

BOUNDARY REVIEW OF THE CHELSEA CREEK DESIGNATED PORT AREA

LA REVISIÓN DEL LÍMITE DEL ÁREA PORTUARIA DESIGNADA DE CHELSEA CREEK

Port Operators Group

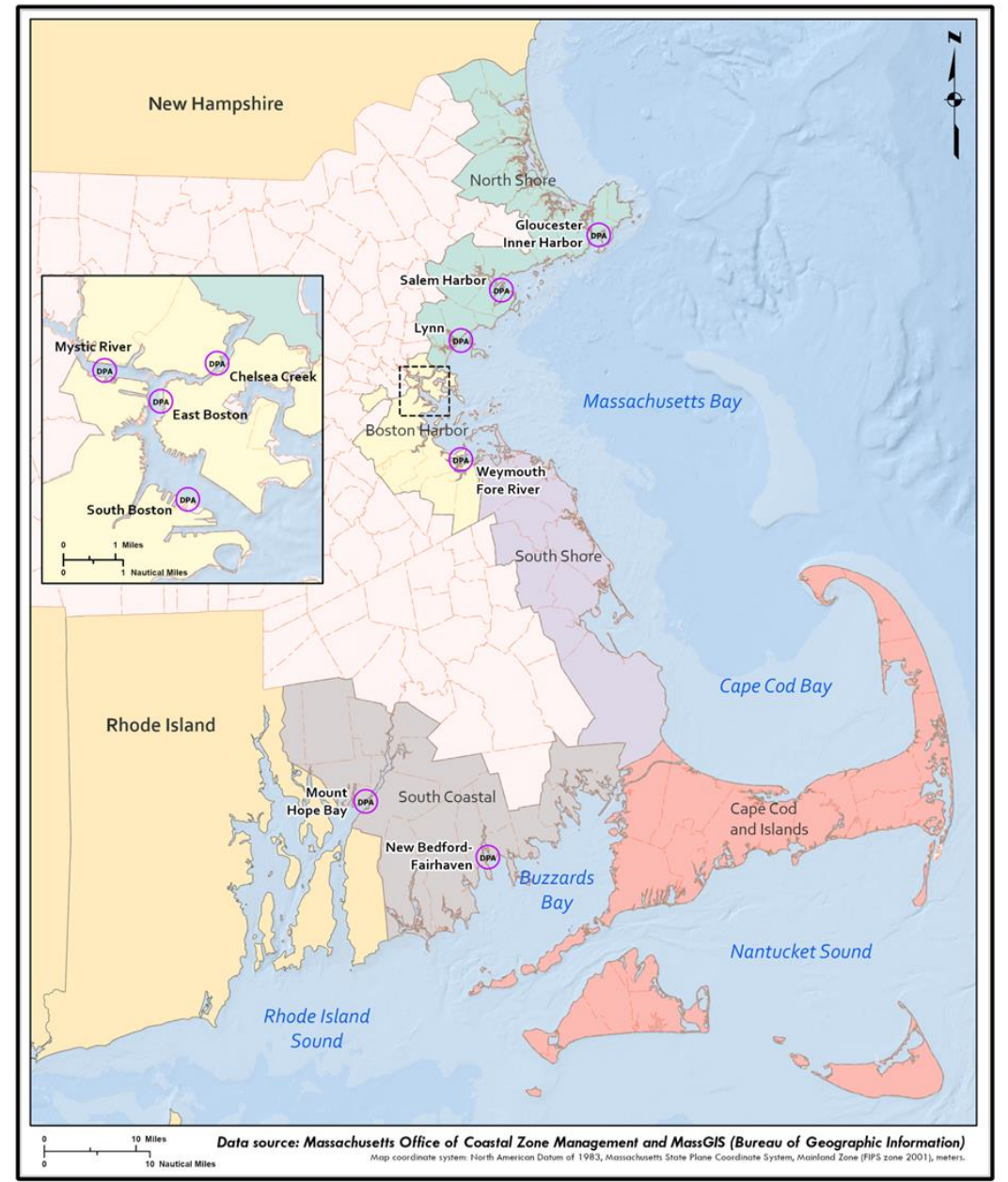
November 16, 2021



DPA POLICY BACKGROUND

- DPAs established in 1978 to identify coastal geographic areas that provide primary characteristics that are essential for water-dependent industrial (WDI) uses
- DPA rules to protect WDI uses on water-side areas incorporated into Waterways Regulations (310 CMR 9.00) in 1979
- Jurisdiction of Waterways regulations (including DPA rules) expanded to include filled tidelands in 1984
- DPA regulations (301 CMR 25.00) setting forth procedure for establishing and reviewing DPA boundaries promulgated in 1994

