



**US Army Corps  
of Engineers®**  
New England District  
696 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Comment Period Begins: October 27, 2015**  
**Comment Period Ends: November 26, 2015**  
**File Number: NAE-2015-01050**  
**In Reply Refer To: Phillip Nimeskern**  
**Phone: (978) 318-8660**  
**E-mail: [phillip.w.nimeskern@usace.army.mil](mailto:phillip.w.nimeskern@usace.army.mil)**

The District Engineer has received a permit application to conduct work in waters of the United States from Charlestown Marina, LLC, One Pier 8, 13<sup>th</sup> Street, Charlestown, Massachusetts, 02129. This work is proposed in Boston Harbor at Eight Street, Charlestown, Massachusetts. The site coordinates are: Latitude 42.37534°; Longitude -71.04907°.

The applicant is proposing to rebuild, expand and retain a commercial marina at Pier 6 in the former Charlestown Navy Yard. This work involves:

- Constructing new, pile-supported dock systems on both sides of Pier 6. Each system will consist of 2 floats positioned parallel to the pier with 5 T-floats with finger floats attached perpendicular to the parallel floats. The two outermost T-floats will be constructed to also function as wave attenuators. Three pile and timber access landings, with a total area of 879 square feet, will be built onto the pier to allow gangway access to the dock systems. In addition, a 10' by 100' float will be installed at the landward end of the southern side of the pier. The proposed floating dock layout will have a total area of approximately 27,500 square feet. See the attached plans for details.
- Building an 8' wide by 410' long, 3,280 square foot, fixed pile and timber deck onto the south side of the existing Pier 6 to provide a public harborwalk.
- Establishing a reconfiguration zone around the dock systems for a total of 4,368 linear footage. This will provide 107 slips and 888 linear footage for boat tie-ups. The total number of vessels will be 132.

This marina was formerly known as Shipyard Quarters.

The work is shown on the attached plans entitled "PLANS ACCOMPANYING PETITION FOR: CHARLESTOWN MARINA, LLC TO CONSTRUCT AND MAINTAIN A FIXED PIER AND FLOATING DOCK SYSTEM," on 8 sheets, and dated "MAY 2015."

## **AUTHORITY**

Permits are required pursuant to:

- ☒ Section 10 of the Rivers and Harbors Act of 1899
- ☐ Section 404 of the Clean Water Act
- ☐ Section 103 of the Marine Protection, Research and Sanctuaries Act.

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against

its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

### **ESSENTIAL FISH HABITAT**

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

This project will impact approximately 3.6 acres of Essential Fish Habitat (EFH) for various life stages of Atlantic cod (*Gadus morhua*), haddock (*Melanogrammus aeglefinus*), pollock (*Pollachius virens*), whiting (*Merluccius bilinearis*), red hake (*Urophycis chuss*), white hake (*Urophycis tenuis*), winter flounder (*Pseudopleuronectes americanus*), yellowtail flounder (*Limanda ferruginea*), windowpane flounder (*Scophthalmus aquosus*), American plaice (*Hippoglossoides platessoides*), ocean pout (*Macrozoarces americanus*), Atlantic halibut (*Hippoglossus hippoglossus*), Atlantic sea scallop (*Placopecten magellanicus*), Atlantic sea herring (*Clupea harengus*), long finned squid (*Loligo pealeii*), short finned squid (*Illex illecebrosus*), Atlantic butterfish (*Peprilus triacanthus*), Atlantic mackerel (*Scomber scombrus*), summer flounder (*Paralichthys dentatus*), scup (*Stenotomus chrysops*), black sea bass (*Centropristis striata*), surf clam (*Spisula solidissima*), and bluefin tuna (*Thunnus thynnus*). This habitat consists of subtidal silty mud. Loss of this habitat may adversely affect the species listed above. However, the District Engineer has made a preliminary determination that the site-specific adverse effect will not be substantial. Further consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision.

### **NATIONAL HISTORIC PRESERVATION ACT**

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.

- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

### COASTAL ZONE MANAGEMENT

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved **Coastal Zone Management Programs**. Where applicable, the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The following authorizations have been applied for, or have been, or will be obtained:

- ( x ) Permit, License or Assent from State.
- ( x ) Permit from Local Wetland Agency or Conservation Commission.
- ( ) Water Quality Certification in accordance with Section 401 of the Clean Water Act.


