

Boston Groundwater Trust

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March 11th, 2019

Tim Czerwienski, AICP Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 12-28 Lansdowne Street (Fenway Theater) Expanded Project Notification Form (EPNF) Comments

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the 12-28 Lansdowne Street (Fenway Theater) Expanded Project Notification Form (EPNF) which is located in the Fenway. The Boston Groundwater Trust (BGwT) was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. The document states that the Project will include facilities to capture stormwater runoff and direct it to infiltration systems consistent with the requirements of Article 32, to the maximum extent practicable, with the goal of replenishing the groundwater table and will meet the GCOD requirement for no reduction in groundwater levels on Site or on adjoining lots.

GCOD requires both the installation of a recharge system to capture one (1) inch of rainfall across the portion of the Project Site and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. The EPNF states that the limited below-grade space planned for the Project will likely require a temporary support of excavation system likely consisting of interlocking steel sheet piles (cantilevered). The type and design of both the temporary earth support system and foundation system will provide for adequate support of the structures and utilities and be compatible with the subsurface conditions.

Stormwater and groundwater within the excavation should be collected and discharged under appropriate permits.

The document states that prior to the issuance of a building permit, the Proponent will provide the BPDA, BWSC, and Boston Groundwater Trust a letter stamped by a professional engineer registered in Massachusetts that details how the Project will meet the GCOD requirement for no reduction in groundwater levels on Site or on adjoining lots.

As stated at the scoping session, the Project team will coordinate with the Trust to protect groundwater levels in the area. The proponent confirmed that they will ensure Trust observation well #22H-2035, located on Ipswich Street in the sidewalk, adjacent to the project site, will be preserved before, during, and following construction.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in cursive script that reads "Christian S. Simonelli".

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS