

MEMORANDUM

BOARD APPROVED

MAY 17, 2018

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

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

**SUBJECT:** MASSPORT MARINE TERMINAL PARCEL 6, SOUTH BOSTON

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (i) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") in connection with the Massport Marine Terminal Parcel 6 Development (the "Proposed Project") Project Notification Form ("PNF") filed by Pilot Seafood Properties III LLC (the "Proponent") on February 28, 2018; (ii) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (iii) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and execute and deliver any other documents, or agreements, and take any and all other actions deemed appropriate and necessary by the Director in connection with the Proposed Project.

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### **PROJECT SITE**

The Massport Marine Terminal ("MMT") Parcel 6 Development is located on Fid Kennedy Avenue within the Raymond L. Flynn Marine Park (the "RLFMP"), formerly the Boston Marine Industrial Park, in the South Boston neighborhood of Boston. MMT Parcel 6 consists of an approximately 6.5 acre portion of the 29.5 acre MMT. The MMT is land leased by Massachusetts Port Authority ("Massport")

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

from the Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a the Boston Planning & Development Agency ("BPDA") under the terms of a lease agreement set to terminate in February of 2070. Parcel 6 is bounded to the north by Shore Road, to the south by Fid Kennedy Avenue, to the west by the Tide Street extension, and to the east by a new road to be constructed as part of the Proposed Project, with the working name of "Bollard Way" (in its entirety, the "Project Site").

Currently the Project Site is vacant, mostly asphalt-paved land.

### **DEVELOPMENT TEAM**

The development team includes:

Proponent: Pilot Seafood Properties III LLC  
Eden Milroy  
Kathryn Maynes

Architects: CMC Design-Build, Inc.  
Matthew Dobrowski

STV, Inc.  
Michael Cassavoy

DESMAN Design Management  
Wesley Wilson  
Anna Loc

Landscape Architect: Ray Dunetz Landscape Architecture  
Ray Dunetz

Transportation  
Planner/Engineer: Howard Stein Hudson  
Elizabeth Peart

Civil Engineer/  
Infrastructure: Hayes Engineering  
Peter Ogren

Sustainability/LEED

Consultant: Soden Sustainability Consulting  
Colleen Ryan Soden

Legal Counsel: Dalton & Finegold LLP  
Jared Eigerman

Permitting Consultants: Mitchell L. Fischman ("MLF") Consulting LLC  
Mitchell Fischman

## **DESCRIPTION AND PROGRAM**

The MMT was created by Massport to support maritime industrial use. In February 2016, Massport issued a Request for Proposals ("RFP") for maritime industrial development and utilization of the MMT, with an emphasis upon the seafood industry.

The Proposed Project comprises approximately 220,000 square feet of gross floor area in separate facilities to be owned by two to three seafood companies, each seeking to expand from other locations. An accessory and supporting mixed-use parking structure is also included to satisfy a need of the marine industry not serviced by public transportation.

The Proposed Project is expected to be developed in three sub-parcels, with associated infrastructure improvements to adjacent Shore Road, and construction of a new road with a working attribution for design purposes of "Bollard Way" along the site's easterly boundary. The proposed buildings will be of varying heights but all under fifty (50) feet. The proposed development plans for each of the sub-parcels are as follows:

### **Sub-Parcel 6A**

Sub-Parcel 6A, adjacent to the inner Harbor, will be developed with one structure to be occupied by Boston Sword & Tuna with a purpose-built fresh seafood processing and distribution plant of approximately 48,000 square feet and with approximately fifty-seven (57) on-site surface parking spaces. The structure will include a first-floor mezzanine and freezer bay, and is expected to be approximately forty-five (45) feet in height.

### Sub-Parcel 6B

While a tenant has not yet been determined for Sub-Parcel 6B, the programming of this sub-parcel calls for an approximately 62,000 square foot building with a height of fifty (50) feet or less, and approximately sixty-three (63) surface parking spaces.

### Sub-Parcel 6C

The mixed-use accessory parking garage will be located on Sub-Parcel 6C, and will be comprised of approximately 101,300 square feet of gross floor area and will include an over-the-counter seafood shop and a new Union Hall for the International Longshoreman's Association. The parking garage will include approximately 280 parking spaces on three parking garage decks, while approximately sixty-six (66) surface parking spaces will also be available. The structured parking spaces will be available to serve the proposed seafood facilities, users of the International Longshoreman's Association Union Hall, and other maritime industrial employees within this portion of the RLFMP.