In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Phillip Nimeskern at (978) 318-8660, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

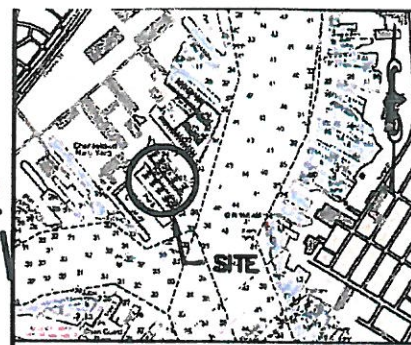
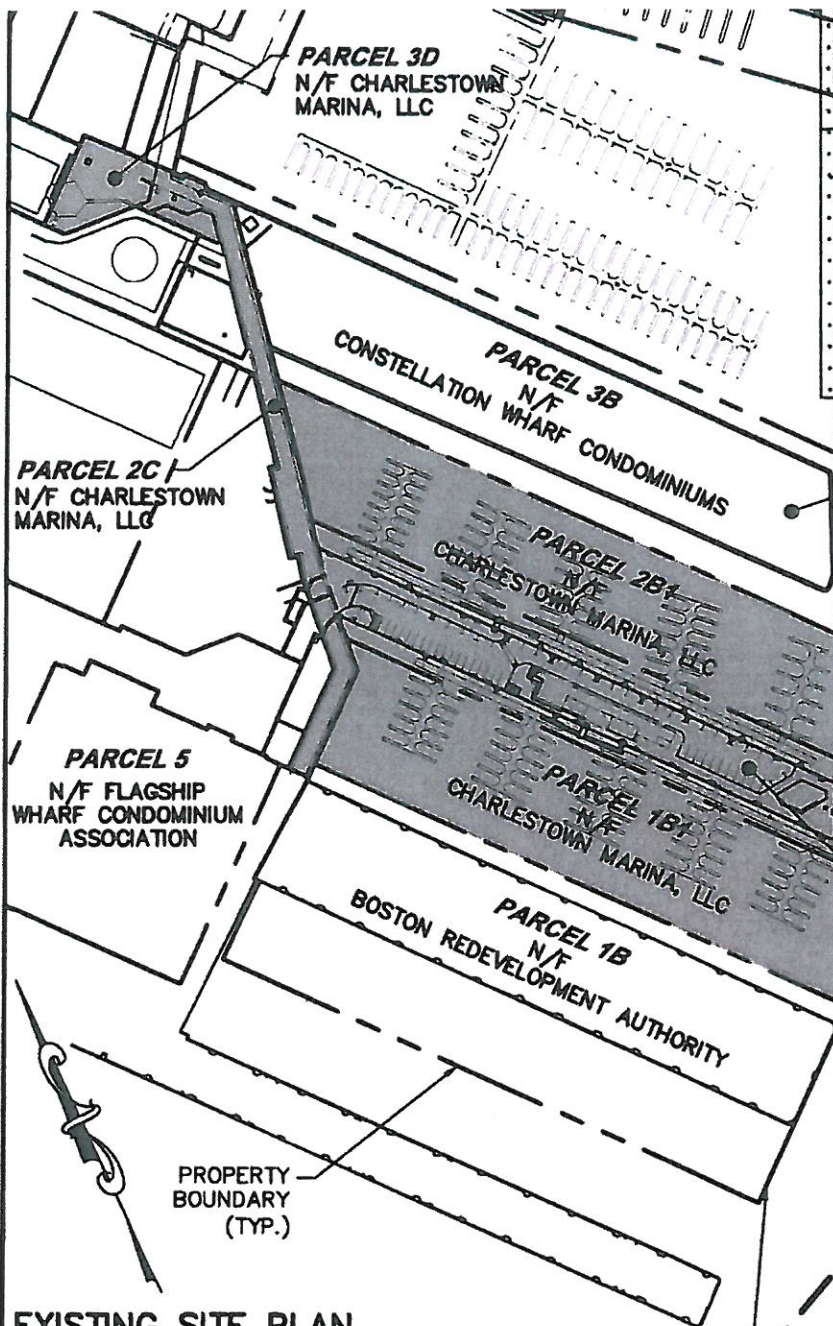
CENAE-R  
FILE NO. NAE-2015-1050

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

  
Kevin R. Kotelly, P. E.  
Chief, Permits and Enforcement Branch  
Regulatory Division

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_



LOCUS PLAN  
NOAA CHART 13272 (2012)

PIER 7 LIMITS WERE DIGITIZED FROM PLAN TITLED, "PARCELS 3B, 3B1, 3C & 3C1 SUBDIVISION PLAN OF LAND IN CHARLESTOWN, MA SUFFOLK COUNTY BOSTON NAVAL SHIPYARD". REFER TO SHEET 16 FOR DETAILS.

