



Proactive by Design

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

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January 15, 2020

Town of Falmouth
Conservation Commission
Falmouth Town Hall
59 Town Hall Square
Falmouth, MA 02540

Re: Request for Amended Order of Conditions
Woods Hole Ferry Terminal Reconstruction Project
Foot of Railroad Avenue, Woods Hole, MA
DEP File No. SE 025-4151

Dear Chairman,

On behalf of the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority (SSA), GZA is pleased to present this request for an Amended Order of Conditions for DEP No. SE 025-4151. The original Order was issued on April 13, 2016.

The phased construction of the project has been in effect since the fall of 2016. During that time, site grading, dock construction, erection of a temporary terminal building, and utility work has been conducted.

The SSA is now proposing some changes to the originally-approved plan, specifically a revised design of the permanent terminal building and the utility building. This request for an Amended Order of Conditions pertains specifically and exclusively to these two project elements.

The approved and proposed new terminal buildings are within Land Subject to Coastal Storm Flowage (LSCSF). Most of the approved and proposed new utility building footprint is within LSCSF.

The following table enumerates the proposed changes. The new terminal would be one less story and its roofline roughly 12 feet lower in height than what was originally approved. The finished first floor elevation does not change. The gross square footage (GSF) would be reduced by 3,112 and the building footprint would be increased slightly (888 SF). This increase would displace existing pavement; therefore, there would be no change in impervious cover or stormwater runoff.

The new utility building would be the same height as what was previously approved but would have an increased footprint of 1,814 SF and an increased gross square footage of 3,628. This increase in building footprint would displace pavement; therefore, there would be no change in impervious cover or stormwater runoff.



Table 1. Terminal Building

Parameter	Original Approval	Proposed Amendment	Net Change
No. Stories	2	1	-1
Building Height	36'-0"	24'-0"	-12'
Gross Square Feet (GSF)	10,000	6,888	-3,112
Building Footprint	6,000	6,888	888
Building Footprint within LSCSF	6,000	6,888	888

Table 2. Utility Building

Parameter	Original Approval	Proposed Amendment	Net Change
No. Stories	2	2	0
Building Height	37'-6"	37'-6"	0
Gross Square Feet (GSF)	4,660	8,288	3,628
Building Footprint (SF)	2,330	4,144	1,814
Building Footprint within LSCSF (SF)	714	1,482	768

We believe that these proposed changes would have no significant impact to resources regulated under the Wetlands Protection Act. We look forward to presenting these proposed changes at the January 29, 2020 meeting.

Sincerely,
GZA GeoEnvironmental, Inc.

Stephen Lecco, AICP, CEP
Project Manager

Dino Fisaletti, P.E.
Consultant Reviewer

Russ Morgan, P.E.
Principal-in-Charge

Attachments: Plans, Abutters Notice, Abutters List

Notification to Abutters Under the Massachusetts Wetlands Protection Act (310 CMR 10.00)

In accordance with the second paragraph of the Massachusetts General Laws Chapter 31, Section 40, you are hereby notified of the following work within a wetland resource area or within the 100-foot buffer zone of a resource area:

1. The name of the applicant is: **Woods Hole, Martha's Vineyard and Nantucket Steamship Authority.**
2. The address of the lot where activity is proposed is: **End of Railroad Avenue**
3. The applicant has filed a request to amend an existing Order of Conditions (DEP# SE 25-4151) with the Conservation Commission of **Falmouth** seeking permission to perform work within wetland resource areas or areas subject to protection under the Wetlands Protection Act (General Laws 131, Section 40).
4. Copies of the Notice of Intent will be available beginning **January 15, 2020**, at the **Falmouth Town Hall Selectmen's Meeting Room, 59 Town Hall Square, Falmouth, MA 02540** having Office Hours **Tuesdays from 8 A.M. and 11 A.M. and Fridays between 1 P.M. and 4 P.M.**, or by calling **(508) 495-7445**.
5. The public hearing for this application will be at **Falmouth Town Hall Selectmen's Meeting Room, 59 Town Hall Square, Falmouth, MA 02540** on **January 29, 2020 at 7:00 P.M.**

For more information regarding this notice or where copies of the NOI Application may be obtained, contact the applicant's representative:

**GZA GeoEnvironmental, Inc.
1350 Main St., Suite 1400
Springfield, MA 01103
(413) 726-2114
Attention: Stephen Lecco**

Mon – Fri 8:30 – 5:00

Note: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Southeast Region: 508-946-2700

Abutting Properties*	
Map ID	Abutter Name and Mailing Address
1	NAUSHON TRUST 121 MOUNT VERNON ST BOSTON, MA 02108
2	ESTES TRUSTEE DONALD A ESTES TRUSTEE JAMES PO BOX 107 WOODS HOLE, MA 02543-010
3	LUSCOMBE AVENUE LLC PO BOX 4 WOODS HOLE, MA 02543
4	SALTHOUSE JAMES E SALTHOUSE MARGARET C 22 GLENDON RD WOODS HOLE, MA 02543
5	LUSCOMBE AVENUE LLC P.O. BOX 4 WOODS HOLE, MA 02543
6	STIMPSON TRUSTEE CYNTHIA DEW RAILROAD AVE NOMINEE RLTY TR PO BOX 646 FALMOUTH, MA 02541
7	MARTHAS VINEYARD SAVINGS BANK PO BOX 1069 EDGARTOWN, MA 02539
8	MARTHA ERTMANN LLC 10 WATER ST WOODS HOLE, MA 02543
9	MARTHAS VINEYARD SAVINGS BANK PO BOX 1069 EDGARTOWN, MA 02539
10	WGBH EDUCATIONAL FOUNDATION ONE GUEST ST BOSTON, MA 02135
11	WOODS HOLE LIBRARY PO BOX 185 WOODS HOLE, MA 02543-0185
12	FALMOUTH TOWN OF 59 TOWN HALL SQ FALMOUTH, MA 02540-2761
13	THE CLIMATE FOUNDATION 3 LITTLE HARBOR RD FALMOUTH, MA 02540

14	LITTLE HARBOR ROAD LLC 135 GARDEN ST CAMBRIDGE, MA 02138
15	STARK WALLACE C 9 LITTLE HARBOR RD WOODS HOLE, MA 02543-1012
16	CRANE TRUSTEE THOMAS S CRANE TRUSTEE GERALDINE G 40 CHESTNUT ST WESTON, MA 02394
17	WRIGHT TRUSTEE EDWARD L WRIGHT TRUSTEE PATRICIA J 10541 SEABURY LN LOS ANGELES, CA 90077
18	DE GIVE JOSEFINE F GROVE BELLE 1402 WINCHESTER RD DELAFLANE, VA 20144-1728
19	FISHER III TRUSTEE FREDERICK S F S FISHER III LIV TRUST 6801 WESTOVER RD CHARLES CITY, VA 23030-3327
20	TULLY ELLEN FISHER 1442 WESTWOOD RD CHARLOTTESVILLE, VA 2290
* Current as of 1/08/2020	



The Steamship Authority



Woods Hole, Martha's Vineyard & Nantucket
Steamship Authority
Foot of Railroad Avenue
Woods Hole, MA 02543

Woods Hole Ferry Terminal Reconstruction

BIA.studio
118 South Street, Boston, MA 02111
T: (617) 423-6500 W: bia.studio

IBI Group
Landscape Architecture
21 Custom House Street, Boston, MA 02110

GZA GeoEnvironmental
Geotechnical, Environmental, Civil Engineering
530 Broadway Providence, RI 02909

Kalin Associates
Specifications
1121 Washington Street #2
West Newton, MA 02465

Thornton Tomasetti
Structural Engineering
27 Wormwood Street Suite 200
Boston, MA 02210

Issue / Revision Schedule

No.	Revision	Date

Seal:

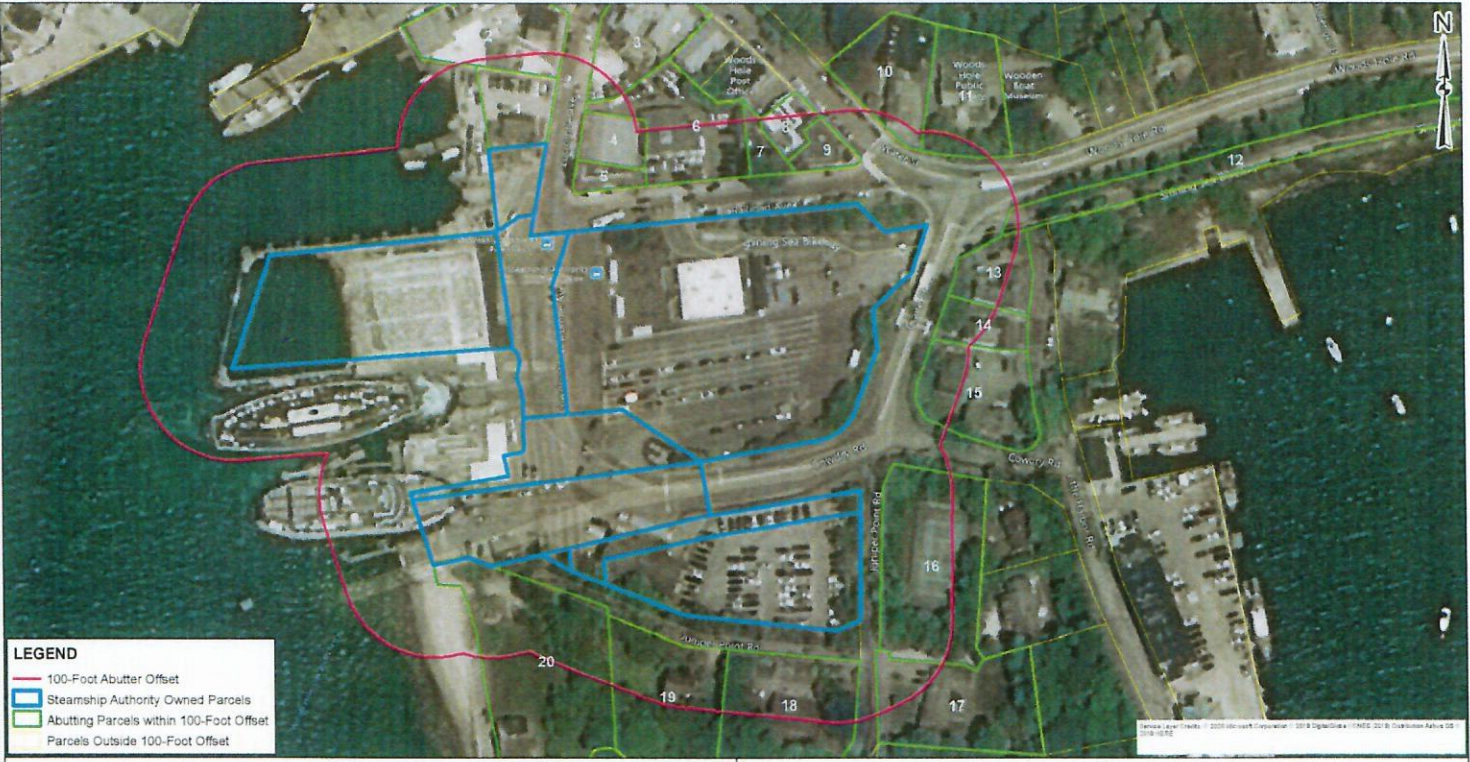


REQUEST FOR AMENDED ORDER OF CONDITIONS

Drawn By:	SR
Checked By:	LD
Date:	01/10/2020
Scale:	As Indicated
Phase:	Schematic Design

SITE PLAN

© 2020 - GZA GeoEnvironmental, Inc. J:\0 GZA INTERCOMPANY PROJECTS\03 0033931_05 Woods Hole Ferry Station\03 0033931_05 Woods Hole Ferry Station\03 0033931_05 Woods Hole Ferry Station.dwg, January 08, 2020 - 6:13:25 PM, with info




LEGEND

- 100-Foot Abutter Offset
- Steamship Authority Owned Parcels
- Abutting Parcels within 100-Foot Offset
- Parcels Outside 100-Foot Offset

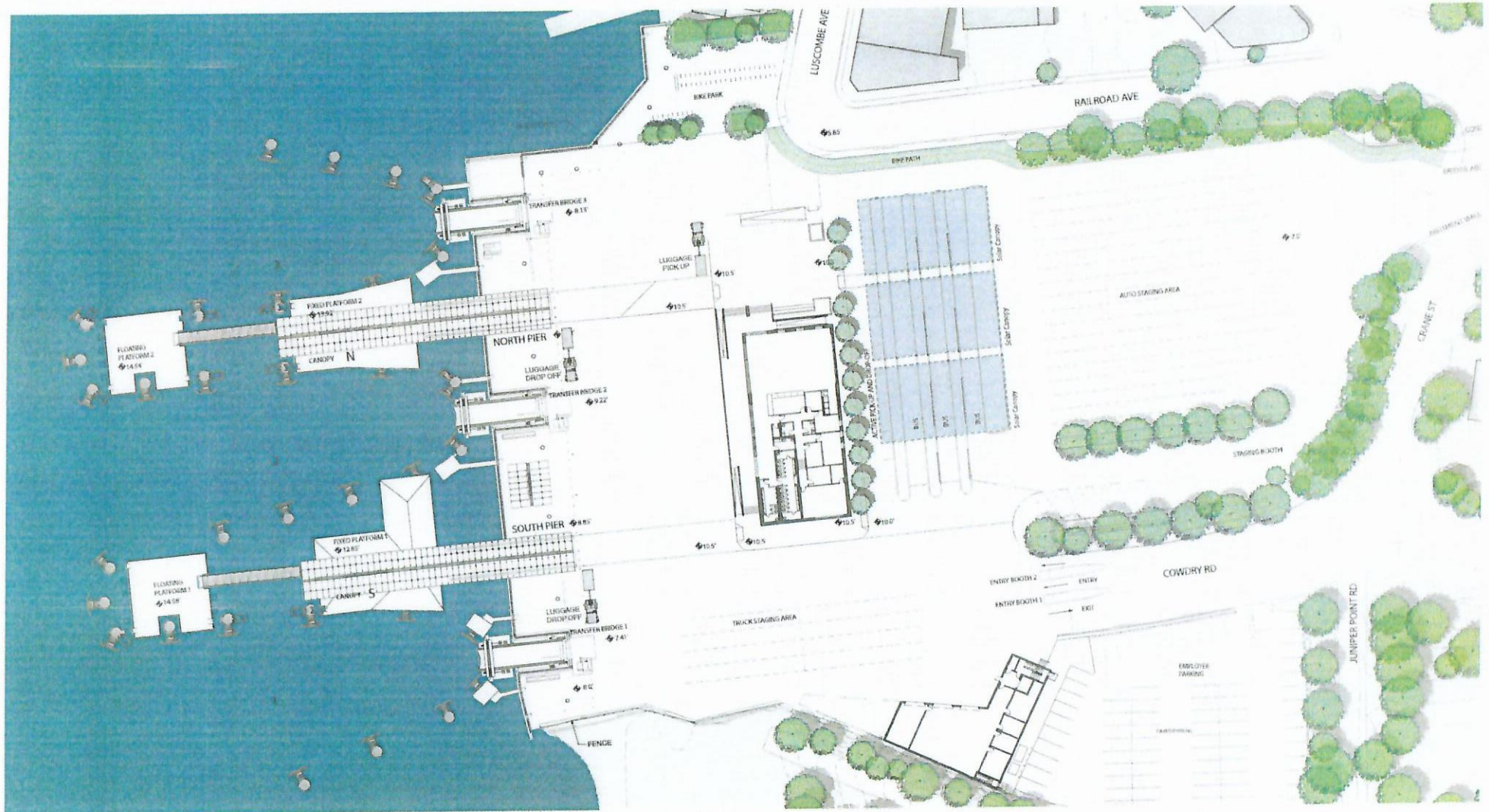
UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

WOODS HOLE FERRY TERMINAL RECONSTRUCTION PROJECT
FOOT OF RAILROAD AVENUE
WOODS HOLE, MA

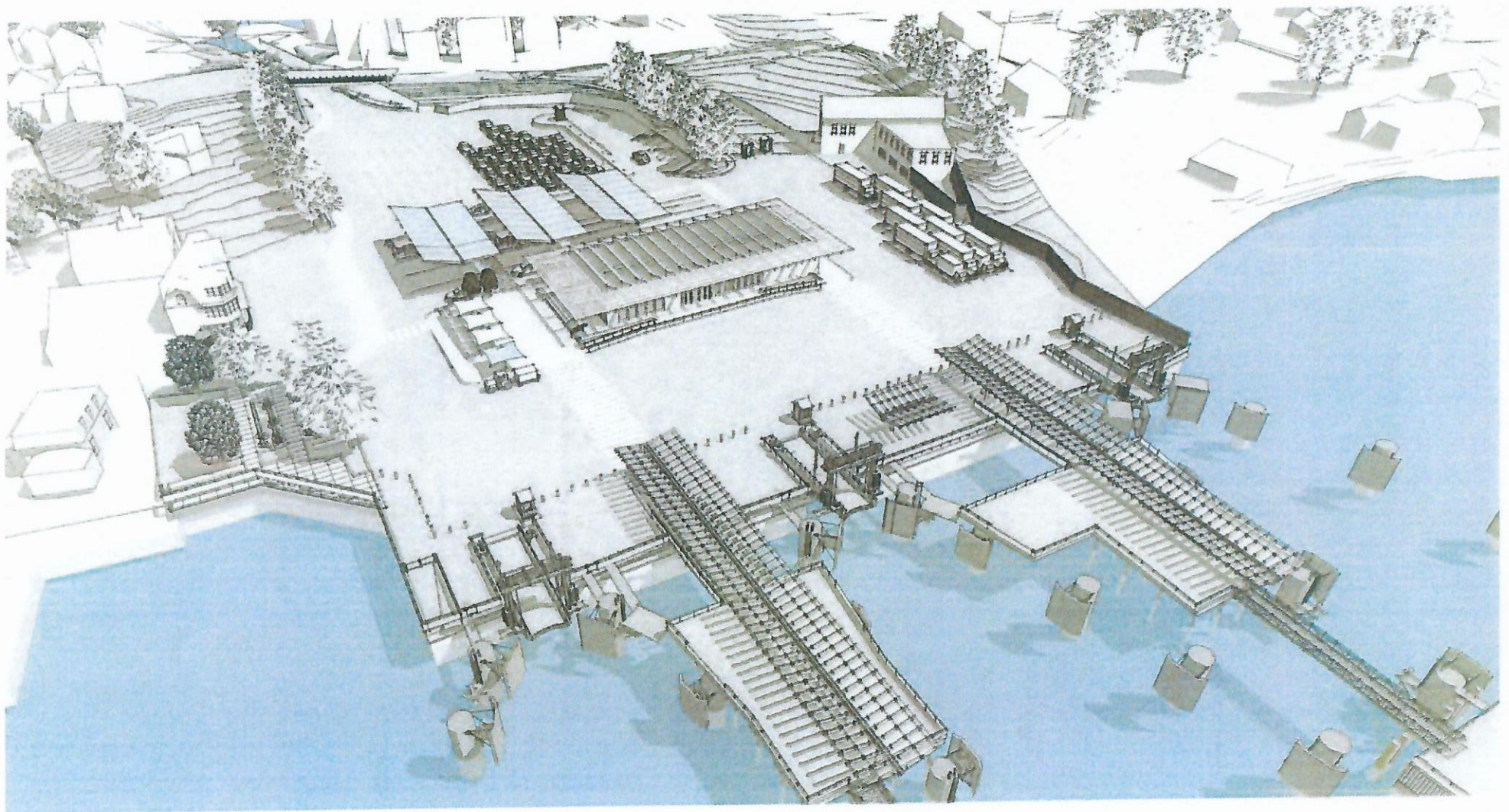
NOTICE OF INTENT AMENDMENT
ABUTTING PARCELS TO STEAMSHIP AUTHORITY

PREPARED BY  GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: THE STEAMSHIP AUTHORITY FOOT OF RAILROAD AVENUE WOODS HOLE, MA	
PROJ MGR: SLL	REVIEWED BY: SLL	CHECKED BY: SLL	FIG/DWG
DESIGNED BY: SRT	DRAWN BY: SRT	SCALE: 1 in = 100 ft	1
DATE: 01/08/2020	PROJECT NO: 03 0033931.23	REVISION NO:	

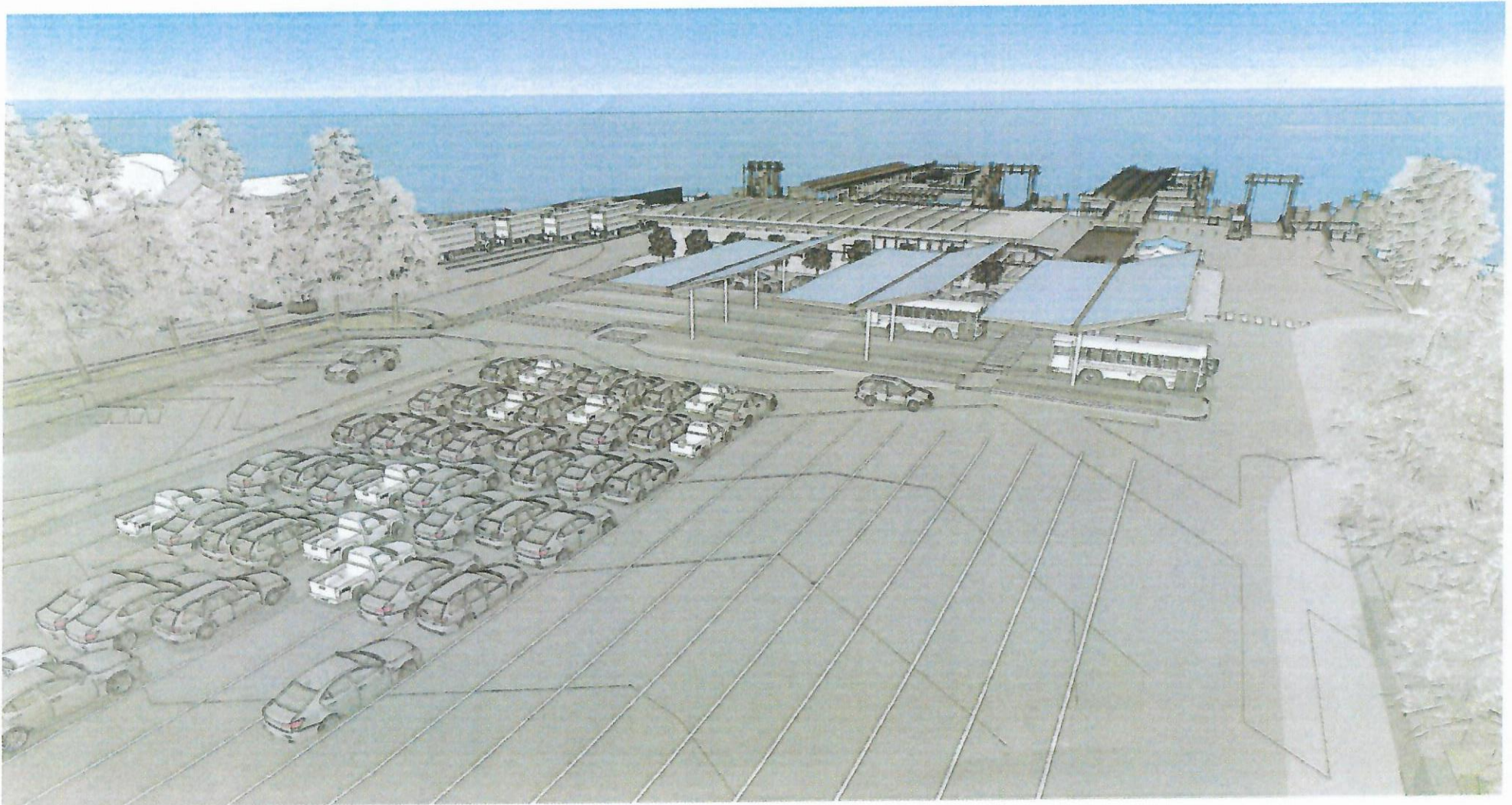
Option 2019.10 One Story Terminal



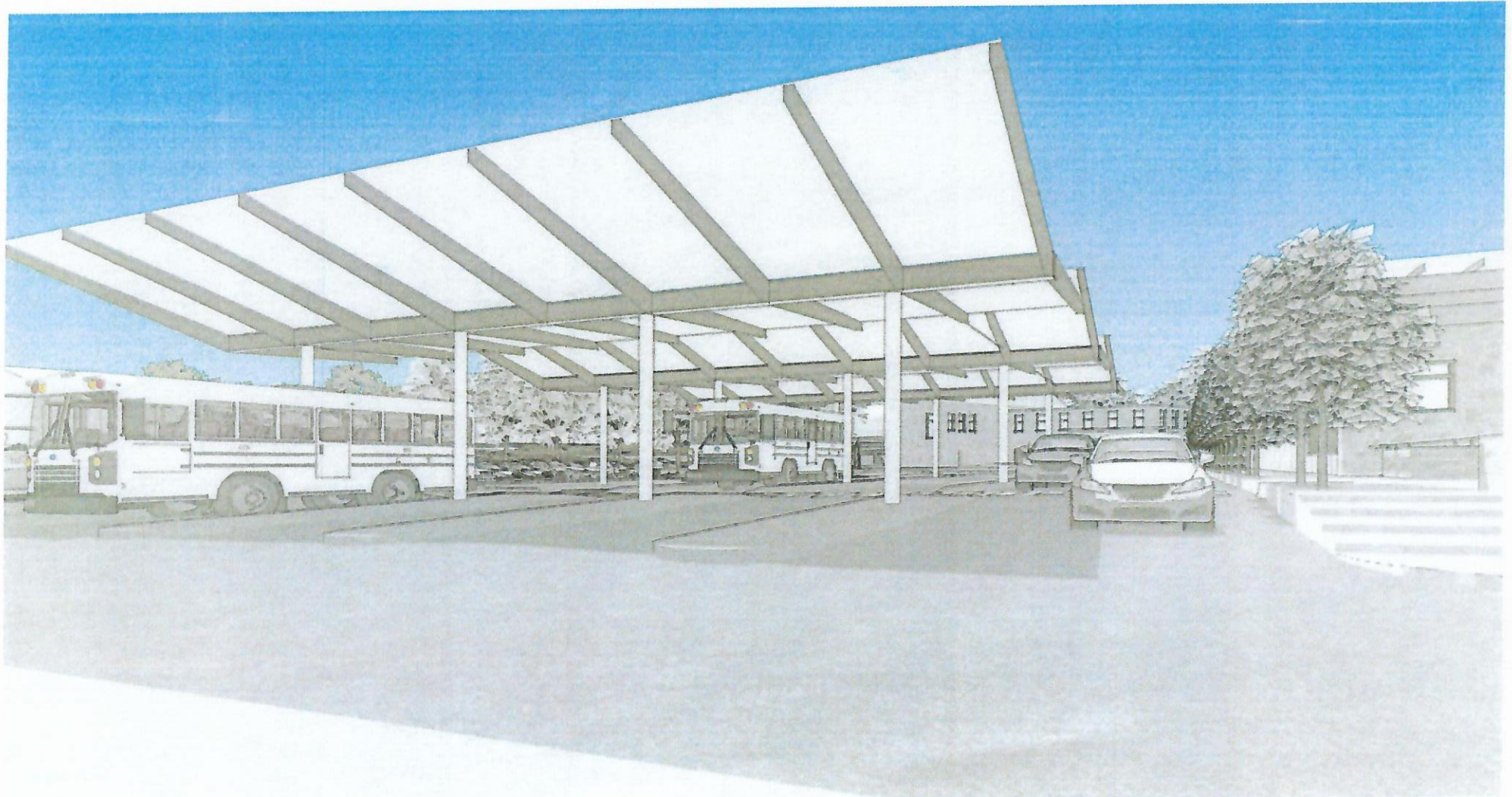
Option 2019.10 One Story Terminal



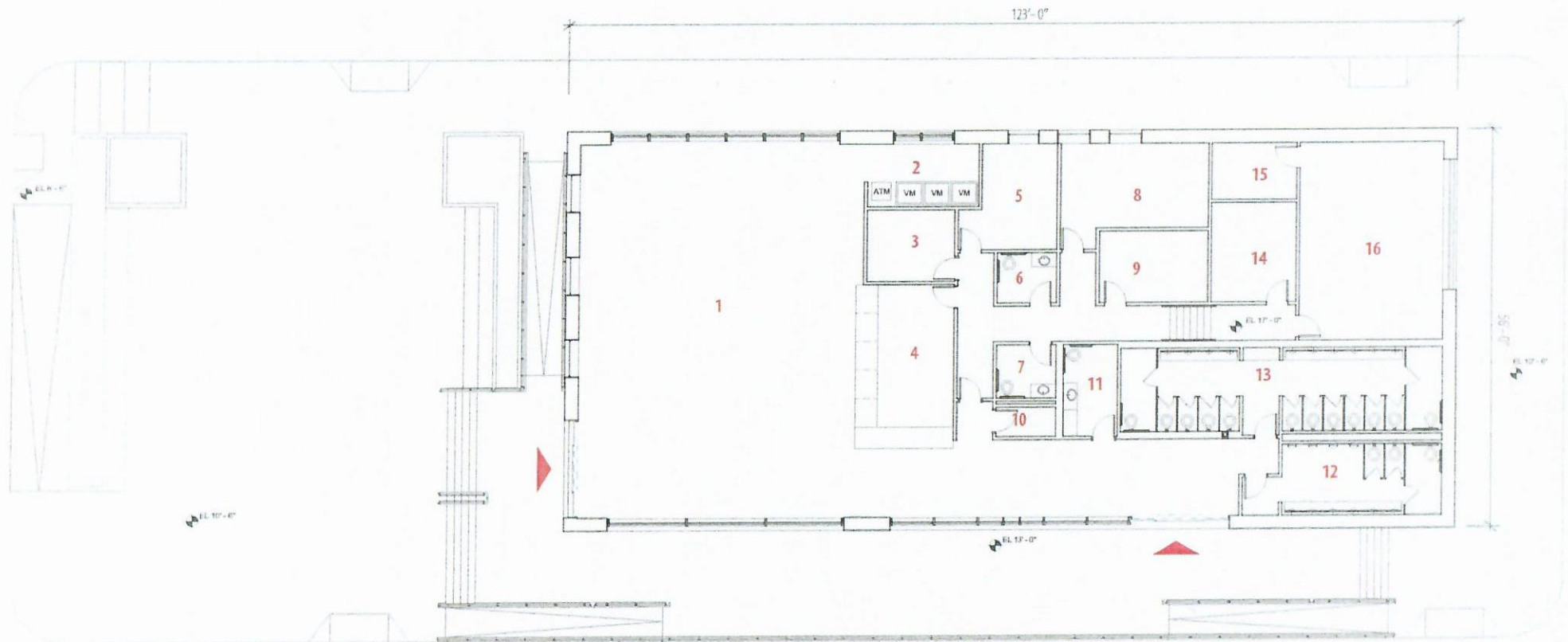
Option 2019.10 One Story Terminal with Bus Berth Solar Canopies