As a water-dependent marine industrial project on land leased by Massport from the Economic Development and Industrial Corporation of Boston, the Proposed Project is compliant with the combined Master Plan and Environmental Impact Report ("EIR") issued for the RLFMP in 1999 ("RLFMP Master Plan"), as well as the Notice of Project Change ("NPC") to that document filed by the BPDA with the Commonwealth in December 2017, and the Chapter 91 Master License issued for the RLFMP in 2005 ("Chapter 91 Master License").

## **PUBLIC PROCESS**

On December 21, 2017, the Proponent filed a Letter of Intent ("LOI") with the BPDA. On February 28, 2018, the Proponent filed a Project Notification Form ("PNF") with the BPDA and published notice of this filing in the *Boston Herald*. The public comment period was originally scheduled to conclude on March 30, 2018.

The PNF was posted to the BPDA's website and notification of the filing was sent to local City and State elected officials and their staff members with an invitation to attend the Scoping Session and Public Meeting, both held on March 22, 2018 (Scoping Session was held in City Hall while the Public Meeting was held at the BPDA offices at 22 Drydock Avenue). Notice of this Public Meeting also appeared in the local South Boston newspapers.



The public comment period was extended to April 20, 2018, and on April 3, 2018, the BPDA facilitated a presentation by the Proponent to the Board of the Boston Marine Park Business Association at the Association's monthly meeting, which was held at the Harpoon Brewery and Beer Hall (306 Northern Avenue, Boston, MA 02210).

### **PUBLIC BENEFITS**

The Proposed Project will provide an opportunity for up to 150 new, permanent maritime industrial jobs by supporting the expansion of medium to larger seafood companies into the existing seafood industry mix in the MMT, making full use of the site area and its proximity to the waterfront.

Additionally, the Proposed Project will contribute to and support the success of the seafood processing industry within the RLFMP and the Port of Boston at-large by revitalizing a vacant parcel and offering the tenants of Sub-Parcels 6A and 6B the opportunity to improve and expand their seafood processing operation in the City of Boston. Additionally, the operation of the facility will offer direct economic support to other water-dependent uses in the MMT, surrounding portions of the RLFMP, and the larger Port of Boston.

### **RECOMMENDATIONS**

Based on the foregoing, BPDA staff recommends that the Director be authorized to: (i) issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Project Notification Form filed by the Proponent on February 28, 2018; (ii) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (iii) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and execute and deliver any other documents, or agreements, and take any and all other actions deemed appropriate and necessary by the Director in connection with the Proposed Project.

Appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which (i) finds that the Project

Notification Form ("PNF") submitted by Pilot Seafood Properties III LLC (the "Proponent") to the Boston Redevelopment Authority ("BRA") on February 28, 2018 adequately describes the potential impacts arising from the development of the MMT Parcel 6 Development (the "Proposed Project"), and provides sufficient mitigation measures to minimize those impacts in connection with the Proposed Project; and (ii) waives further review of the PNF, subject to continuing design review by the BRA; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for successful completion of the Article 80 review process; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement and Boston Residents Construction Employment Plan, and to execute and deliver any other documents or agreements, and take any and all other actions, deemed necessary and appropriate by the Director in connection with the Proposed Project, all upon terms and conditions determined by the Director to be in the best interest of the BRA.



