

APPROVED 11/7/12

**City of Boston Conservation Commission  
Public Hearing Meeting Minutes**  
Boston City Hall, Hearing Room 801  
Boston, Massachusetts, 02201

**August 1, 2012**

**Commissioners Present:** Charles Button, Vivien Li, John Sullivan, Aldo Ghirin  
**Commissioners Not Present:** Stephen Kunian, Antonia Pollak, John Lewis, Jeanne McHallam  
**Staff Present:** Chris Busch, Executive Secretary

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**6:00 PM**

Notice of Intent from FPCHotel LLC for the construction of a six-story, 135-room hotel, including open space and stormwater management system improvements, at 66 Sleeper Street, South Boston, Fort Point Channel (Land Subject to Coastal Storm Flowage; 100-foot Buffer Zone to Coastal Bank).

Owner: FPCHotel LLC

Representative: Yanni Tsipis, Colliers International; John Schmid and Amy Prange, Nitsch Engineering; Andrea Moyer, Elizabeth Grob, and Sean Hale, Epsilon Associates

Documents: Documents and photos included with the NOI submission, Hotel rendering,

Ms. Li stated that Colliers International, Nitsch Engineering, and Epsilon Associates are dues-paying members of her employer, The Boston Harbor Association.

Mr. Tsipis described the project as an 82,000 square-foot 135-room boutique hotel on Sleeper Street, Old Sleeper Street, and Seaport Boulevard. The first floor will include the following amenities: lobby, public restaurant, public civic space, and public plaza on Old Sleeper Street, which will serve as a connector for the Harborwalk. He then presented a rendering of the proposed hotel which illustrated the architectural style as well as a public rooftop deck. It also showed in the background a proposed building at Parcel B (not part of this proposal).

The project site adjacent to the Fort Point Channel and the resources affected include 350 feet of LSCSF (which is not associated with any performance standards), and there will be no displacement of water storage area. The site is currently entirely impervious, and the proposed project will improve the stormwater management over the existing conditions. As sea level rise is a front and center consideration in this project, electric systems will be raised and basement usage will be limited to water line and fire related mechanical equipment only, plus staff lockers and hotel management-related storage uses.

Mr. Sullivan inquired about the role of the proposed trees in stormwater management. The applicant responded that the design, which is conceptual, is not intended for the runoff to serve directly as irrigation for the trees. The below grade recharge system is designed to capture ¾ inches of rainwater. The applicant plans to request permits for Old Sleeper street to be made into a pedestrian walk with delivery access for the Barking Crab. The proponent will be responsible for maintaining the trees.

Mr. Button requested a brief clarification on the Nitsch Engineering report.

Mr. Ghirin made a comment [unintelligible] regarding the Parks Commission and a site on the south side of Seaport Boulevard.

Ms. Li inquired about the possibility of additional landscaping on the 16,911 square foot site, as well as a green roof. The applicant is working with the landscape architect to improve the recharge system with more landscaping if possible. Planters and containers will be considered for the roof rather than a true green roof to allow public access, and the roof will be light in color (not dark as it appears on the rendering).

Ms. Li also asked about the status of the Chapter 91 license in relation to Parcel E adjacent to the Children's Museum. The engineer is expecting a letter of completeness within the week. A representative read a statement of Boston Global Investors, the owner of Seaport Square, stating their intent to continue to work with the Children's Museum on the planning and design process consistent with the Secretary of Environmental Affairs requirements. The Autograph Hotel project will probably begin in the first or second quarter of 2013.

Ms. Li expressed interest in receiving an additional update within 30 or 60 days on the project prior to construction commencement.

The applicant indicated that the front door is on New Sleeper Street. There is no on-site parking. Land taxis, water taxis and public transit will be critical. The applicant identified the receiving entrance and general wayfinding signage locations. The restrooms will be open to the general public.