FEDERAL CHANNEL (40 FT DEPTH)

BOSTON HARBOR



PARCEL 2B  
N/F CHARLESTOWN MARINA, LLC

FEDERAL 35-FOOT CHARLES RIVER CHANNEL

FEDERAL 35-FOOT BOSTON HARBOR WATERFRONT CHANNEL

PIER & BULKHEAD LINE RUNNING ALONG THE HARBOR SIDE OF PARCELS SHOWN

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

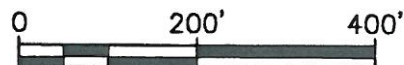
## EXISTING SITE PLAN

### PARCEL INFORMATION

 SITE

### NOTES:

1. REFER TO SHEET 16 FOR ADDITIONAL NOTES.



VERTICAL DATUM: NAVD88

MAY 2015 SCALE 1"=200' SHEET 1 OF 8

PLANS ACCOMPANYING PETITION FOR:

CHARLESTOWN MARINA, LLC

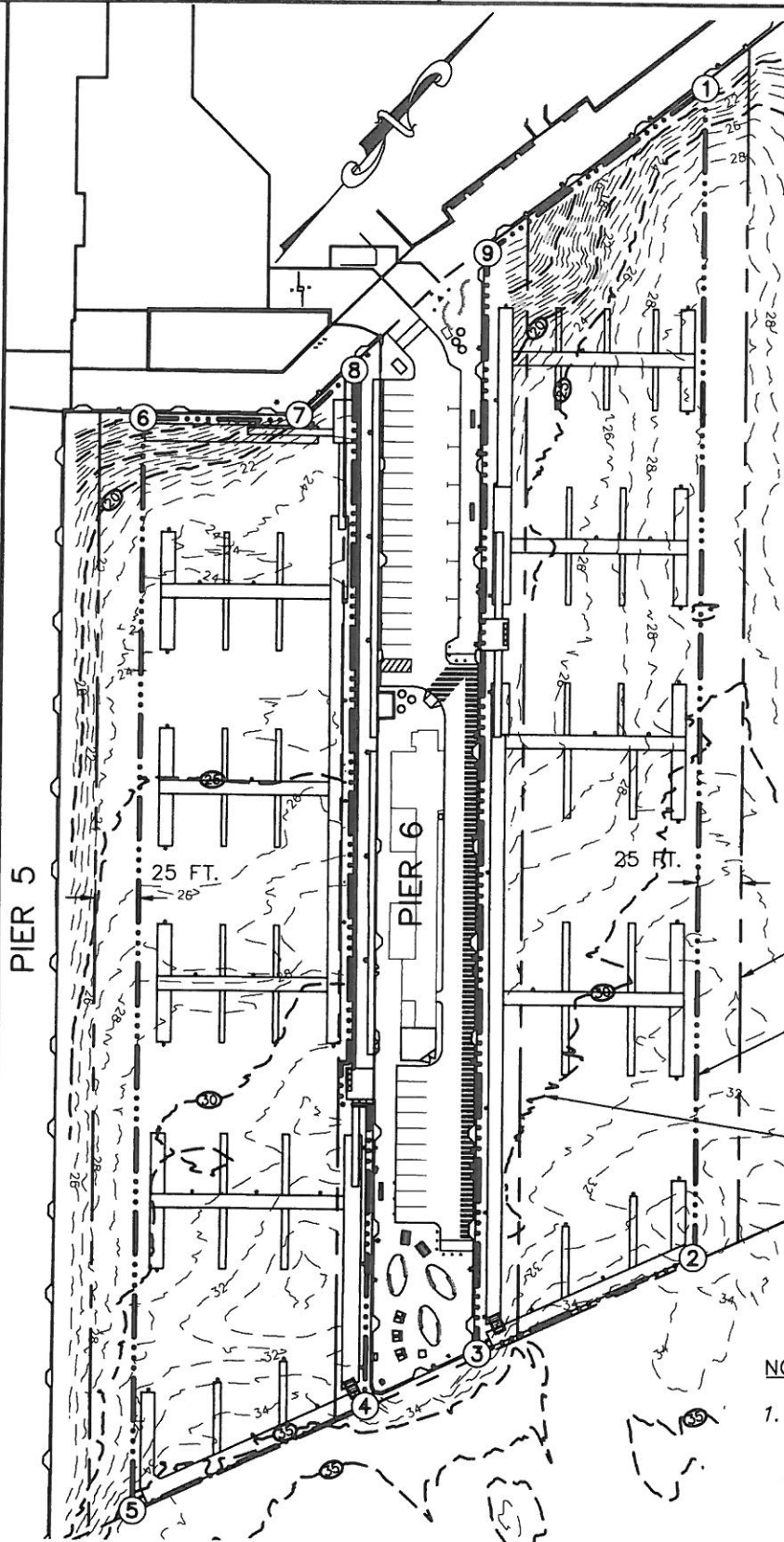
TO CONSTRUCT AND MAINTAIN A FIXED PIER AND FLOATING DOCK SYSTEM AND MAINTAIN AN EXISTING RESTAURANT BUILDING, PARKING & PUBLIC ACCESS

CHARLESTOWN NAVY YARD - PIER 6  
IN BOSTON HARBOR, CITY OF BOSTON  
COUNTY OF SUFFOLK  
HARBOR ENGINEERING, LLC









POINT #	NORTHING	EASTING
①	2,961,749.1	777,596.4
②	2,961,237.7	778,035.1
③	2,961,113.3	777,977.6
④	2,961,047.8	777,948.5
⑤	2,960,914.2	777,886.7
⑥	2,961,392.0	777,476.8
⑦	2,961,450.8	777,546.4
⑧	2,961,493.3	777,550.7
⑨	2,961,594.9	777,564.6

PIER 7

PROPERTY LINE (TYP.)

PROPOSED RECONFIGURATION ZONE LIMIT LINE (TYP.)

HYDROGRAPHIC CONTOUR RELATIVE TO MLLWD (TYP.)

## PROPOSED RECONFIGURATION ZONE LIMIT LINE

### NOTES:

1. REFER TO SHEET 16 FOR ADDITIONAL NOTES.



VERTICAL DATUM: NAVD88

PLANS ACCOMPANYING PETITION FOR:

CHARLESTOWN MARINA, LLC

TO CONSTRUCT AND MAINTAIN A FIXED PIER AND FLOATING DOCK SYSTEM AND MAINTAIN AN EXISTING RESTAURANT BUILDING, PARKING & PUBLIC ACCESS

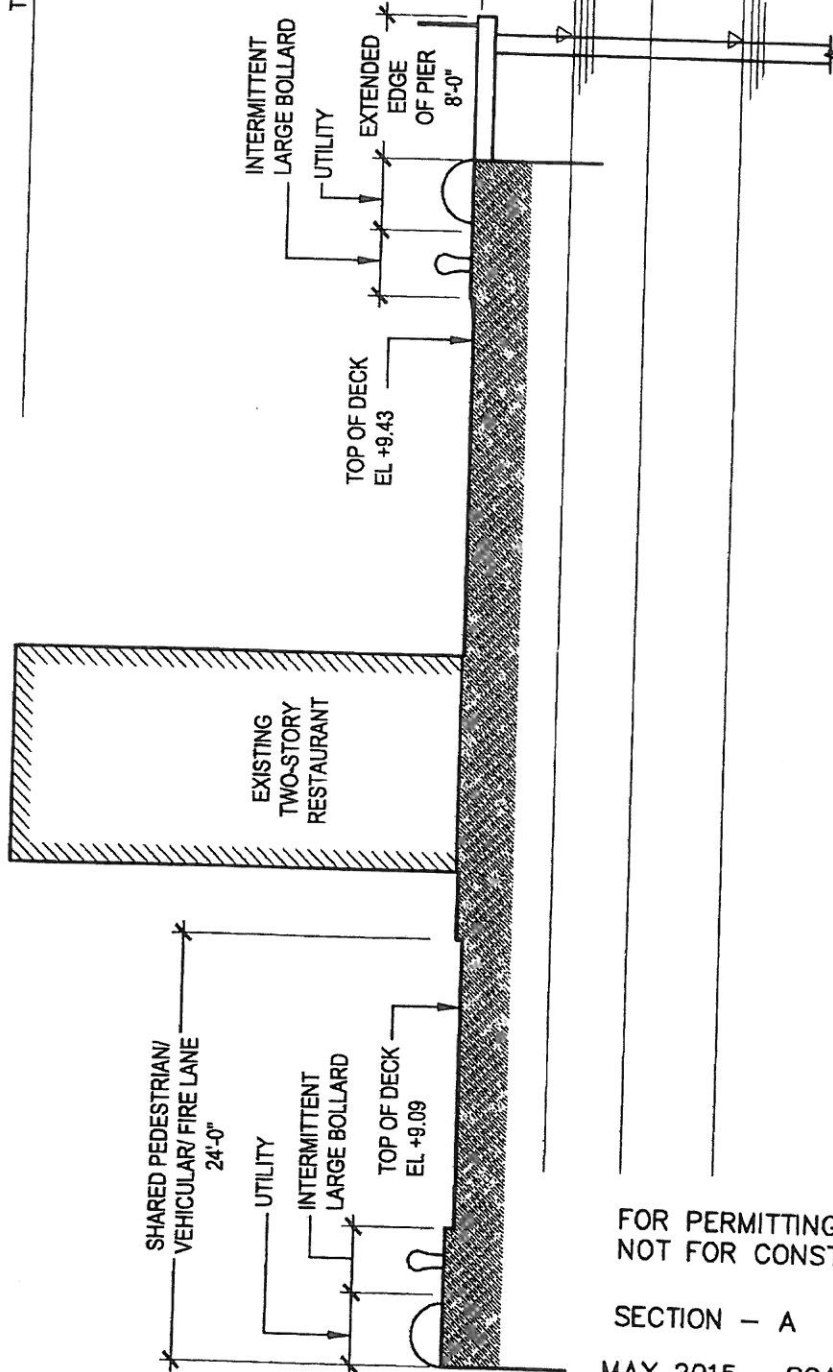
CHARLESTOWN NAVY YARD — PIER 6  
IN BOSTON HARBOR, CITY OF BOSTON  
COUNTY OF SUFFOLK  
HARBOR ENGINEERING, LLC