Option 2019.10 One Story Terminal with Bus Berth Solar Canopies

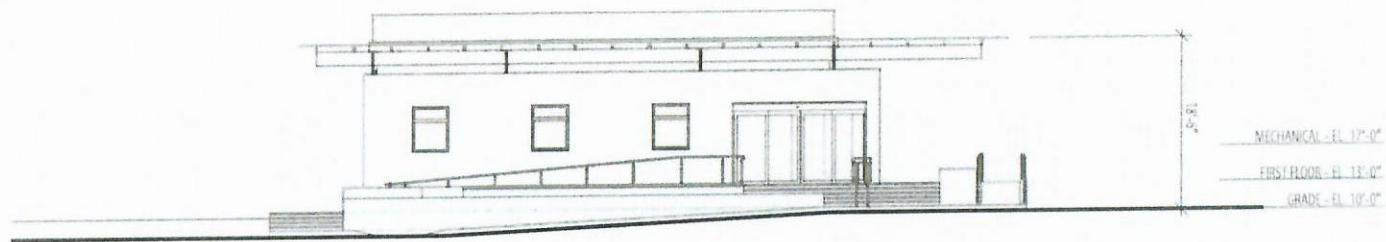


Option 2019.10 One Story Terminal

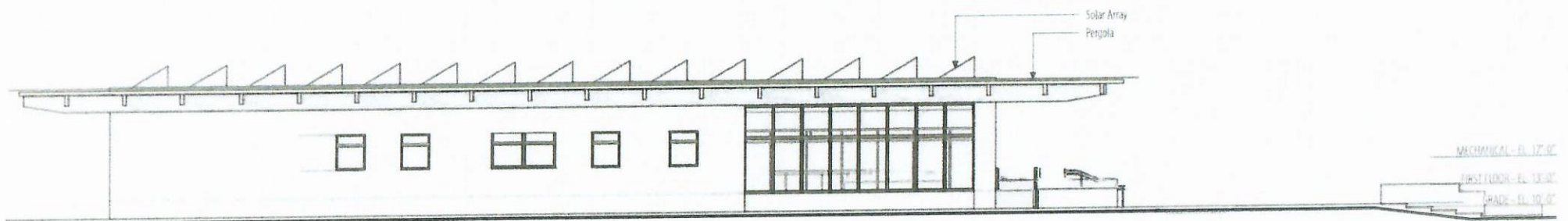


First Floor Plan

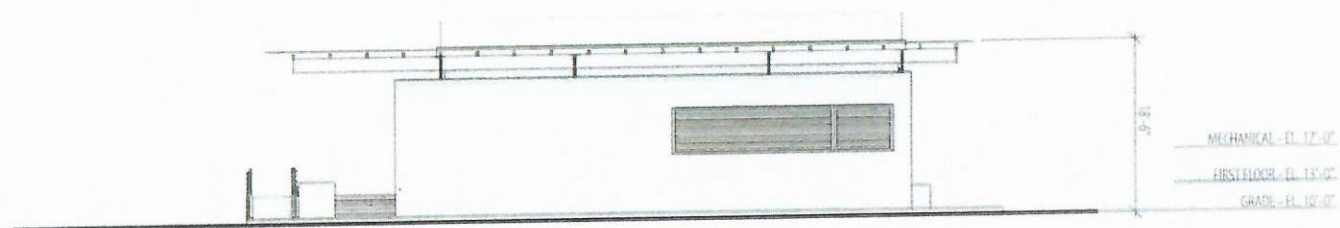
- | | | | |
|------------------------------------|--|---|--|
| 1. WAITING ROOM
40'-0" x 50'-0" | 5. BREAK ROOM
12'-0" x 12'-0" | 9. TERMINAL MANAGER'S OFFICE
9'-0" x 17'-6" | 13. PUBLIC WOMEN'S RESTROOM
12 W.C. / 10 LAV. 24'-6" x 25'-0" |
| 2. VENDING
15'-0" x 8'-0" | 6. EMPLOYEE RESTROOM - MEN
8'-0" x 10'-0" | 10. JANITOR
5'-0" x 8'-0" | 14. TELECOM / DATA
9'-0" x 17'-6" |
| 3. CASH ROOM
15'-0" x 8'-0" | 7. EMPLOYEE RESTROOM - WOMEN
8'-0" x 10'-0" | 11. UNISEX RESTROOM
1 W.C. / 1 LAV. 8'-6" x 8'-6" | 15. ELECTRICAL ROOM
8'-6" x 12'-0" |
| 4. TICKETING
12'-0" x 20'-0" | 8. TERMINAL AGENTS OFFICE
13'-0" x 17'-6" | 12. PUBLIC MEN'S RESTROOM
3 W.C. / 4 UR / 4 LAV. 13'-0" x 16'-6" | 16. MECHANICAL
20'-0" x 23'-0" |