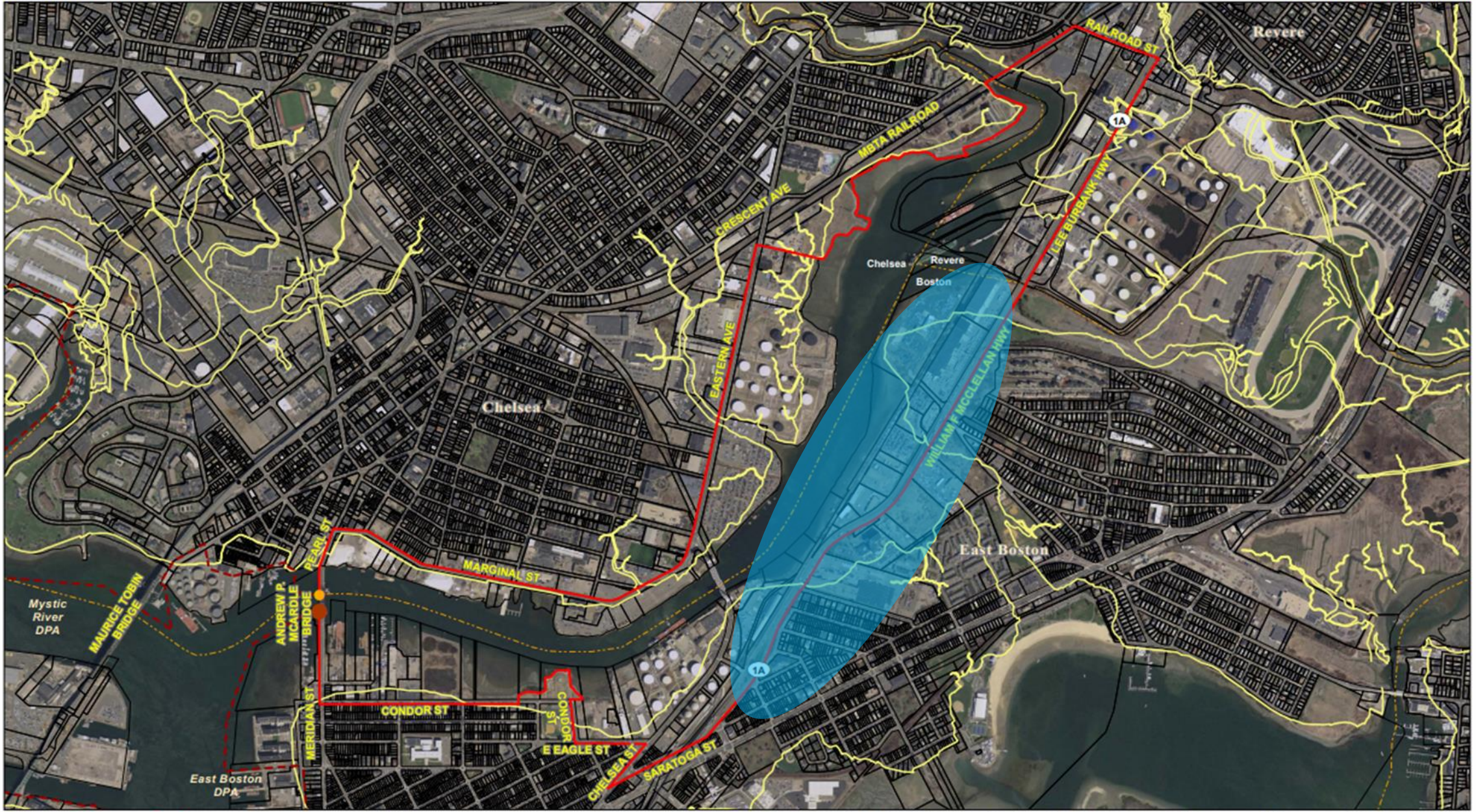
DESIGNATED PORT AREAS IN MASSACHUSETTS



Chelsea Creek

Designated Port Area (DPA)

For planning purposes only. In the event of conflict between this map and the accompanying written description, CZM shall issue a written clarification pursuant to the Designation of Port Areas regulations at 301 CMR 25.00



- Point of Beginning
 — Chelsea Creek DPA Boundary
 — Chapter 91 Presumptive Line
 Assessor's Parcel
- Point of Ending
 — Adjacent DPA Boundaries
 — Municipal Boundary


 Base map: U.S. Geological Survey Color Ortho Imagery, 2013.
 Map coordinate system: North American Datum of 1983,
 Massachusetts State Plane Coordinate System,
 Mainland Zone (FIPS zone 2001), meters.

0 1,000 2,000 3,000 4,000
 Feet

April 2016

BOUNDARY REVIEW TIMELINE

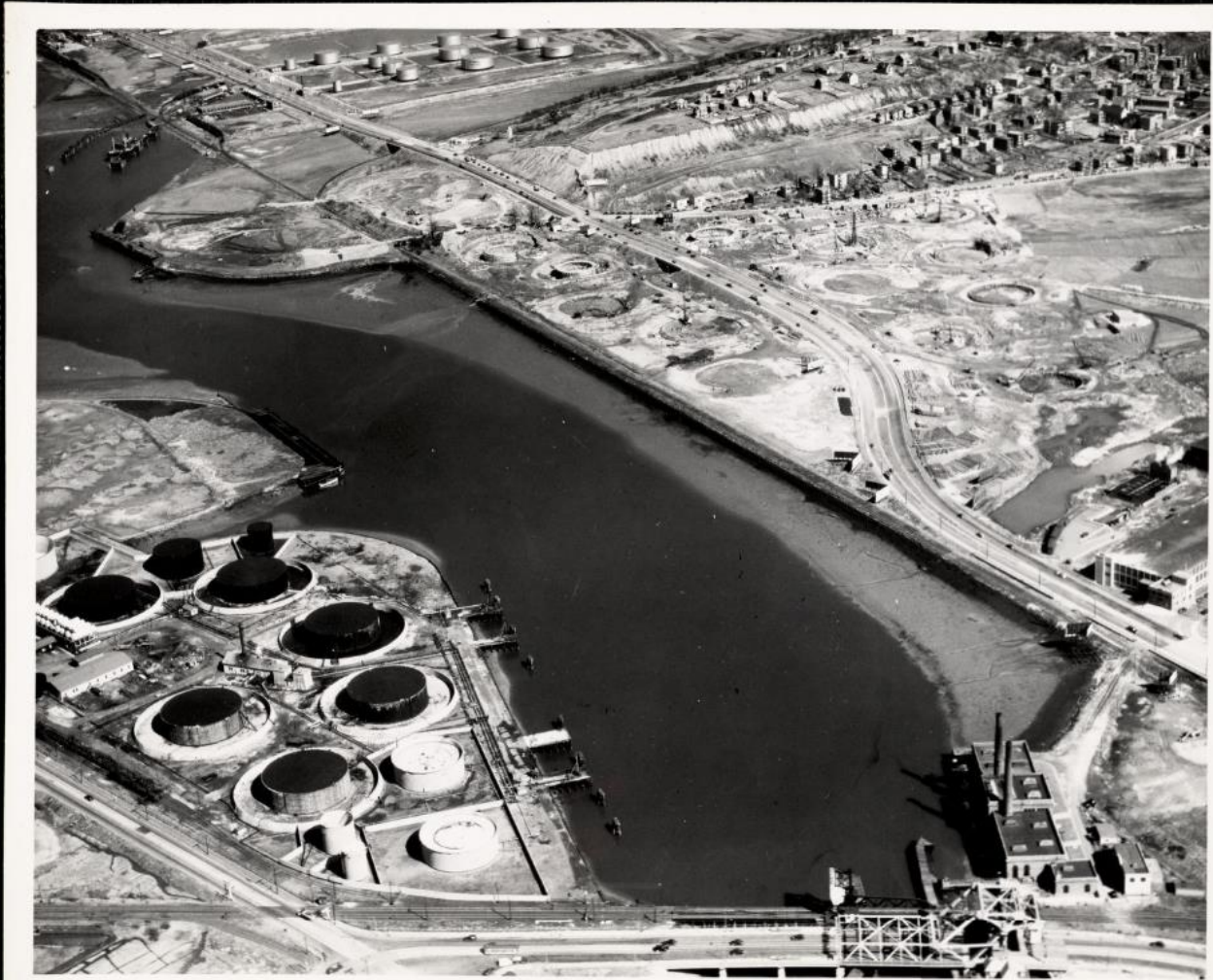
- On March 22, 2021, a group of property owners requested review of Chelsea Creek DPA boundary
- On May 6, 2021, CZM accepted request and expanded scope of review to include the area between Chelsea Street Bridge and Revere border
- Notice of request for boundary review: April 7, 2021 edition of *Environmental Monitor*
- Notice of response to boundary review: *Environmental Monitor* (September 22, 2021) and local paper (September 22, 2021 in *the Boston Globe* and September 23, 2021 in *El Mundo*)
- CZM accepted public comments for 30 days (until October 22, 2021)
- Public information meeting within 30-day comment period (October 13, 2021)
- Six-month consultation began October 22, 2021: includes engagement with DEP, municipality, property owners, WDIUs, other stakeholders (e.g., Massport, POG)
- No later than 30 days after consultation, designation report is issued