MAY 2015 SCALE 1"=100'

SHEET 4 OF 8



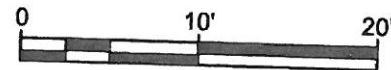
TOP OF BUILDING EL +34.54



MUDLINE VARIES TO EL -40.0

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NOT FOR CONSTRUCTION

SECTION - A

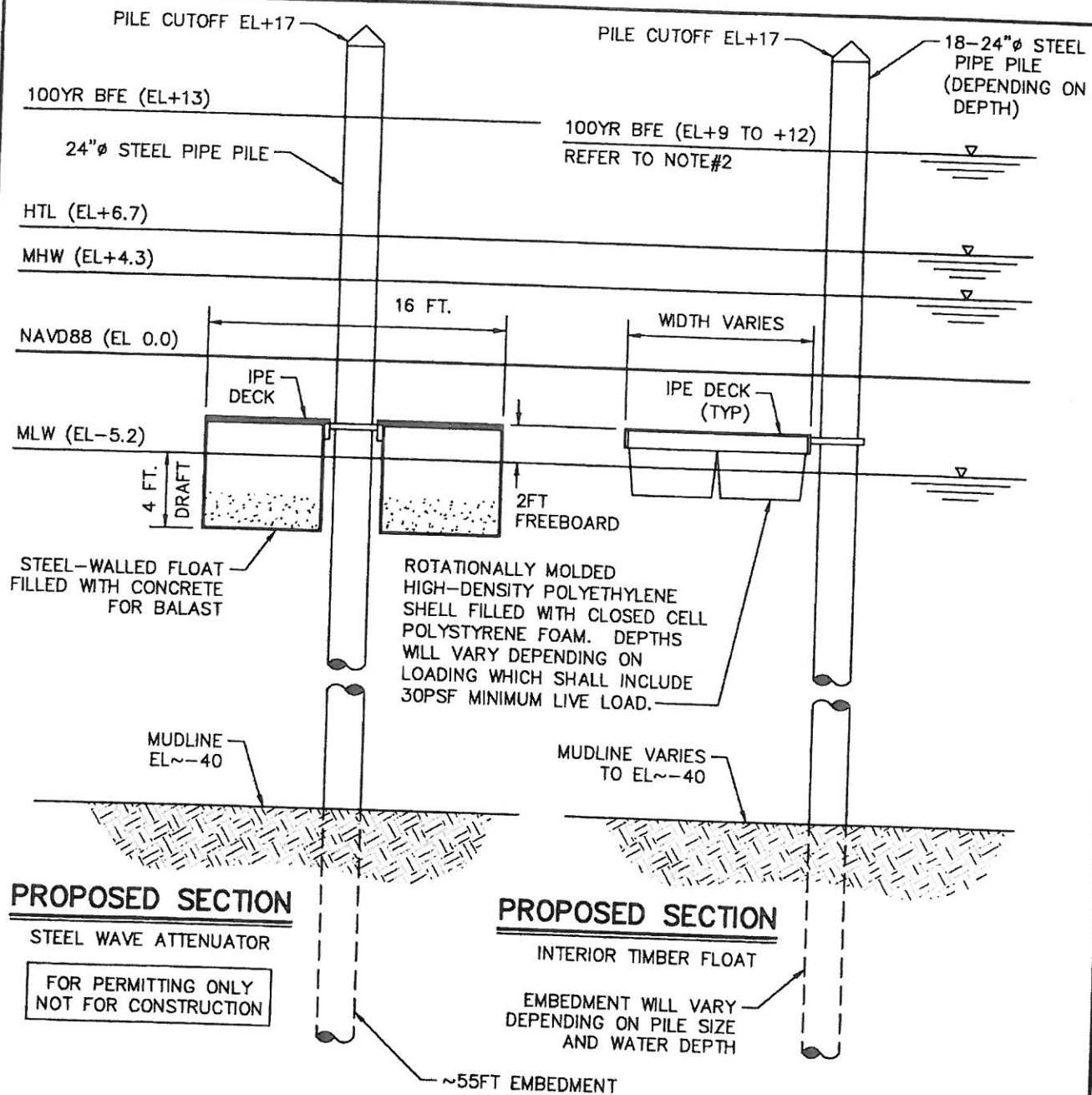


MAY 2015

SCALE 1"=10'

SHEET 5 OF 8

PLANS ACCOMPANYING PETITION OF:  
CHARLESTOWN MARINA, LLC  
TO CONSTRUCT AND MAINTAIN A FIXED PIER AND  
FLOATING DOCK SYSTEM AND MAINTAIN  
