

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

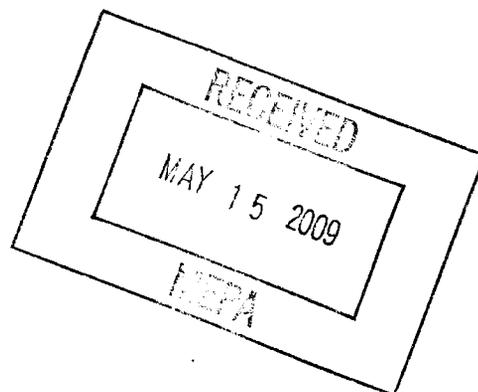
**Notice of License Application pursuant to M. G. L. Chapter 91
Waterways License Application Number W09-2680
Pleasant Park Yacht Club**

NOTIFICATION DATE: May 16, 2009

Public notice is hereby given of the application by Pleasant Park Yacht Club to reconfigure and expand the existing marina at 562 Pleasant Street in the municipality of Winthrop in and over flowed tidelands of Boston Harbor. The proposed use of the project is to provide docking and boating access to navigable waters and is a water dependent project.

The Department will consider all written comments on this Waterways application received by within 30 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (617) 292-5500. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment only, at the address below. Written comments must be addressed to: David Slagle, MassDEP - WRP, One Winter St., 5th fl., Boston, MA 02108.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Waterways Regulation Program
Chapter 91 Waterways License Application - 310 CMR 9.00
 Water-Dependent, Nonwater-Dependent, Amendment

X227187
 Transmittal No.

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



For assistance in completing this application, please see the "Instructions".

A. Application Information (Check one)

NOTE: For Chapter 91 Simplified License application form and information see the Self Licensing Package for BRP WW06.

Name (Complete Application Sections)	Check One	Fee	Application #
WATER-DEPENDENT -			
General (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$175.00	BRP WW01a
	<input type="checkbox"/> Other	\$270.00	BRP WW01b
	<input type="checkbox"/> Extended Term	\$2730.00	BRP WW01c
Amendment (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$85.00	BRP WW03a
	<input checked="" type="checkbox"/> Other	\$105.00	BRP WW03b
NONWATER-DEPENDENT -			
Full (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$545.00	BRP WW15a
	<input type="checkbox"/> Other	\$1635.00	BRP WW15b
	<input type="checkbox"/> Extended Term	\$2730.00	BRP WW15c
Partial (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$545.00	BRP WW14a
	<input type="checkbox"/> Other	\$1635.00	BRP WW14b
	<input type="checkbox"/> Extended Term	\$2730.00	BRP WW14c
Municipal Harbor Plan (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$545.00	BRP WW16a
	<input type="checkbox"/> Other	\$1635.00	BRP WW16b
	<input type="checkbox"/> Extended Term	\$2730.00	BRP WW16c
Joint MEPA/EIR (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$545.00	BRP WW17a
	<input type="checkbox"/> Other	\$1635.00	BRP WW17b
	<input type="checkbox"/> Extended Term	\$2730.00	BRP WW17c
Amendment (A-H)	<input type="checkbox"/> Residential with \leq 4 units	\$435.00	BRP WW03c
	<input type="checkbox"/> Other	\$815.00	BRP WW03d
	<input type="checkbox"/> Extended Term	\$1090.00	BRP WW03e

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Waterways Regulation Program
Chapter 91 Waterways License Application - 310 CMR 9.00
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B. Applicant Information Proposed Project/Use Information

1. Applicant:

Pleasant Street Yacht Club
 Name
502 Pleasant Street
 Mailing Address
Winthrop
 City/Town
617-846-9869
 Telephone Number

E-mail Address
 State
 Zip Code
 Fax Number

Note: Please refer to the "Instructions"