DESIGNATION REPORT & DESIGNATION DECISION

- Notice of the designation report and public hearing published in *Environmental Monitor* and local paper(s)
- CZM accepts public comment for 30 days (may be extended upon request and with notice)
- CZM holds a public hearing during 30-day comment period
- Final Designation Decision issued by CZM within 60 days of end of comment period
- Decision is effective immediately
- Notice published in *Environmental Monitor* and sent to relevant parties

DESIGNATION STANDARDS

- Areas not eligible for review
- Standards for designation of waters
- Standards for designation of lands



AREAS NOT ELIGIBLE FOR REVIEW

- Subject of decision within previous 5 years
- WDI use has occurred within previous 5 years, unless that use did not take place on a continuous basis for a substantial period
- Recommended for exclusion from review by city council or other zoning body
- Land area is entirely bounded by existing DPA lands and/or waters

PLANNING UNITS

- CZM applies the following eligibility criteria to groups of parcels (planning units) rather than individual properties
- DPA-related attributes vary across different parcels such that the combined characteristics are not accurately reflected in the characteristics of any single property
- Geographic areas reviewed are sized and configured in a manner that allows consideration of all relevant factors affecting eligibility to accommodate water-dependent industrial uses



STANDARDS FOR DESIGNATION

- Designation of lands
 - Land area includes or is contiguous with other DPA lands that include a substantially developed shoreline with a functional connection to DPA waters
 - Reasonable proximity to rail/road links to major routes and water/sewer facilities capable of supporting industrial use;
 - Topography that is conducive to or easily adapted to industrial use; and
 - Use character is predominately industrial or reasonably capable of becoming predominately industrial

CASE STUDY

- South Boston DPA Boundary Review
- Report and decision issued in 2018
- Boundary removed one planning unit from DPA and added another

