

# Logan Residential Sound Insulation Winthrop Pilot Program

Homeowner Information Workshop

Tuesday, March 25, 2025



# INTRODUCTIONS

Massport Community Relations & Government Affairs Team:

- **Michael Vatalaro, Senior Manager**
- **Thomas Butler, Deputy Director**
- **Anthony Guerriero, Deputy Director**

Elected Officials

Massport Project Team Members:

- **Elizabeth Yusem, Project Manager**
- **Steve Sulprizio, Manager, Noise Abatement**



# INTRODUCTIONS

## CONSULTANT TEAM

Program Manager: Jones Payne Architects & Planners, Inc. (Jones Payne)

- **John Hansen, Policy Manager**
- **Diane Carter, Project Manager**
- **James Cook, Outreach Lead**

Sub Consultants:

- **Rimkus/C3 – Mechanical and Electrical Designer**
- **HMMH – Acoustical Testing and Eligibility**
- **ATC – Hazardous Materials Lead**



# Boston Logan Residential Sound Insulation Program (RSIP)

The Massachusetts Port Authority (Massport) working with the Federal Aviation Administration (FAA) initiated a voluntary, Residential Sound Insulation Program (RSIP) to mitigate the effects of aircraft noise for eligible properties surrounding Boston Logan International Airport (Logan).

## FAA Program Objectives

- To help mitigate noise impacts for homes located within the FAA eligible area based on the Day-Night Level (DNL) 65 dB noise contour
- Pursuant to FAA required noise reduction goals and guidelines to:
- Achieve an interior noise level less than 45 DNL and;
- Reduce the existing interior noise levels by 5 dB

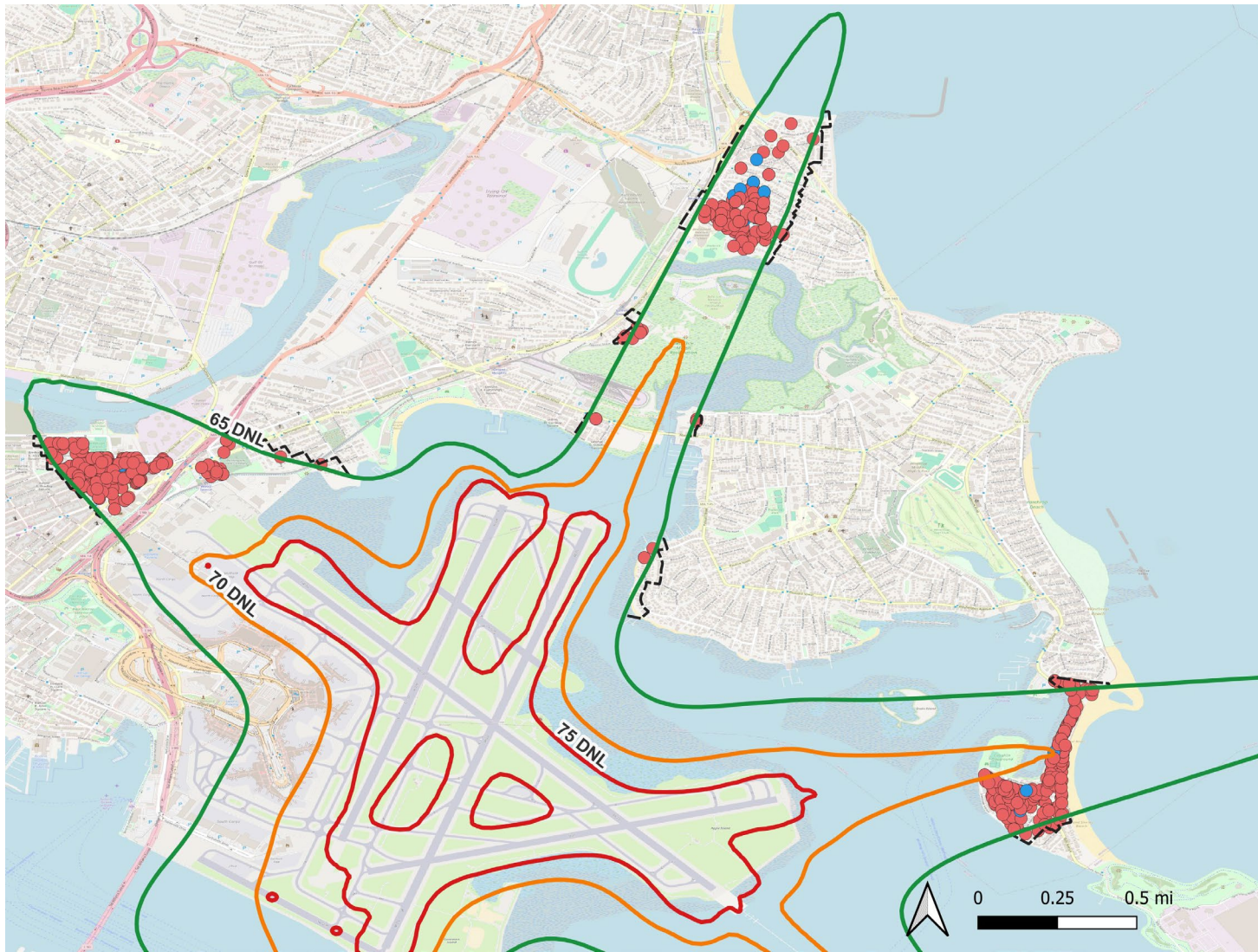
## FAA Program Funding

- Funded through Airport Improvement Program
- 80% FAA Grant; 20% Massport
- No direct cost to Homeowner(s) for sound insulation treatments