2. Authorized Agent (if any):

James J. Cipoletta
 Name
385 Broadway, Suite 307
 Mailing Address
Revere
 City/Town
781-289-7777
 Telephone Number

jcipoletta@post.harvard.edu
 E-mail Address
 State
 Zip Code
 Fax Number

C. Proposed Project/Use Information

1. Property Information (all information must be provided):

Same
 Owner Name (if different from applicant)
Map 53 Lot 2
 Tax Assessor's Map and Parcel Numbers
562 Pleasant Street
 Street Address and City/Town

42 38'
 Latitude
 MA
 State

70 99'
 Longitude
 02152
 Zip Code

2. Registered Land Yes No

3. Name of the water body where the project site is located:

Boston Harbor

4. Description of the water body in which the project site is located (check all that apply):

<u>Type</u>	<u>Nature</u>	<u>Designation</u>
<input type="checkbox"/> Nontidal river/stream	<input type="checkbox"/> Natural	<input type="checkbox"/> Area of Critical Environmental Concern
<input checked="" type="checkbox"/> Flowed tidelands	<input type="checkbox"/> Enlarged/dammed	<input type="checkbox"/> Designated Port Area
<input type="checkbox"/> Filled tidelands	<input type="checkbox"/> Uncertain	<input type="checkbox"/> Ocean Sanctuary
<input type="checkbox"/> Great Pond		<input type="checkbox"/> Uncertain
<input type="checkbox"/> Uncertain		

C. Proposed Project/Use Information (cont.)

Select use(s) from
Project Type Table
on pg. 2 of the
"Instructions"

5. Proposed Use/Activity description

Reconfiguration and expansion of private recreational boating facility
(Current License No. 2599)

6. What is the estimated total cost of proposed work (including materials & labor)?

\$125,000.00

7. List the name & complete mailing address of each abutter (attach additional sheets, if necessary). An abutter is defined as the owner of land that shares a common boundary with the project site, as well as the owner of land that lies within 50' across a waterbody from the project.

Helena Mullins, Trustee
Name

554 Pleasant Street, Winthrop
Address

Woodside Realty Trust
Name

65 Main Street, Winthrop
Address

Arlington Center Garage
c/o Robery Mirak

438 Massachusetts Avenue, Suite 127, Arlington, MA 02427
Address

D. Project Plans

1. I have attached plans for my project in accordance with the instructions contained in (check one):

Appendix A (License plan)

Appendix B (Permit plan)

2. Other State and Local Approvals/Certifications

401 Water Quality Certificate

Date of Issuance

082-0333

File Number

Wetlands

JD-

File Number

Jurisdictional Determination

MEPA

File Number

EOEA Secretary Certificate

Date

21E Waste Site Cleanup

RTN Number

F. Waterways Dredging Addendum

1. Provide a description of the dredging project

Maintenance Dredging (include last dredge date & permit no.) Improvement Dredging

N/A

Purpose of Dredging

2. What is the volume (cubic yards) of material to be dredged?

N/A

3. What method will be used to dredge?

Hydraulic

Mechanical

Other

4. Describe disposal method and provide disposal location (include separate disposal site location map)

N/A

-
5. Provide copy of grain size analysis. If grain size is compatible for beach nourishment purposes, the Department recommends that the dredged material be used as beach nourishment for public beaches. **Note:** In the event beach nourishment is proposed for private property, pursuant to 310 CMR 9.40(4)(a)1, public access easements below the existing high water mark shall be secured by applicant and submitted to the Department.

H. Municipal Planning Board Notification

Notice to Applicant:

Section H should be completed and submitted along with the original application material.

Pleasant Street Yacht Club
 Name of Applicant
 562 Pleasant Street
 Project street address
 Boston Harbor
 Waterway
 Winthrop
 City/Town

Description of use or change in use:
 Reconfiguration and expansion of existing marina and relocation of gasoline fueling dock.

To be completed by municipal clerk or appropriate municipal official:

"I hereby certify that the project described above and more fully detailed in the applicant's waterways license application and plans have been submitted by the applicant to the municipal planning board."

Printed Name of Municipal Official _____ Date _____

Signature of Municipal Official _____ Title _____ City/Town _____

Note: Any comments, including but not limited to written comments, by the general public, applicant, municipality, and/or an interested party submitted after the close of the public comment period pertaining to this Application shall not be considered, and shall not constitute a basis for standing in any further appeal pursuant to 310 CMR 9.13(4) and/or 310 CMR 9.17.

Appendix A: License Plan Checklist

General View

- PE or RLS, as deemed appropriate by the Department, stamped and signed, in ink, each sheet within 8 1/2 inch by 11 inch border
- Format and dimensions conform to "Sample Plan" (attached)
- Minimum letter size is 1/8 of an inch if freehand lettering, 1/10 of an inch if letter guides are used
- Sheet number with total number in set on each sheet
- Title sheet contains the following in lower left: Plans accompanying Petition of [Applicant's name, structures and/or fill or change in use, waterway and municipality]
- North arrow
- Scale is suitable to clearly show proposed structures and enough of shoreline, existing structures and roadways to define its exact location
- Scale is stated & shown by graphic bar scale on each sheet
- Initial plans may be printed on bond; final plans due before License issuance must be on 3mil Mylar.

Structures and Fill

- All Structures and Fill shown in full BLACK lines, clearly labeling which portions are existing, which are Proposed and indicating Existing Waterways Licenses
- Cross Section Views* show MHW* and MLW* and structure finish elevations
- Dredge or Fill*, actual cubic yardage must be stated and typical cross sections shown
- All Structures and Fill shown in full BLACK lines, clearly labeling which portions are existing, which are Proposed and indicating Existing Waterways Licenses
- Cross Section Views* show MHW* and MLW* and structure finish elevations
- Dredge or Fill*, actual cubic yardage must be stated and typical cross sections shown
- Actual dimensions of structures(s) and or fill and the distance which they extend beyond MHW* or OHW*
- Change in Use of any structures on site must be stated

* See 310 CMR 9.02, Waterways Regulations definitions of High Water Mark, Historic High Water Mark, Historic Low Water Mark, and Low Water Mark. *Note:* DEP may, at its discretion, accept appropriately scaled preliminary plans in lieu of the plans described above. In general, DEP will accept preliminary plans only for non-water dependent projects and projects covered by MEPA to address site design components such as visual access, landscaping & site coverage. *Anyone wishing to submit preliminary plans must obtain prior approval of the DEP Waterways Program before submitting them with their application.*

Appendix A: License Plan Checklist (cont.)

Boundaries

- Property lines, full black lines, _____, along with abutters' names and addresses
- Mean High Water (MHW)* or Ordinary High Water (OHW)*, full black line _____
- Mean Low Water (MLW)*, black dotted line, (.....)
- Historic MHW* or OHW* (— — — —)
- Historic MLW* (..._..._..._)
- State Harbor Lines, black dot-dash line (- . - . - .) with indication of Chapter & Act establishing them (Ch. , Acts of)
- Reference datum is National Geodetic Vertical Datum (NGVD) or (NAVD).
- Floodplain Boundaries according to most recent FEMA maps
- Proposed & Existing Easements described in metes & bounds

Water-Dependent Structures

- Distance from adjacent piers, ramps or floats (minimum distance of 25' from property line, where feasible)
- Distance from nearest opposite shoreline
- Distance from outside edge of any Navigable Channel
- Access stairs at MHW for lateral public passage, or 5 feet of clearance under structure at MHW.

Non Water-Dependent Structures

- Depict extent of "Water-dependent Use Zone".