Massport Marine Terminal Parcel 6

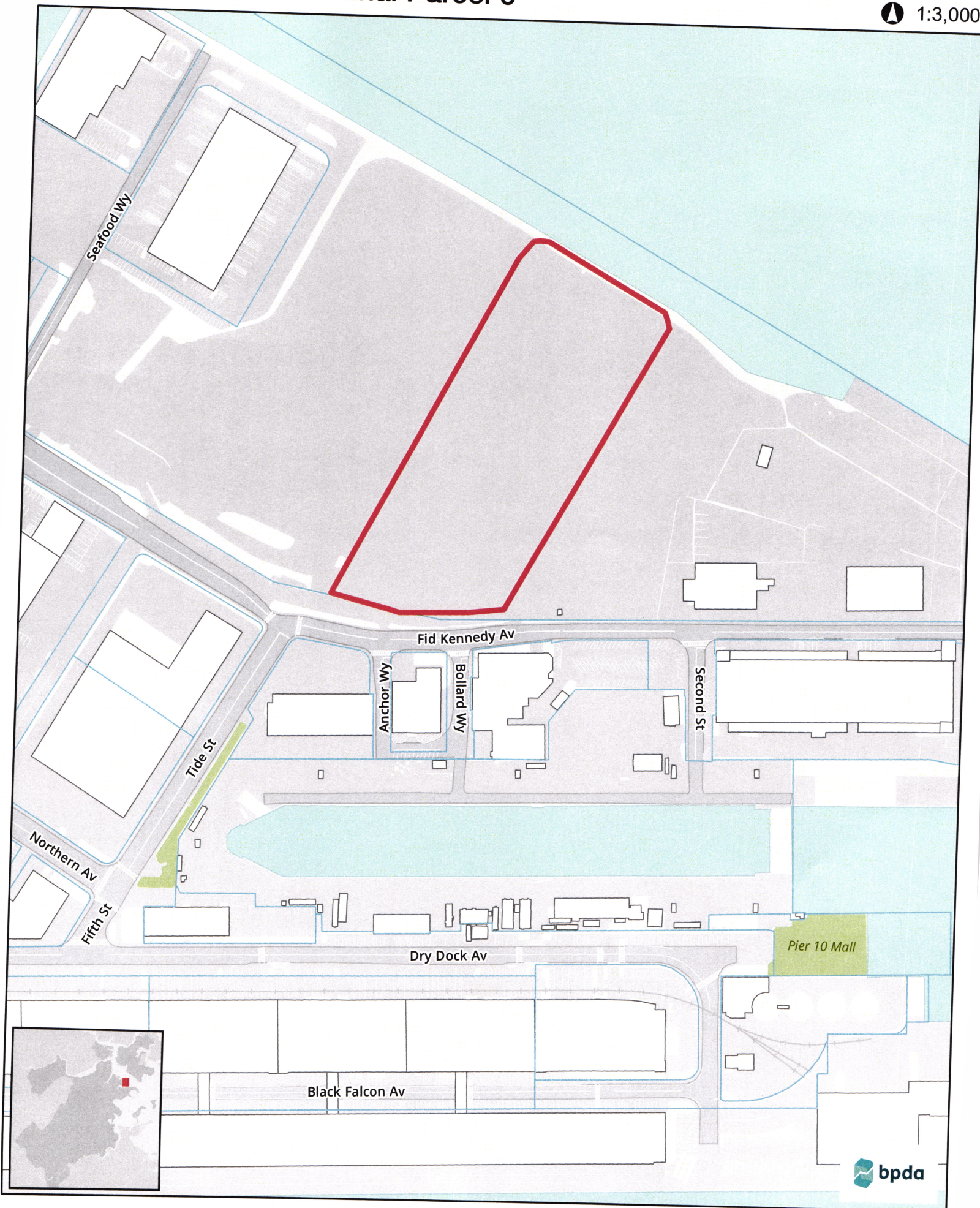
1:3,000





# Massport Marine Terminal Parcel 6

1:3,000







Aisling Kerr <aisling.kerr@boston.gov>

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ila

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adam mclaughlin <adam\_townies@yahoo.com>

Sun, Apr 22, 2018 at 7:48 PM

To: aisling.kerr@boston.gov

Dear Ms. Kerr

My name is Adam McLaughlin. I am writing on behalf of the international longshoremen's association in support of Pilot's proposed development.

We anticipate being a tenant in a new union hall on their awarded parcel and reviewed their project at the Boston planning and development agencies public meeting.

Pilot's project is important to us and will put us much closer to the waterfront where we work.

Yours truly, Adam McLaughlin

International Longshoremen Association



Aisling Kerr <aisling.kerr@boston.gov>

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## Pilot development

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**Bill Sullivan** <bsull799@yahoo.com>  
To: aisling.kerr@boston.gov

Fri, Apr 20, 2018 at 9:16 AM

Dear Ms. Kerr,

I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We will be a tenant in a new union hall on their awarded parcel. Pilot's project is important to me as it will allow our union hiring hall and our members to be situated closer to the waterfront where we work.

Thank You,

Bill Sullivan  
ILA Local 799 Business Agent

Sent from my iPhone



"All the Best" in Seafood and Shellfish

April 25, 2018

Boston Planning & Development Agency  
ATTN: Aisling Kerr, Assistant Project Manager  
One City Hall Plaza, 9th Floor  
Boston, MA 02201

RE: Boston Sword & Tuna  
Pilot Seafood Properties III on Massport Marine Terminal Parcel 6

Dear Ms. Kerr:

I am writing in support of Pilot Seafood Properties' efforts to manage our development and expansion on their sub-parcel 6A on Boston Harbor's waterfront. We now look to the City of Boston to proceed reasonably to approve our development, so we can fill the jobs we need, and will be able to create.

