



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

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November 27, 2023

Boston Harbor Shipyard & Marina
c/o Ann Lagasse
256 Marginal Street
Boston, MA 02128

Re: Boston Harbor Shipyard & Marina Investment Plan

Dear Mrs. Lagasse:

Please accept this letter as a follow up to the meeting on November 17, 2023 with your team, staff from the Massachusetts Office of Coastal Zone Management, and staff from the Massachusetts Department of Environmental Protection Waterways Regulation Program (the "Department"). The Department appreciates the presentation and the opportunity for preliminary discussion about the planned future improvements for the site.

As mentioned during the meeting, while the proposed project involves Water-Dependent Industrial components which are generally exempt from licensing on Massport Properties pursuant to 310 CMR 9.03(3), the planned improvements include proposed scopes of work that are not Water-Dependent Industrial (e.g., marina addition, public open space, parking, container village), and subject to licensing pursuant to Chapter 91, the Memorandum of Understanding between Massport and the Department entered into February 15, 2002 relative to the licensing of certain projects on certain properties owned by Massport in East Boston, and the applicable sections of 310 CMR 9.00.

The Department recommends continued coordination with the Waterways team as project planning progresses to ensure the project is properly evaluated in the context of the MOU, regulatory limitations on uses with Designated Port Areas, and all other applicable sections of 310 CMR 9.00.

If you have any questions, or to coordinate scheduling a meeting, please contact Chrissy Hopps at christine.hopps@mass.gov

Sincerely,

Daniel J. Padien, Program Chief
Waterways Regulation Program

cc: Jamie Fay, Fort Point Associates, Inc.
Joanna Yelen, Massachusetts Office of Coastal Zone Management