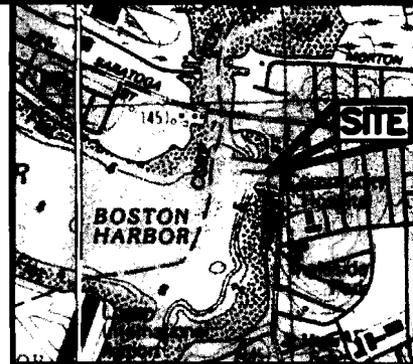
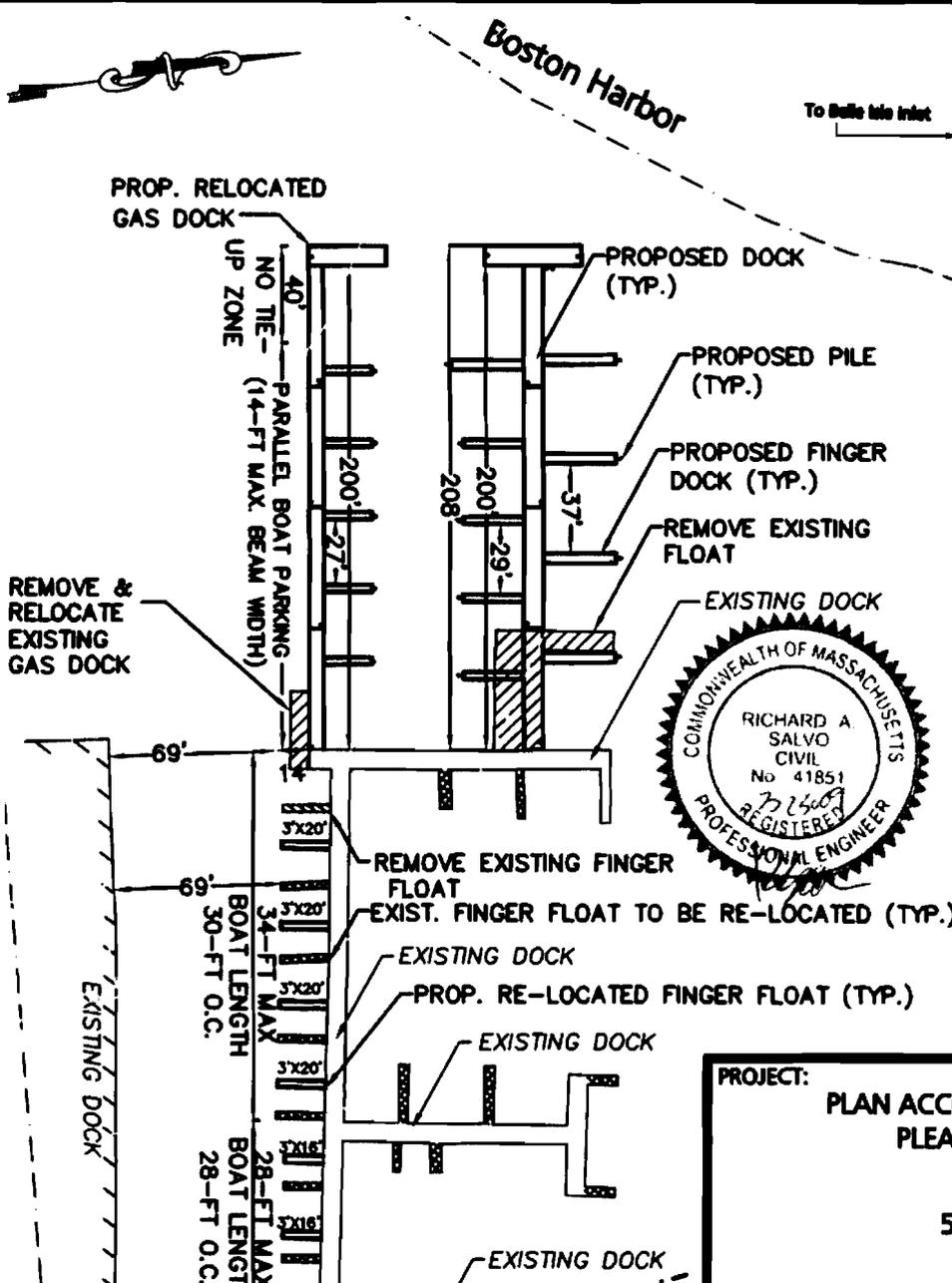
See Waterways Regulations at 310 CMR 9.51-9.53 for additional standards for non water-dependent use projects.

Note: Final Mylar project site plans will be required upon notice from the Department, prior to issuance of the Chapter 91 Waterways License.

I CERTIFY THAT ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE 1976 RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS. AMENDED JANUARY 12, 1988.

PROFESSIONAL ENGINEER
ENGINEERING ALLIANCE, INC.

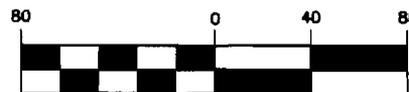


LOCUS MAP
SCALE: 1" = 2,000'

EXISTING STRUCTURE TO BE RELOCATED IN PLACE UNLESS OTHERWISE NOTED

EXISTING STRUCTURE TO BE REMOVED

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PROJECT:

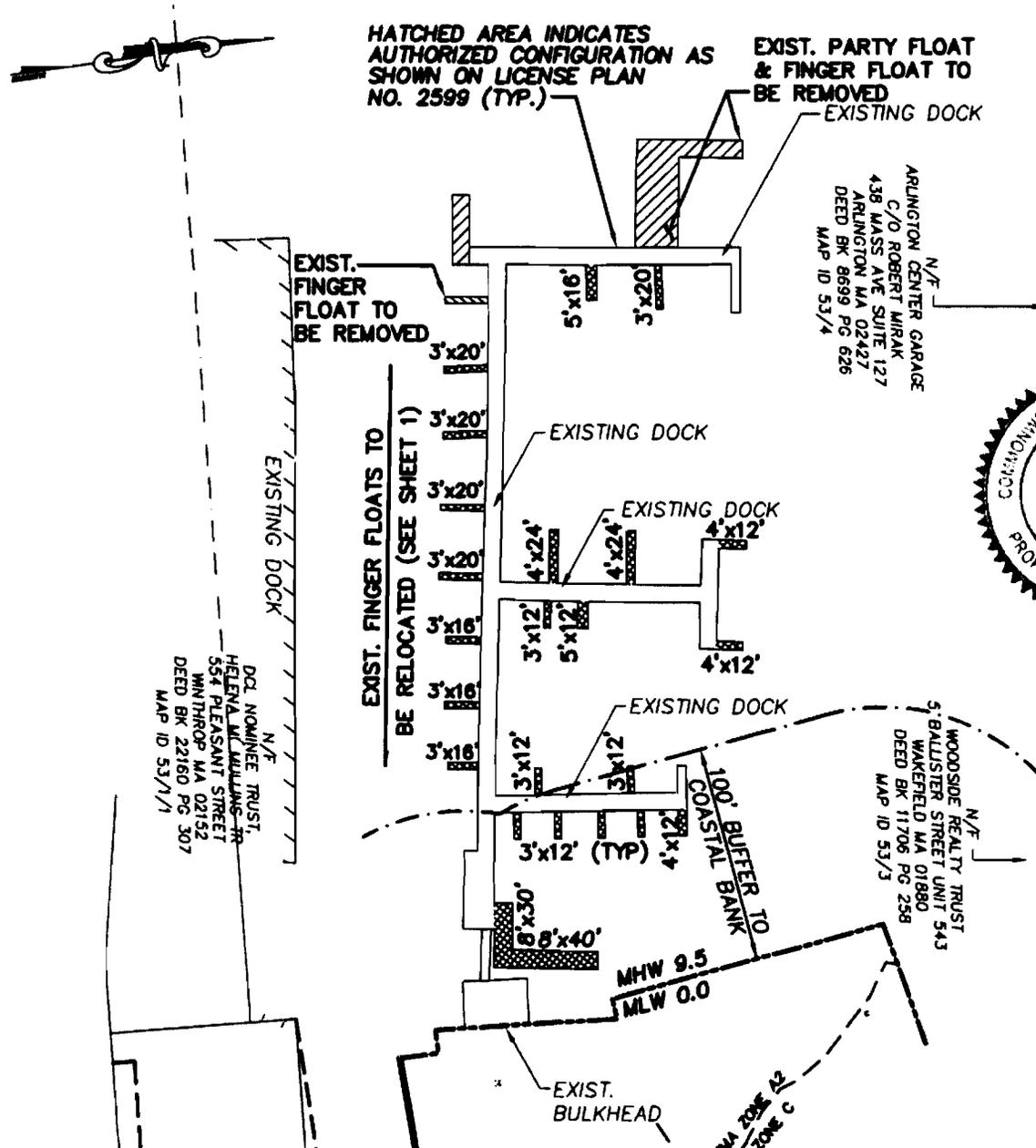
PLAN ACCOMPANYING PETITION OF THE:
PLEASANT PARK YACHT CLUB
FOR LICENSE TO CONSTRUCT
DOCKS AT
562 PLEASANT STREET
WINTHROP, MA