Our company represents five generations from its start in a pushcart at Boston's historic Fish Pier. We are now cramped into 30,000 square feet, and have designed our new facility for 48,000 square feet. We currently employ over a hundred people, and will rapidly expand to 150 employees soon after we occupy our new custom-built maritime industrial factory on the Massport Marine Terminal in South Boston. We need more employees, and we do not now have the room for them to work in our space.

The history of Boston Sword & Tuna shows our commitment to the seafood community in the Raymond L. Flynn Marine Park, both important to Boston and in line with Massport's maritime industrial mission regarding what I understand to be a designated port area and clearly regulated use.

Boston Sword & Tuna is highly motivated to expand in the Marine Park. We are paying a premium to expand here beyond what we would spend in another location, because of the basic costs of pile foundations in landfill, but also due to the additional financial premium for a ground lease of less than 60 years. Massport's support of our project can only extend so far, and we see it as the City's charge to take a more reasonable stand, and let us expand and add the jobs we need.

At this point, the hurdles and resistance involved in permitting through the voluntary Article 80 process represent a very high and ever-increasing risk to our ability to move, and thus to expand and to create jobs. We are being hurt by the prospect of not being able to move, and not being able to expand, and not being able to hire employees. There are a couple of companies that have approached me and asked when we were moving out. I asked them why and they stated that they are getting pressure to move out of their current space because they are putting a parking garage in. So, they need space as quick as possible. If this is true then the sooner we get out they can move in. We will stretch as far as we can, but a primary motivator has been our company's ability to own and control our own building. Take away the building ownership as a separate and free-standing structure, or take the waterfront location from Boston Sword & Tuna, and we will be forced to consider a location away from Boston.

We ask for the support of the City of Boston in our relocation and expansion, and the jobs it will bring.

Best regards,

Michael Scala— President / Controllor

cc: Andrew Hargens, Massport  
Rep. Nick Collins

salmon



Division

lobster



Division

scallop



Division

8 Seafood Way, Units 4-5-6-12 • Boston, MA 02210

Tel: 617-946-9850 • Fax: 617-946-8797

[www.bostonsat.com](http://www.bostonsat.com)

**Boston Water and  
Sewer Commission**



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

March 29, 2018

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

Re: Massport Marine Terminal – Parcel 6, South Boston  
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed development project located on Parcel 6 of the Massport Marine Terminal located in the Raymond L. Flynn Marine Park in South Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on approximately 6.5 acres of mostly paved vacant land. The project proponent, Pilot Seafoods Properties III, LLC, proposes to construct a new road, Bollard Way and extend Tide Street to Shore Road. The three buildings proposed for Parcel 6 are to be built in three phases and have approximately 220,000 gross square feet of floor area. Sub-Parcel 6A and 6B will house seafood processing facilities. Parcel 6C will have a mixed use building that has a garage for 280 vehicles. Open air parking, to serve customers and employees of the businesses, will also be available on each of the sub-parcels.

For water service, the Commission owns and maintains a 12-inch water main in FID Kennedy Way. Commission records show that the water main is a ductile iron cement lined (DICL) pipe, was installed in 1982 and is served by the Southern Low Pressure Zone. The PNF states water in the area will be supplied by a 12-inch water main currently under construction in Tide Street extension. It is the Commission's understanding that a the 12-inch water main and master meter have been installed.

A review of the Commission's records show that the nearest sewers are a 12-inch sanitary sewer in Tide Street and a 12-inch sanitary sewer at the intersection of FID Kennedy Way and Seafood Way. The Commission will not allow extension of the sewer in Tide Street.

The nearest Commission owned storm drain is in Summer Street. However, there is a 24-inch storm drain that increases to a 48-inch storm drain in FID Kennedy Way. All storm drains and outfalls in the Raymond L. Flynn Marine Park are owned by others.





The PNF states that the water demand for the proposed project will be 50,000 gallons per day and wastewater generation will be 50,0000 gpd. The PNF did not provide an analysis of the estimated flows by the various types of establishments that will occupy the space.