Mr. Busch confirmed that all construction staging would be located on site. Ms. Li confirmed that construction would not interrupt the operations of The Barking Crab. The applicant has had numerous discussions regarding entry clearance and construction phasing to address this.

- **Motion made by V. Li and seconded by A. Ghirin to issue an Order of Conditions with the added condition that the applicant provide the Commission with an update on the status of Parcel E consistent with the early action items approved by Secretary of Environmental Affairs at the October 3, 2012 meeting. In addition, that signage will be provided in a visible manner indicating the availability of the roof-top deck and restrooms to the public (4/0/0 6:15pm).**

#### **6:15 PM**

Report on an Emergency Certificate issued to the Massachusetts Department of Conservation and Recreation for removal of compost material at the DCR's American Legion Highway compost facility, Roslindale, Canterbury Brook.

Staff update regarding EC issued July 23, 2010. The facility was shut down about one year ago due to excessive mishandling of materials, and has been inactive since. The site is now considered a fire hazard and DCR will be moving some of the materials off-site to be processed at another facility. The letter from Mr. Busch indicates that the applicant needs to maintain erosion and sediment control measures during this process. DCR will be submitting an NOI shortly. Mr. Busch will be following up accordingly.

#### **6:20 PM**

Request for Certificate of Compliance for Order of Conditions **DEP File No. 006-1072** from The Mayo Group for the Gordon's Woods Development Project, 1100 VFW Parkway, West Roxbury.

Mr. Busch stated that as-built plans, a stormwater management plan, and a statement of completion by the engineer have been received. A site visit confirmed completion and issuance of the requested COC is recommended.

- **Motion made by V. Li and seconded by A. Ghirin to issue the Certificate of Compliance (4/0/0 6:45pm).**

#### **6:30 PM** *Updates and General Business*

- **Emergency Certification, Black Falcon Terminal** Mr. Busch received a call from Jim Stolecki of MassPort regarding a request for an Emergency Certification for repairs (in-kind replacement) to damage to 80 fender piles caused by July 4<sup>th</sup> birthing at the Black Falcon Terminal. This work would go beyond the scope of the Existing Order of Conditions for this site. An Amendment to the OOC would then be issued for this work. Ms. Li stated that MassPort is a dues paying member of her employer, The Boston Harbor Association.
- **Suburu Pier, South Boston** Mr. Busch explained that this issue is related to the Cargo Ventures Permit of 2008 for a facility at Suburu Pier in South Boston. A Request for Minor Modification submitted in April 2012 and reviewed in May 2012 including a reduction in size of footprint of Building A (within LSCSF, but at higher elevations outside of the flood zone) and waterside activities.

Ms. Li stated that Cargo Ventures and MassPort are dues paying members of her employer, The Boston Harbor Association.

The applicant is working with FEMA on a map amendment to remove the project area from the floodplain. Mr. Busch was under the impression that the area was outside of the ConCom's jurisdiction. The applicant, Richard [unintelligible] of Campanelli Companies (the site developer), is looking to determine which conditions are applicable to the site, and to close out orders in order to clear title. The minor amendment

approved by the Commission decoupled the project within its jurisdiction from the current proposal. The applicant is looking to remedy the situation, perhaps with a letter from the Commission stating that the proposed project is outside its jurisdiction. The applicant is seeking direction only from the commission.

Mr. Busch suggested that an Amendment to the Order of Conditions or a Request for Partial Certificate of Compliance may work: however these require the original applicant to file, and that party is not on favorable terms with current applicant.

Ms. Li expressed discomfort at considering the request without public notice. She supports a Request for Determination.

Andrew McGee of Epsilon Associates, who is working on both projects, hopes to close out the issue of jurisdiction around the flood plain.

Nothing in the project has changed regarding expanded impacts; however there are now two owners, and resources under the ConCom's jurisdiction are only affected in half of the project.

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- **Motion made by V. Li and seconded by everyone to adjourn the meeting (5/0/0 6:50pm).**

Respectfully submitted,



Stephanie Krueel  
Executive Secretary