application pursuant to 314 CMR 9.04.

9.04: Activities Requiring an Application

The activities identified in 314 CMR 9.04(1) through (13) require a 401 Water Quality Certification application and are subject to the Criteria for Evaluation of Applications for the Discharge of Dredged or Fill Material in 314 CMR 9.06 and/or 9.07:

(1) More than 5000 Sq. Ft. Any activity in an area subject to 310 CMR 10.00: Wetlands Protection which is also subject to 33 U.S.C. 1251, et seq. and will result in the loss of more than 5000 square feet cumulatively of bordering and isolated vegetated wetlands and land under water, except for an Ecological Restoration Project not requiring a Water Quality Certification application pursuant to 314 CMR 9.03(8).

(2) Outstanding Resource Waters. Dredging in, or any activity resulting in any discharge of dredged or fill material to any Outstanding Resource Water.

(3) Real Estate Subdivision - Any discharge of dredged or fill material associated with the creation of a real estate subdivision, unless there is a valid, unexpired Final Order of Conditions, followed by a Certificate of Compliance, and a recorded deed restriction providing notice to subsequent purchasers limiting the amount of fill for the single and complete project to less than 5000 square feet cumulatively of bordering and/or isolated vegetated wetlands and land under water and the discharge is not to an Outstanding Resource Water. Real estate subdivisions include divisions where approval is required and where approval is not required under the Subdivision Control Law, M.G.L. c. 41, §§ 81K through 81GG. Discharges of dredged or fill material to create the real estate subdivision

include but are not limited to discharges resulting from the construction of roads, drainage, sidewalks, sewer systems, buildings, septic systems, wells, and accessory structures.

(4) Activities Exempt under M.G.L. c. 131, § 40. Any activity not subject to M.G.L. c. 131, § 40 and which is subject to 33 U.S.C. 1251 and will result in any discharge of dredged or fill material to bordering vegetated wetlands or land under water.

(5) Routine Maintenance. Routine maintenance of existing channels, such as mosquito control projects or road drainage maintenance, that will result in the annual loss of more than 5000 square feet cumulatively of bordering and isolated vegetated wetland and land under water will be evaluated under the criteria of 314 CMR 9.06. A single application may be submitted and a single certification may be issued for repeated routine maintenance activities on an annual or multi-year basis not to exceed five years.

(6) More than 5000 Sq. Ft. of Isolated Vegetated Wetlands. Any activity in an area not subject to jurisdiction of M.G.L. c. 131, § 40 but which is subject to 33 U.S.C. 1251 (i.e., isolated vegetated wetlands) and which will result in the loss of more than 5000 square feet cumulatively of bordering and isolated vegetated wetlands and land under water.

(7) Rare Species Habitat in Isolated Vegetated Wetlands. Any activity resulting in the discharge of dredged or fill material to an isolated vegetated wetland that has been identified as Rare Species Habitat.

(8) Salt Marsh. Any activity resulting in the discharge of dredged or fill material in any salt marsh, except for an Ecological Restoration Project not requiring a Water Quality Certification application pursuant to 314 CMR 9.03(8).

(9) Individual 404 Permit. Any activity subject to an individual Section 404 permit by the Corps of Engineers, except for an Ecological Restoration Project not requiring a Water Quality Certification application pursuant to 314 CMR 9.03(8).

(10) Agricultural Limited Project. Agricultural work, not exempt under M.G.L. c. 131, § 40, referenced in and performed in accordance with 310 CMR 10.53(5). Provided the activity does not result in any discharge of dredged or fill material to an Outstanding Resource Water, such work will be presumed to meet the criteria of 314 CMR 9.06 where a comparable alternatives analysis is performed or approved by the USDA Natural Resources Conservation Service and included in the Notice of Intent.

(11) Discretionary Authority. Any activity where the Department invokes discretionary authority to require an application based on cumulative effects of multiphased activities, cumulative effects of dredging, or from the discharge of dredged or fill material to bordering or isolated vegetated wetlands or land under water, or other impacts which may jeopardize water quality. The Department will issue a written notice of and statement of reasons for its determination to invoke this discretionary authority not later than ten business days after its receipt of an Order of Conditions.

(12) Dredging 100 Cubic Yards or More. Any dredging or dredged material re-use or disposal of 100 cubic yards or greater.

(13) Any activity not listed in 314 CMR 9.03 or 9.04 is an activity requiring an application subject to the requirements of 314 CMR 9.05 and 9.06 through 9.13 as applicable.