### General

1. Prior to the initial phase of the site plan development, Pilot Seafoods Properties III, LLC, should meet with the Commission's Design and Engineering Customer Service Departments to review water, sewer and storm drainage systems availability to server the project site and potential upgrades to the Commission's facilities that could impact the development.
2. The PNF states, that "it has been determined that sufficient capacity exists to serve the project needs for sewer, water, storm drainage, electrical service, telecommunication and gas". To ensure that sufficient capacity exist, in the water and sewer systems, Pilot Seafoods Properties III, LLC must conduct a hydraulic analysis of the Commission's water and sewer system under maximum day and peak hour flows to verify that the sewer system will not surcharge and minimum pressure in the water distribution system do not drop below 40 pounds per square inch during fire flow conditions.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Pilot Seafoods Properties III, LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a



consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. Pilot Seafoods Properties III, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Pilot Seafoods Properties III, LLC will be required to apply for a RGP to cover these discharges.
7. Pilot Seafoods Properties III, LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. The Commission will require Pilot Seafoods Properties III, LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Pilot Seafoods Properties III, LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
9. Activities within the proposed (Facility) may have Standard Industrial (SIC) Codes that the Environmental Protection Agency (EPA) has designated as requiring a Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP). The project proponent or owner of the facility is responsible for determining whether a MSGP is required. If a MSGP is required the project proponent or owner is responsible for submitting to EPA a Notice of Intent (NOI) for coverage under the MSGP, and for submitting to the Commission a copy of the NOI and Pollution Prevention Plan prepared pursuant to the NOI. If the MSGP designated SIC Codes apply to the project and the project obtains "No-Exposure" Certification from EPA for the activities, a copy of the No-Exposure Certification must be provided to the Commission.





## Water

1. Pilot Seafoods Properties III, LLC must provide separate estimates of peak and continuous maximum water demand for commercial, industrial, irrigation of landscaped areas and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Pilot Seafoods Properties III, LLC should also provide the methodology used to estimate water demand for this project.
2. Pilot Seafoods Properties III, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Pilot Seafoods Properties III, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Pilot Seafoods Properties III, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Pilot Seafoods Properties III, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Pilot Seafoods Properties III, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The PNF states an area will be provided in each proposed structure and will be consistent with the requirement of the Boston Water and Sewer Commission's automatic meter-reading systems. Structures served by the master metered existing or proposed private water mains will not need meters that are compatible with the Commission's automatic meter-reading system. Water and sewer charges will be based on reading obtained from master meter.

## Sewage / Drainage

1. Sewerage generated by the proposed project will be conveyed to the Commission's wastewater collection by a new on-site pump station and new force main. The force main will extend from the site southwesterly in the new section of Tide Street to FID Kennedy Way and in FID Kennedy Way to a new manhole at the intersection of FID Kennedy Way and will connect to a Commission at the same intersection. The Commission will not, under any conditions, accept ownership of the force main.
2. In conjunction with the Site Plan and the General Service Application Pilot Seafoods Properties III, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:



- Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
  - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
3. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Pilot Seafoods Properties III, LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 2 above.
  4. The Commission encourages Pilot Seafoods Properties III, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  5. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Pilot Seafoods Properties III, LLC is advised that the discharge of any dewatering drainage to the storm drainage system may require a Drainage Discharge Permit from the drainage system owner. If the dewatering drainage is contaminated with petroleum products, Pilot Seafoods Properties III, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  6. Pilot Seafoods Properties III, LLC must fully investigate methods for retaining stormwater on-site. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
  7. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity



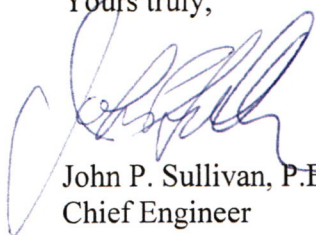


and recharge. In addition to Commission standards, Pilot Seafoods Properties III, LLC will be required to meet MassDEP Stormwater Management Standards.

8. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
9. The Commission requests that Pilot Seafoods Properties III, LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Pilot Seafoods Properties III, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
10. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Pilot Seafoods Properties III, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
11. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

cc: E. Milroy, Pilot Seafood Properties III, LLC  
M. Zlody, BED via e-mail  
K. Cusack, MWRA via e-mail  
M. Nelson, BWSC via e-mail  
F. McLaughlin, BWSC via e-mail

YOUR GUIDE TO QUALITY



FRESH & FROZEN SEAFOODS

**April 10, 2018**

**Aisling Kerr, Assistant Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201**

**RE: Pilot Seafood Properties III LLC at Massport Marine Terminal Parcel 6  
Project Comments**

**Dear Ms. Kerr:**

**I am writing in support of Pilot's proposed development.**

**We had Pilot as a landlord when they owned and operated 8 Seafood Way, and believe that their contribution to the MMT will be important to all in the seafood community.**

**Very Truly Yours,**

A handwritten signature in black ink, appearing to read "Paul W. Hsu". The signature is fluid and cursive, with a large, stylized initial "P".

**CONSTITUTION SEAFOODS, INC.**

8 SEAFOOD WAY, UNIT #1 BOSTON, MA 02210

PHONE (617) 330-1283

FAX (617) 330-1690

**WHOLESALE & RETAIL**



Aisling Kerr <aisling.kerr@boston.gov>

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## Parcel 6 Massport Marine Terminal

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Denise Connolly <denise.connolly57@gmail.com>  
To: Aisling.Kerr@boston.gov

Mon, Apr 23, 2018 at 8:43 AM

Dear Ms. Kerr,

I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their award parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work.

Thank you for your time.

Denise Connolly Leary  
1424 Columbia Road  
South Boston, MA 02127



Aisling Kerr <aisling.kerr@boston.gov>

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## Pilot Seafood Properties at Massport Marine Terminal Parcel 6

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Dennis McLaughlin <dennis.mclaughlin@yahoo.com>

Sun, Apr 22, 2018 at 6:12 PM

To: aisling.kerr@boston.gov

Dear Ms. Kerr

I am writing on behalf of the International Longshoreman's Association in support of Pilot's proposed development.

We anticipate being a tenant in a new Union Hall on their awarded parcel and reviewed their project at BPDA.

I am a 4th generation Longshoreman to earn a living in the working port that Boston is becoming again. Our port found it's balance. The compromise and communication between the Union and Massport is unprecedented. All involved are thriving. The investment in our work ethic has been acknowledged. Massport along with Federal, State and Local Governments are benefiting from this growth. We have become part of a 7 Billion dollar economic engine that affects 7000 blue collar jobs in the region.

Our current Hiring Hall is antiquated. We will at some point in the near future be moved out. The space we reside at will be developed without us.

Your approval on this project will also help other workers in the area of the working waterfront. This will put us much closer to where we work.

I am in support of this project.

Thank you for your time.

Respectfully  
Dennis McLaughlin  
Longshoreman  
Local #805 I.L.A.

Sent from my iPhone





Aisling Kerr <aisling.kerr@boston.gov>

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## parcel 6

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e.knibbs@aol.com <e.knibbs@aol.com>

Sun, Apr 22, 2018 at 9:35 PM

To: aisling.kerr@boston.gov

Dear Ms. Kerr

I am writing on behalf of the International Longshoreman's Association in support of Pilot's proposed development.

We anticipate being a tenant in a new Union Hall on their awarded parcel and reviewed their project at BPDA.

I am a 4th generation Longshoreman to earn a living in the working port that Boston is becoming again. Our port found it's balance.

The compromise and communication between the Union and Massport is unprecedented. All involved are thriving. The investment in our work ethic has been acknowledged. Massport along with Federal, State and Local Governments are benefiting from this growth. We have become part of a 7 Billion dollar economic engine that affects 7000 blue collar jobs in the region.

Our current Hiring Hall is antiquated. We will at some point in the near future be moved out. The space we reside at will be developed without us.

Your approval on this project will also help other workers in the area of the working waterfront. This will put us much closer to where we work.

I am in support of this project.

Thank you for your time.

Respectfully  
Eric R Knibbs  
Longshoreman  
Local #805 I.L.A.



Aisling Kerr <aisling.kerr@boston.gov>

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## International Longshoreman Association Union Hall

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**Eugene Stancato** <eugenestancato@gmail.com>

Sat, Apr 21, 2018 at 9:19 AM

To: aisling.kerr@boston.gov

Dear Ms. Kerr,

I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their awarded parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work.

This Union Hall is very important to us as a whole and will help keep the Northeast's economy running full tilt. Thank you for your time and have a great day! Cheers!