AN EXISTING RESTAURANT BUILDING, PARKING AND  
PUBLIC ACCESS  
CHARLESTOWN NAVY YARD - PIER 6  
IN BOSTON HARBOR, CITY OF BOSTON  
COUNTY OF SUFFOLK  
HALVORSON DESIGN PARTNERSHIP, INC.



**NOTES:**

1. REFER TO SHEET 16 FOR ADDITIONAL NOTES.
2. BASE FLOOD ELEVATIONS VARY OVER MARINA BASIN AREA. REFER TO SHEET 5 OF 16 FOR DETAILS.

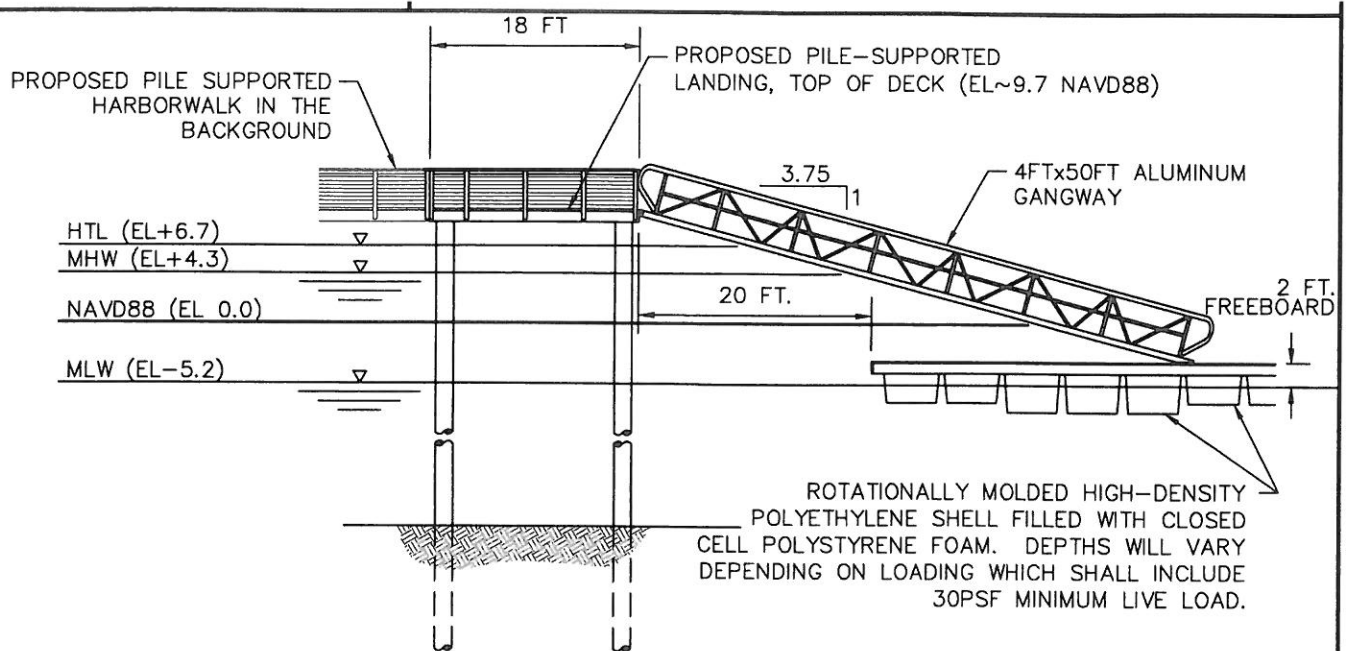


VERTICAL DATUM: NAVD88

MAY 2015 SCALE 1"=8'