Option 2019.10 One Story Terminal

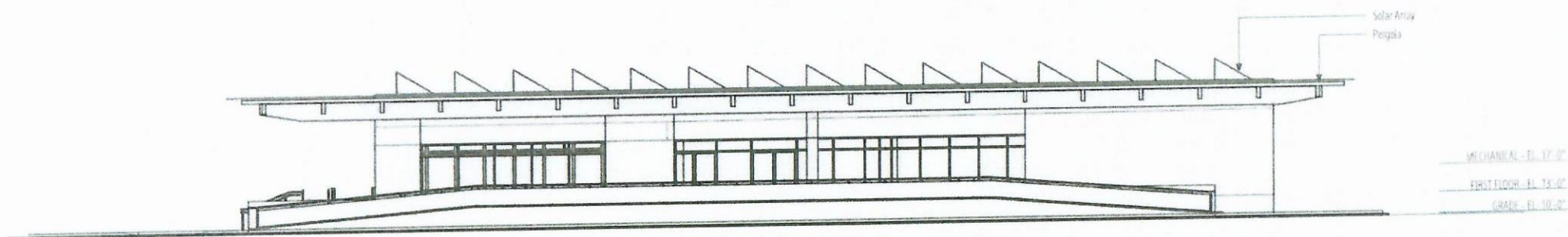
North Elevation



East Elevation

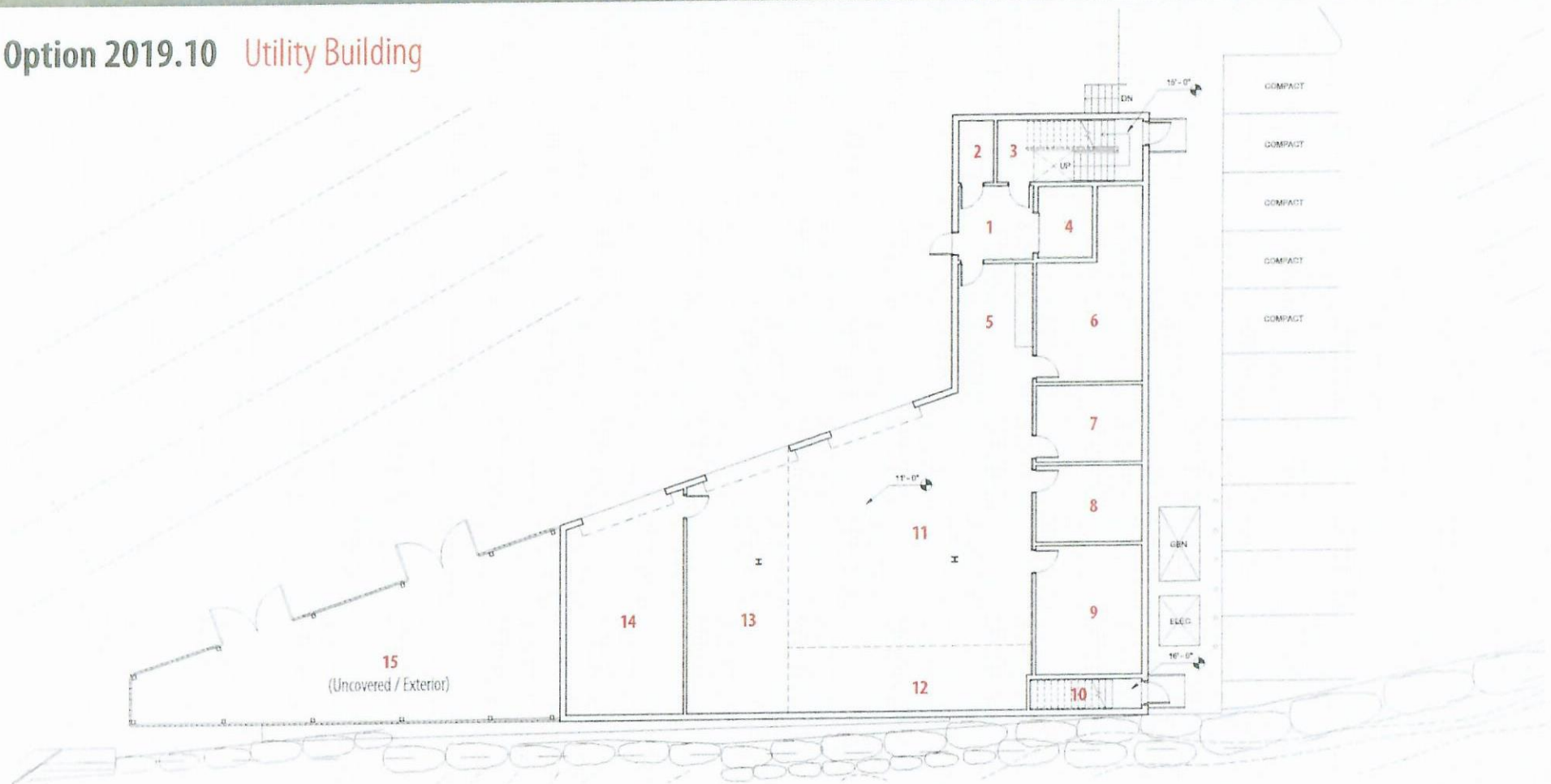
Option 2019.10 One Story Terminal

South Elevation



West Elevation

Option 2019.10 Utility Building



First Floor Plan

1. ENTRY
10'-0" x 10'-0"

2. JANITOR
8'-6" x 5'-0"

3. STAIR

4. ELEVATOR

5. WORK AREA
15'-6" x 10'-0"

6. LOST & FOUND
14'-6" x 10'-6"

7. RUNNER PICK UP / DROP OFF
14'-6" x 10'-6"

8. VINEYARD SPACE
14'-6" x 10'-6"

9. CENTERPLATE STORAGE
14'-6" x 17'-6"

10. STAIR

11. EQUIPMENT STORAGE
31'-0" x 33'-6"

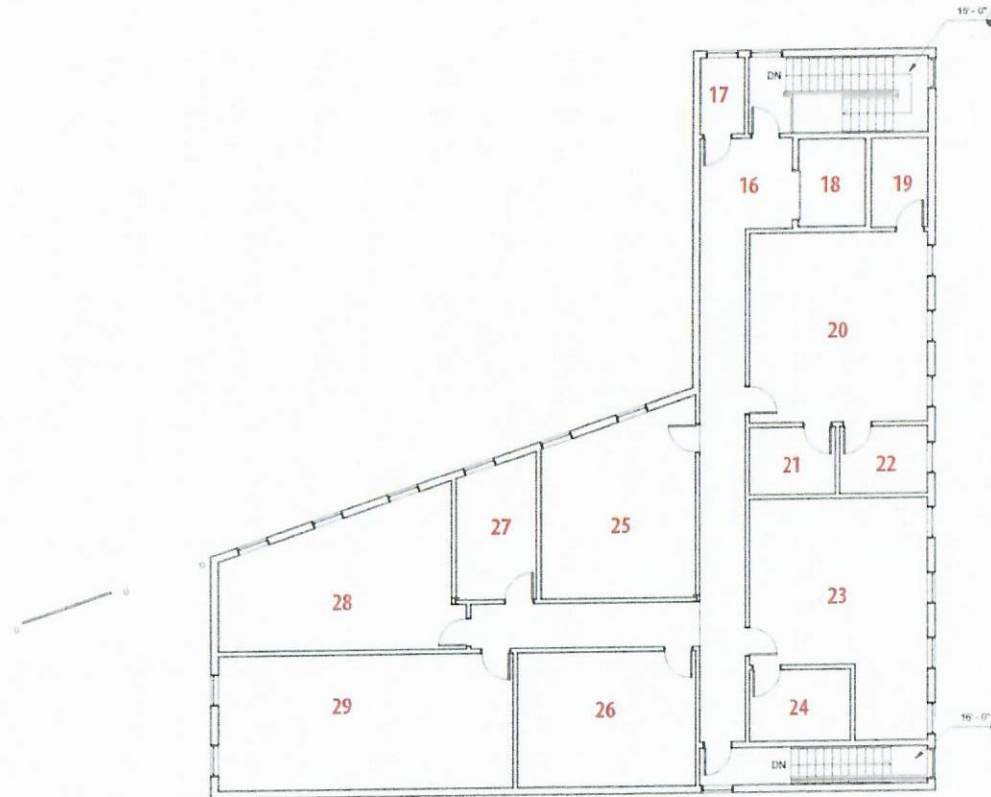
12. MISCELLANEOUS STORAGE
9'-0" x 33'-6"

13. CONSUMABLE STORAGE
33'-6" x 13'-6"

14. WASTE OIL STORAGE
28'-0" x 16'-0"

15. TRASH & RECYCLING YARD

Option 2019.10 Utility Building



Second Floor Plan

16. ELEVATOR LOBBY
10'-0" x 10'-0"

17. JANITOR
8'-6" x 4'-6"

18. ELEVATOR

19. ELEVATOR MACHINE ROOM
10'-0" x 6'-0"

20. EMPLOYEE LOCKER ROOM
20'-0" x 21'-0"

21. EMPLOYEE RESTROOM - MEN
8'-0" x 10'-0"

22. EMPLOYEE RESTROOM - WOMEN
8'-0" x 10'-0"

23. MECHANICAL
20'-0" x 18'-6"

24. ELECTRICAL ROOM
11'-0" x 8'-0"

25. EMPLOYEE BREAK ROOM
11'-0" x 8'-0"

26. LINEN
10'-6" x 15'-0"

27. TELECOM / DATA
15'-0" x 8'-6"

28. MULTI-PURPOSE ROOM
25'-6" x 14'-6"

29. TERMINAL STORAGE
15'-0" x 32'-0"

Option 2019.10 Utility Building