Eugene Stancato



**INTERNATIONAL  
LONGSHOREMEN'S  
ASSOCIATION • AFL-CIO**

April 14, 2018  
331 Boston Road  
Chelmsford, MA, 01824

To: **Ms. Aisling Kerr**  
Assistant Project Manager  
Boston Planning and Development Agency

From: **Jim Murray**  
Longshoreman, Local 805

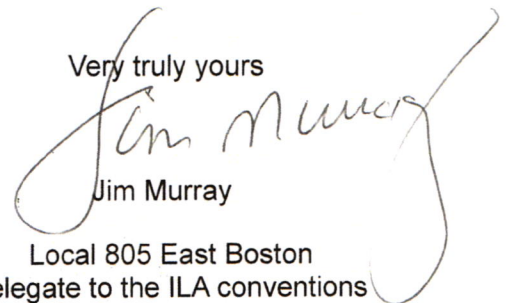
Re: Pilot Seafood Properties III LLC

Dear Ms. Kerr;

I am writing on behalf of The International Longshoremen's Association in total support of Pilot's proposed Development. We anticipate being a tenant in a new union hall on their awarded parcel and our business agents have reviewed the project on March 22, 2018 at the Boston Planning and Development Agency's public meeting. Pilot's project is extremely important to us and will put us much closer to the waterfront where we work and will reduce commute times and traffic congestion significantly.

On a slightly different subject, I would like to float the idea (pardon the pun) for a series of moorings on what I believe to be the shoreline of parcel seven or the cell phone lot. My family has a mooring in York Harbor, Maine, which took ten years to get on a waiting list. Our good friend Dave Butler, scuba diver and mooring inspector in York would be a great asset to a project of this magnitude. I would not be surprised if the boaters would line up for an anchorage in Boston Harbor and the revenue from this project would be substantial.

Very truly yours



Jim Murray

Local 805 East Boston  
Delegate to the ILA conventions  
2011 and 2015  
Fourth Generation Longshoreman  
207 337 8306  
[skipperjimmurray@aol.com](mailto:skipperjimmurray@aol.com)



Aisling Kerr <aisling.kerr@boston.gov>

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## Parcel 6

Joseph Casiello <joecas805@yahoo.com>  
To: aisling.kerr@boston.gov

Sun, Apr 22, 2018 at 11:25 PM

Dear Ms. Kerr,

I am writing to you today to voice my support for Pilots proposed development on parcel 6. Over my 13 year career as a longshoreman in the port of Boston, I've seen first hand the transformation in the Seaport area. With limited space, everyone is jockeying for a piece of what remains. This has left us in a tough situation. Our longtime hiring hall located at [496 Summer St](#) will ultimately be replaced with a new development. The project at parcel 6 is particularly important to us because we anticipate being tenants if approved. It is very important to us to keep our hiring hall in close proximity to Conley and Black Falcon Terminals and this may be our last chance. Thank you for your consideration.

Sincerely,  
Joseph Casiello  
ILA Local 805  
Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

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## International Longshoremen's Association

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**Juliana Portalla** <julianaportalla1@gmail.com>

Mon, Apr 23, 2018 at 6:26 PM

To: aisling.kerr@boston.gov

Dear Ms. Kerr, I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their awarded parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work. I appreciate you reading this!

Sincerely, Juliana



Aisling Kerr <aisling.kerr@boston.gov>

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## ILA Union Hall

**kathyshea118@aim.com** <kathyshea118@aim.com>

Fri, Apr 20, 2018 at 12:15 AM

To: aisling.kerr@boston.gov

To whom it may concern,

Our Union Hiring Hall needs a new land to sit, we were interested in a land known as parcel 6, @ the Massport Marine Terminal on the corner of Fed Kennedy & Tide Street, this parcel would be perfect for our hiring hall, as it is close to our daily work, we ask that this land be designated to use as the hiring of Longshoremen that Work the docks daily. We hope that you will consider our Hall for this parcel of land, as it will benefit us and Massport when it comes to being close to our work area and more efficient to get to work. Thank you in advance for your consideration in this quest, we are in desperate need of a new hiring hall, and this location would be perfect.. Kathleen Shea International Longshoremen Assoc. Local 800

Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

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## New Longshoremen's union hall

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**Kelly Allison** <kellyallison8@yahoo.com>  
To: aisling.kerr@boston.gov

Thu, Apr 19, 2018 at 8:57 PM

Dear Ms. Kerr,

I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their awarded parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work. I appreciate any time spent reviewing this matter and thank you in advance. We are really hopefully this space will work out and look forward to our future there. Thank you so much.