SHEET 6 OF 8

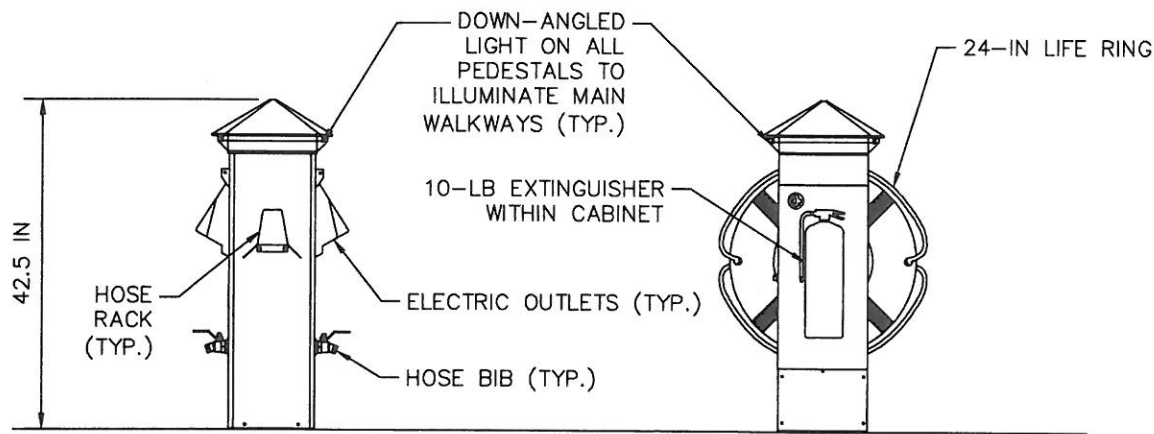
PLANS ACCOMPANYING PETITION FOR:  
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 TO CONSTRUCT AND MAINTAIN A FIXED PIER  
 AND FLOATING DOCK SYSTEM AND MAINTAIN  
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 CHARLESTOWN NAVY YARD - PIER 6  
 IN BOSTON HARBOR, CITY OF BOSTON  
 COUNTY OF SUFFOLK



### PROPOSED SECTION A-A

NORTH GANGWAY

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### TYPICAL PEDESTAL

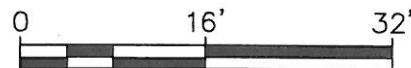
NOT TO SCALE

### TYPICAL FIRE PEDESTAL

NOT TO SCALE

#### UTILITY NOTES:

1. UTILITY PEDESTALS TO BE INSTALLED ON THE FLOATING DOCKS THROUGHOUT THE FACILITY, SHARED BY ADJACENT BERTHS WHERE POSSIBLE.
2. FIRE PEDESTALS TO BE INSTALLED ON THE FLOATING DOCKS THROUGHOUT THE FACILITY SPACED SUCH THAT THE TRAVEL DISTANCE TO A PEDESTAL IS NO GREATER THAN 75 FEET.
3. PUMP OUT SYSTEM WILL BE INTEGRATED INTO THE FLOATING DOCKS THROUGHOUT THE FACILITY WITH HYDRANTS INSTALLED AT 50 FOOT INCREMENTS.
4. REFER TO SHEET 16 FOR ADDITIONAL NOTES.



VERTICAL DATUM: NAVD88

PLANS ACCOMPANYING PETITION FOR:

CHARLESTOWN MARINA, LLC

TO CONSTRUCT AND MAINTAIN A FIXED PIER  
AND FLOATING DOCK SYSTEM AND MAINTAIN  
AN EXISTING RESTAURANT BUILDING, PARKING  
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CHARLESTOWN NAVY YARD - PIER 6  
IN BOSTON HARBOR, CITY OF BOSTON  
COUNTY OF SUFFOLK  
HARBOR ENGINEERING, LLC

MAY 2015 SCALE 1"=16'

SHEET 7 OF 8

GENERAL NOTES:

1. SITE PLAN (INCLUDING PROPERTY LINES, EXISTING SHORELINE, PIERS, FLOATING DOCKS, FEMA FLOOD ZONES AND FEDERAL CHANNEL) INFORMATION PRESENTED HEREIN WAS PREPARED BY DGT SURVEY GROUP—NORTH SHORE TITLED, "ALTA/ACSM LAND TITLE SURVEY DATED SEPTEMBER 9, 2014. ADDITIONAL INFORMATION INCLUDING NEIGHBORING SHORELINE STRUCTURES TO THE NORTH OF THE SITE AND DAMAGED DOCKS THAT WERE NOT IN POSITION DURING THE SURVEY WERE OBTAINED FROM A SCALED GOOGLE EARTH AERIAL PHOTOGRAPH AND SHOULD BE CONSIDERED APPROXIMATE.
2. LIMITS OF PIER 7 WERE DIGITIZED FROM PLAN TITLED, "PARCELS 3B, 3B1, 3C & 3C1 SUBDIVISION PLAN OF LAND IN CHARLESTOWN, MA SUFFOLK COUNTY BOSTON NAVAL SHIPYARD" PREPARED BY SURVEY ENGINEERS OF BOSTON DATED FEBRUARY 27, 1985 AND SHOULD BE CONSIDERED APPROXIMATE.
3. LIMITS OF PIER 5 WERE DIGITIZED FROM SHEET S-22 TITLED, "SURVEY PLAN" PREPARED FOR THE BOSTON REDEVELOPMENT AUTHORITY PREPARED BY PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC. DATED FEBRUARY 1979.
4. FLOOD ZONES ESTABLISHED FOR SITE WERE OBTAINED FROM THE CURRENT FEMA FLOOD MAP ISSUED FOR SUFFOLK COUNTY MAP #25025C0081G PANEL 81 OF 151 DATED SEPTEMBER 25, 2009. THE PROPOSED PILE CUTOFF ELEVATION +17 NAVD88 PRESENTED ON SHEET 13 OF 15 TAKES INTO ACCOUNT AN INCREASE IN THE FUTURE BASE FLOOD ELEVATIONS FOR THE AREA PROPOSED BY FEMA IN THE PRELIMINARY FLOOD MAP #25025C0081J PANEL 81 OF 176 FOR SUFFOLK COUNTY ISSUED NOVEMBER 15, 2013.
5. HYDROGRAPHIC SURVEY INFORMATION (SOUNDINGS & CONTOURS) PRESENTED HEREIN REPRESENTS WATER DEPTHS TO THE BOTTOM/MUDLINE COLLECTED BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC AND REPRESENT THE CONDITIONS OF THE AREA ON NOV. 21, 2014. THE IDENTIFICATION OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO UNDERWATER/CUT PILES WERE NOT PART OF THE SCOPE OF WORK AND NOT INCLUDED HEREIN. THIS HYDROGRAPHIC SURVEY IS INTENDED FOR USE ON THIS PROJECT ONLY, AND IS NOT INTENDED FOR ANY OTHER PROJECT OR PURPOSE. HYDROGRAPHIC CONTOURS AND SOUNDINGS ARE IN FEET BELOW THE MEAN LOWER LOW WATER (MLLW) DATUM.
6. SINGLE BEAM BATHYMETRIC DATA WAS COLLECTED USING AN ODOM ECHOTRAC SURVEY GRADE FATHOMETER, 200 KHZ, 3" TRANSDUCER, TRIMBLE SPS855 RTK GPS POSITIONING SYSTEM UTILITIZING MAINE TECHNICAL VRS CORRECTIONS AND HYPACK 2014 FOR DATA ACQUISITION AND PROCESSING. DATA COLLECTED BY THE SURVEYOR WAS SORTED TO 1 FOOT SPACING DURING POST-PROCESSING.
7. THE MEAN LOW WATER CONTOUR WAS DETERMINED FROM THE HYDROGRAPHIC SURVEY INFORMATION COLLECTED BY STEELE ASSOCIATES MARINE CONSULTANTS, LLC. ON NOV. 21, 2014.
8. ENGINEER FINDS THE PROPOSED STRUCTURES TO BE STRUCTURALLY SOUND.

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PLANS ACCOMPANYING PETITION FOR:

CHARLESTOWN MARINA, LLC

TO CONSTRUCT AND MAINTAIN A FIXED PIER  
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AN EXISTING RESTAURANT BUILDING, PARKING  
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CHARLESTOWN NAVY YARD — PIER 6  
IN BOSTON HARBOR, CITY OF BOSTON  
COUNTY OF SUFFOLK

HARROR ENGINEERING LLC

MAY 2015

SHEET 8 OF 8