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[Handwritten Signature]

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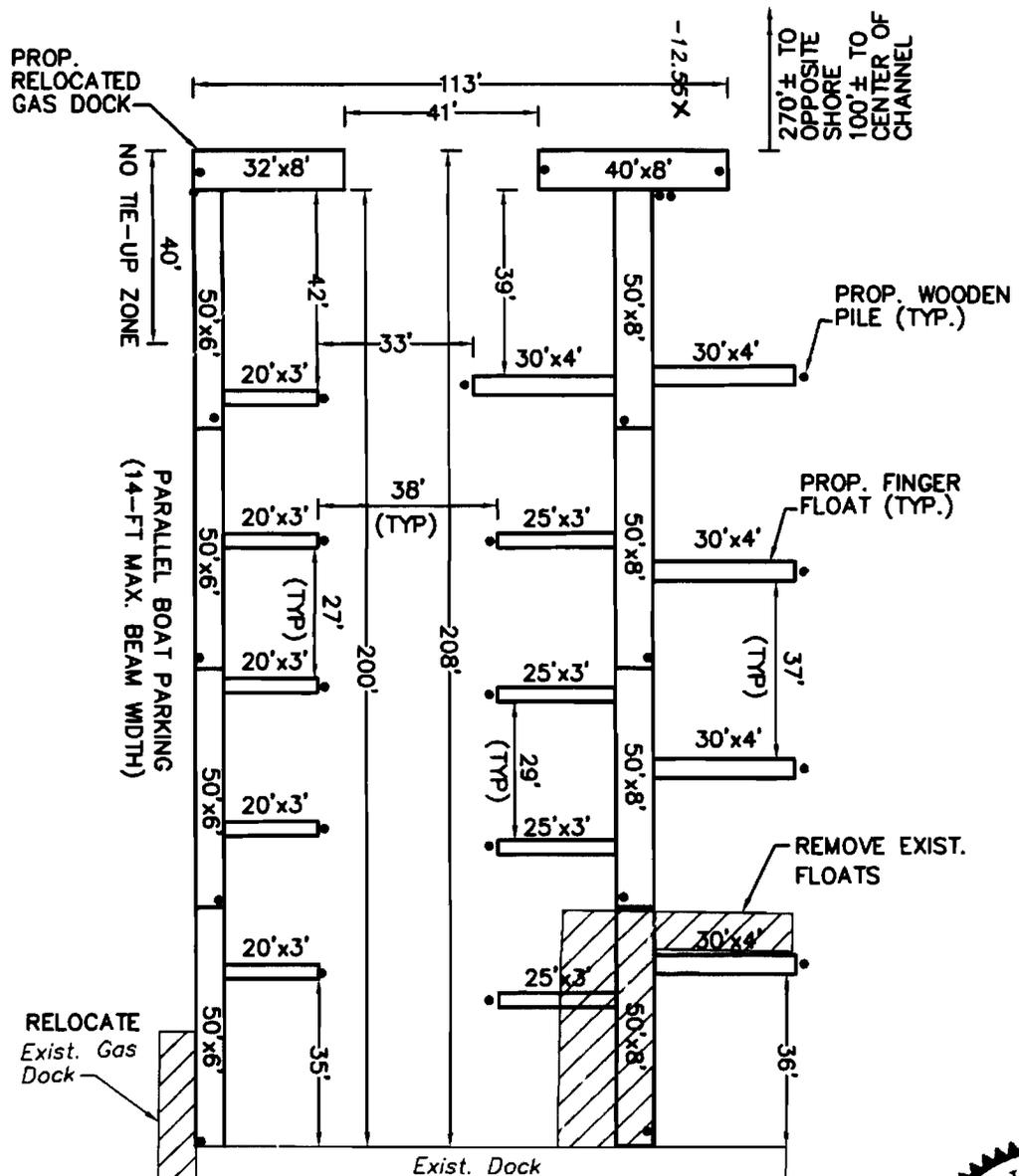