# Logan RSIP

## PROJECT BOUNDARIES 2022 Contour

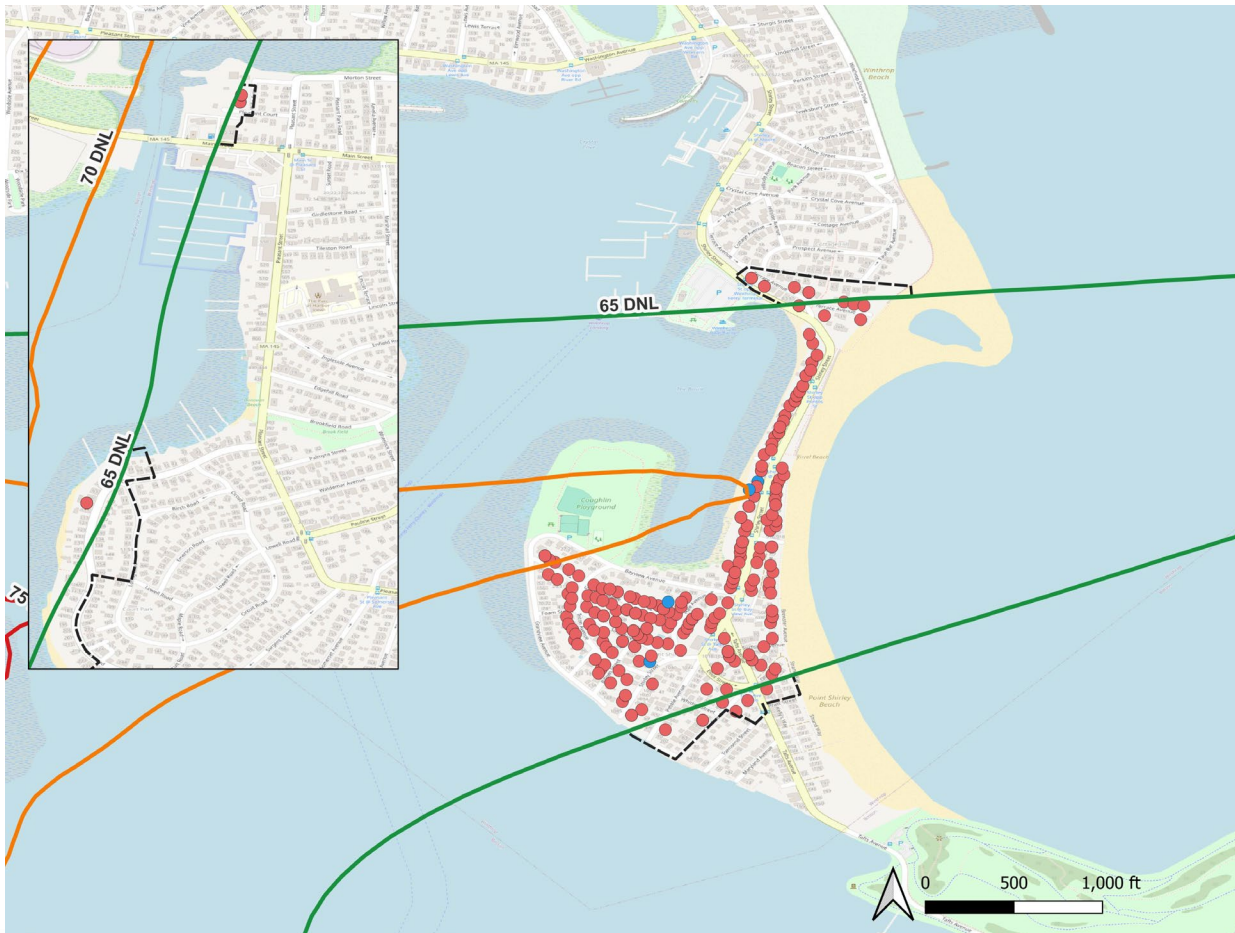


- = Previously insulated
- = Never insulated



# Logan RSIP

## PROJECT BOUNDARIES 2022 Contour



| Combined Potential Eligibility<br>2020 – 2022 Contours |            |
|--|------------|
| Category   | WINTHROP   |
| 1 <sup>ST</sup> Generation (Pre-1993)                  | 371        |
| Never Done   | 13         |
| <b>Total</b>   | <b>381</b> |

### Potential Neighborhoods:

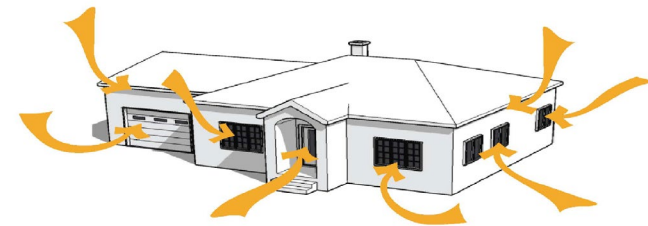
- Belle Isle
- Court Road
- Point Shirley

● = Previously insulated  
● = Never insulated

# WHO IS ELIGIBLE?

To be considered for participation in the Logan RSIP, a home must meet all the following criteria:

- Located within the current FAA-approved Noise Exposure Map
- Is able to accommodate the improvements and passes an acoustical test within interior noise level above 45 day-night average sound level DNL
- Either:
  - Sound insulated prior to 1993
  - Has not increased in square footage**OR**
  - Has never been sound insulated by Massport and was built before 1998



# PROGRAM IMPLEMENTATION

**Property Survey: Select approximately 200 homes** within the current noise contour in Winthrop to volunteer for an initial review survey and **possible acoustical testing of up to 40 homes**

Based on the results of the property survey, the consultant team will **select 30 homes** to be designed and constructed for the Sound Insulation Program

Selection of homes will follow criteria that will be determined and approved by the FAA, including:

- Location within the noise contour (DNL) – starting at the highest noise level
- Typology (housing types)

The 9-home multi-phase pilot will be followed by larger phases in the future. **Homes that are not selected for one phase will retain potential eligibility for future phases.**

If you submit an application, you will not need to reapply for future phases.



# SOUND INSULATION PROCESS

Next Steps (Spring 2025)

## Property Surveys:

To understand the housing stock and determine the potential treatments needed, a home visit will be conducted by the RSIP Team. The Team representative to collect information regarding habitable rooms, including:

- Number and type of windows and doors
- Mail slots, pet doors, and fireplaces
- Ventilation systems
- Acoustic characteristics
- Interior ceiling and roof construction
- Potential conditions that may affect installation of windows and doors
- Identification of additions or renovations that occurred after 1998