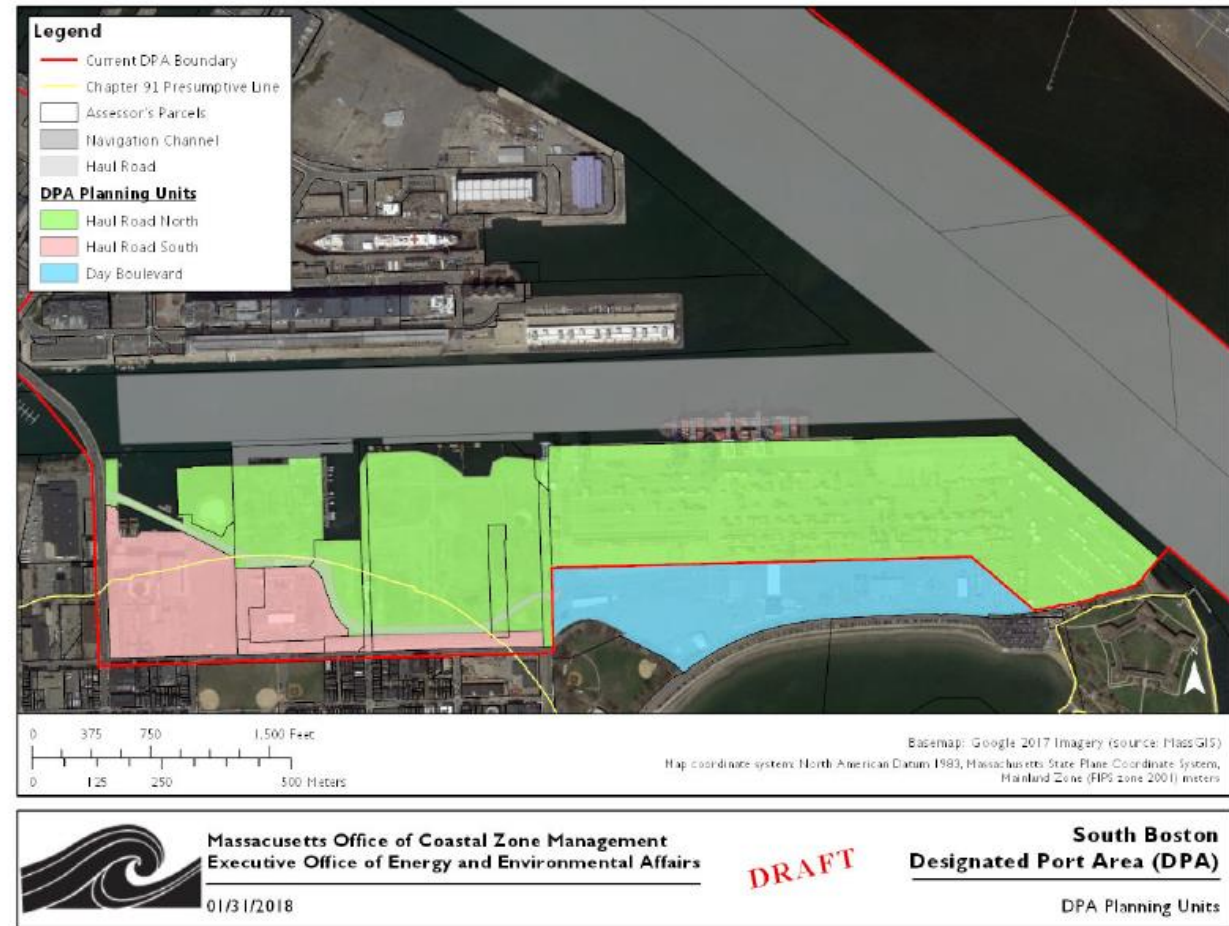


Figure 3 – Planning units within the South Boston DPA boundary review

QUESTIONS AND COMMENTS

QUESTIONS

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