Sincerely,  
Kelly A Allison  
Local 800



# **BOSTON FREIGHT TERMINALS**

**At The International Cargo Center of New England**

1 Harbor Street  
Boston, MA 02210

Tel: 617-482-6222  
Fax: 617-482-2909

April 19, 2018

Mr. Aisling Kerr  
Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Dear Mr. Kerr,

I am writing to comment on the proposed Parcel 6 Development on the Massport Marine Terminal site.

I am President and owner of Boston Freight Terminals, a maritime dependent business that has been located in the Raymond L. Flynn Marine Park since 1995.

As a Board member of the Boston Marine Park Business Association I was at the presentation that Pilot Development Partners gave on April 3, 2018 regarding the Parcel 6 project.

I have grave concerns regarding:

1. The lack of a well thought out truck circulation plan for the parcel and its impact on the entire MMT and Raymond L. Flynn Marine Park.
2. The below-operating standard set-backs of the truck courtyard and dock interface.
3. The fact that tractor-trailers attempting to both back-in and pull out of dock doors must do their turning using the entire width of the two-way street.
4. These turns are done directly across from a mirror image operation attempting to conduct a similar business.
5. Lack of any planning for a queuing area for arriving trucks that are awaiting door assignments, paperwork or appointment times. Many of these vehicles will be un-manned.

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US Customs Bonded  
Container Freight Station  
Central Examination Station

Air/Ocean  
Export  
Consolidation

Warehouse  
Distribution

Air/Ocean  
Import  
Deconsolidation

Traffic  
Services

US Customs Bonded  
General Order - GO  
Warehouse

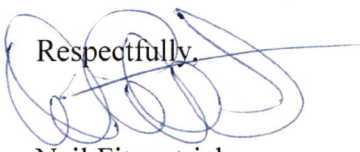
[www.bostonfreightterminals.com](http://www.bostonfreightterminals.com)



6. While all this use of the 2-way street is being taken up by tractor-trailer trucks queuing up, parking and backing in and pulling away, the circulation impacts to other businesses within the MMT as well as the RLFMP must be considered.

As a possible neighbor of this operation I would not be able to conduct my business.

Respectfully,



Neil Fitzpatrick  
President



Aisling Kerr <aisling.kerr@boston.gov>

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## Union Hall location

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Sean O'Brien <sean.obrien21721@yahoo.com>

Mon, Apr 23, 2018 at 6:23 PM

To: aisling.kerr@boston.gov

Dear Ms. Kerr, I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their awarded parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work.

Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

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## ILA Union Hall

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**Steven Mcphee** <mcpheesteven@yahoo.com>

Thu, Apr 19, 2018 at 10:26 PM

Reply-To: "mcpheesteven@yahoo.com" <mcpheesteven@yahoo.com>

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Dear Ms. Kerr,

I am writing on behalf of myself and the International Longshoremen's Association in support of Pilot's proposed development. We anticipate being a tenant in a new union hall on their awarded parcel. I was told about their project by my union representatives after their March 22nd public meeting with the Boston Planning and Development Agency and have since reviewed it. Pilot's project is important to me as it will allow our union hall to be situated closer to the waterfront where we work. There are many of us looking forward to this new building.

Thank You,  
Steven McPhee



Aisling Kerr <aisling.kerr@boston.gov>

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## On Behalf of the International Longshoreman's Assoc.

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Romano, Julie <JRomano@cetllp.com>

Mon, Apr 23, 2018 at 10:04 AM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Dear Ms. Kerr

I am writing on behalf of the International Longshoreman's Association in support of Pilot's proposed development. We anticipate being a tenant in a new Union Hall on their awarded parcel and reviewed their project at BPDA. I am a 4th generation Longshoreman to earn a living in the working port that Boston is becoming again. Our port found it's balance. The compromise and communication between the Union and Massport is unprecedented. All involved are thriving. The investment in our work ethic has been acknowledged. Massport along with Federal, State and Local Governments are benefiting from this growth. We have become part of a 7 Billion dollar economic engine that affects 7000 blue collar jobs in the region. Our current Hiring Hall is antiquated. We will at some point in the near future be moved out. The space we reside at will be developed without us. Your approval on this project will also help other workers in the area of the working waterfront. This will put us much closer to where we work. I am in support of this project. Thank you for your time.

Respectfully,

William J. Dalton

Longshoreman  
Local #805 I.L.A.

Think Green! Please consider the impact on the environment before printing this e-mail.

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Cetrulo LLP Boston MA

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