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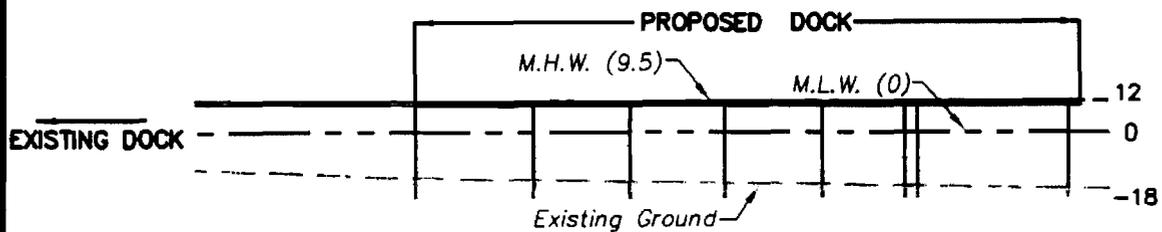


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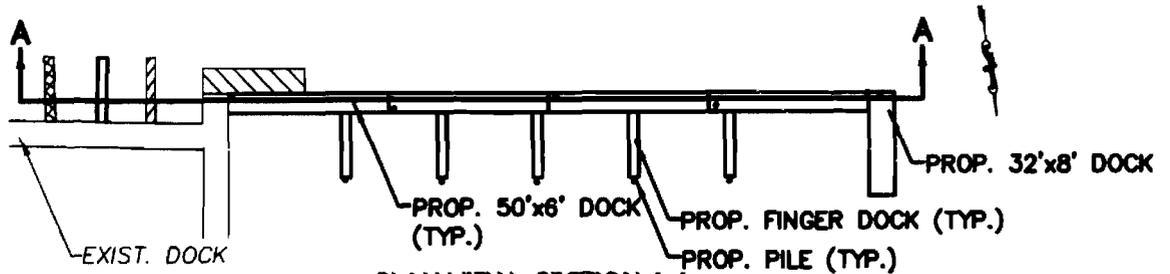
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[Signature]