# SOUND INSULATION PROCESS

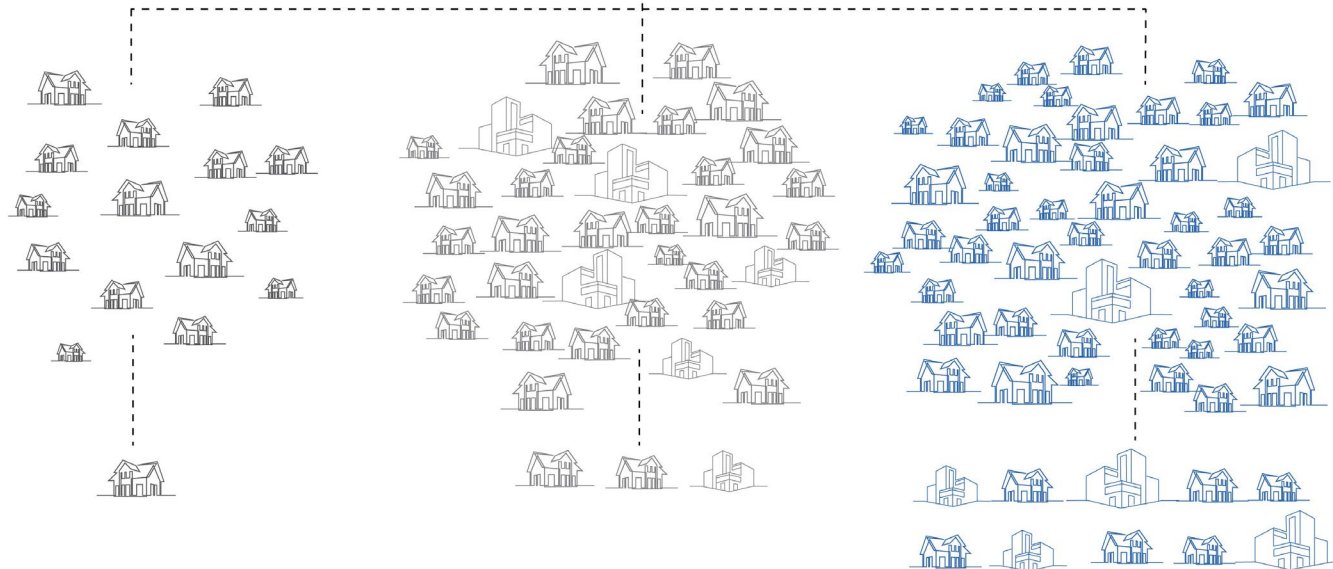
Next Steps (Spring 2025)

## SOUND INSULATION PROGRAM - PROPERTY CATEGORIZATION PROCESS

Step 1: Conduct outreach and select program homes.



Step 2: Categorize homes with similar properties into groups.



Step 3: Acoustically test 10% of the homes in Step 2.

If 50% of the tested homes in a group have interior noise levels of 45 dB DNL or higher, all homes in that group qualify for sound insulation.  
If 50% is not achieved, all homes in that group must be tested.

# SOUND INSULATION PROCESS

Next Steps (Summer 2025)

## FAA Policy for Treatment:

The home is **eligible for treatment** if the average noise level is **45 dB DNL or HIGHER**

## Acoustical Testing Process:

A speaker will project “pink noise”, which sounds like static, at habitable rooms where the measurement is to be taken. The technician uses a sound level meter to measure the sound level inside and outside of the rooms. The measurements are then calculated to determine the entire home’s average interior noise level.



# SOUND INSULATION PROCESS

## HABITABLE SPACES

### FAA DEFINES HABITABLE SPACES AS WHERE YOU “LIVE, SLEEP AND EAT”

#### Eligible for Treatment

- Living areas
- Dining areas
- Bedrooms
- Kitchens

#### Not Eligible for Treatment

- Bathrooms
- Laundry rooms
- Garages
- Utility areas
- Sunrooms
- Enclosed porches
- Storage areas

# DRAFT PROJECT SCHEDULE

|                    | 2025        |    |    |    | 2026 |             |    |    | 2027 + |    |    |              | FUTURE PHASES |
|--------------------|-------------|----|----|----|------|-------------|----|----|--------|----|----|--------------|---------------|
| Milestone          | Q1          | Q2 | Q3 | Q4 | Q1   | Q2          | Q3 | Q4 | Q1     | Q2 | Q3 | Q4           | Q1-Q4         |
| Outreach           | █           |    |    |    |      |             |    |    |        |    |    |              |               |
| Acoustical Testing |             |    | █  |    |      |             |    |    |        |    |    |              |               |
| Design             |             |    |    |    |      | █           |    |    |        |    |    |              |               |
| Bid & Award        |             |    |    |    |      |             |    |    | █      |    |    |              |               |
| Construction       | Pilot Phase |    |    |    |      | Pilot Phase |    |    | █      |    |    | Future Phase |               |

***FUTURE PHASES DEPENDENT UPON FAA FUNDING AND GUIDANCE***



Should you have any questions or concerns, please contact:

**Steve Sulprizio**  
**rsip@massport.com**

**617-561-3333**

Thank you again for participating and we look forward to continuing the conversation.



# THANK YOU

Q & A Session

[LoganRSIP.Massport.com](http://LoganRSIP.Massport.com)