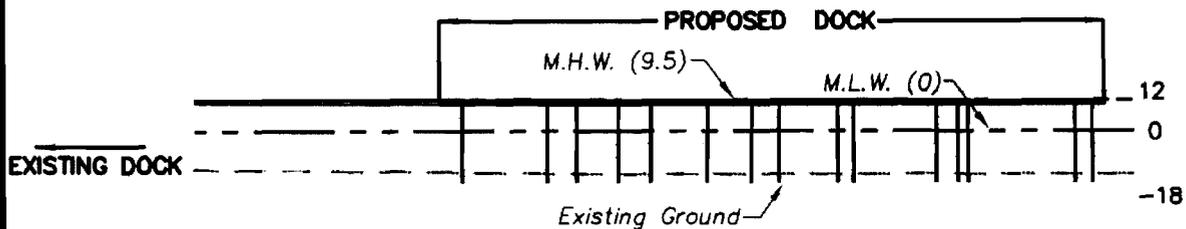
PROFESSIONAL ENGINEER
ENGINEERING ALLIANCE, INC.



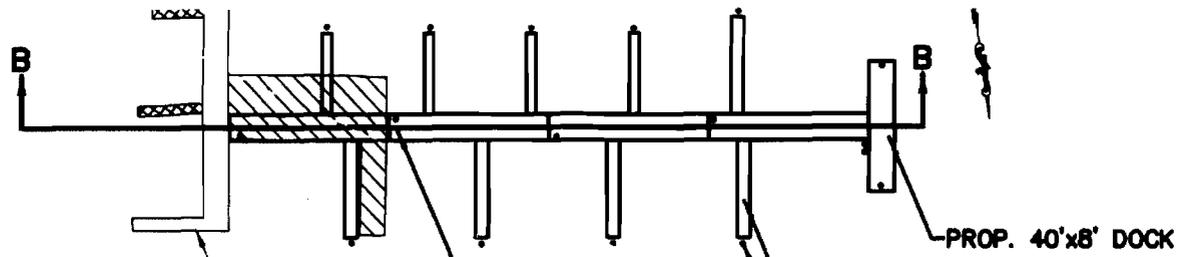
PROFILE - SECTION A-A
SCALE: 1"=60' (HORIZONTAL AND VERTICAL)



PLAN VIEW - SECTION A-A
SCALE: 1"=60'



PROFILE - SECTION B-B
SCALE: 1"=60' (HORIZONTAL AND VERTICAL)



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PROFESSIONAL ENGINEER
ENGINEERING ALLIANCE, INC.

NOTES:

1. THE BOUNDARY LINES DEPICTED ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES AND ARE BASED UPON DEEDS AND PLANS OF RECORD.
2. ACCORDING TO THE F.E.M.A. MAP FOR THE TOWN OF WINTHROP, COMMUNITY NO. 250280 0001 C, DATED JULY 2, 1992 THE PARCEL FALLS IN AN AREA CLASSIFIED AS ZONES "C" (NOT IN FLOOD) AND ZONE "A2" ELEVATION 10 NGVD 1929 (0.39 HIGHER THAN NAVD 1988).
3. ELEVATIONS ARE BASED ON NAVD 1988.
4. MEAN HIGH WATER IS ELEVATION 9.49 AS BASED ON MLLW.
5. LOCUS IS DEPICTED AS MAP ID 53-2-1.
6. EXISTING SITE CONDITIONS AND ELEVATIONS WERE OBTAINED BY OTTE & DWYER, INC. FROM AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER 2008. SOUNDINGS WERE OBTAINED FROM A PLAN ENTITLED "PLAN OF LAND WINTHROP, MA 'PLEASANT PARK YACHT CLUB, INC' 562 PLEASANT STREET SHOWING PROPOSED PIER LOCATIONS" PREPARED BY STAGECOACH SURVEYORS AND DATED NOVEMBER 8, 2006, REVISED THROUGH MAY 2, 2008.
7. RECORD OWNER:
PLEASANT PARK YACHT CLUB
562 PLEASANT STREET
WINTHROP, MA 02152



REFERENCES:

DEED REFERENCE: BOOK 3594 PAGE 302, BOOK 6644 PAGE 382 PLAN
REFERENCE: PLAN BOOK 15576 PAGE END LOTS R1 & D

