

Boston Groundwater Trust

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Elliott Laffer

December 3, 2010

Mr. Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 121 Brookline Avenue

Dear Mr. Rourke:

Thank you for the opportunity to comment on the Notice of Project Change for 121 Brookline Avenue. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are restricted to groundwater related issues.

I am pleased that the proponent has acknowledged that the project is located in the Groundwater Conservation Overlay District and has committed to meet the standards required under Article 32. The new project has only one level of underground parking where the previously approved plan had two; this change reduces potential groundwater related impacts. I am pleased that, in the NPC, the proponent committed to the use of a waterproofed mat foundation support that will be designed to resist hydrostatic uplift pressure and to protect against groundwater intrusion through the use of membrane type waterproofing on the perimeter walls. I am pleased, as well, to have received from the proponent's consultants a memorandum dated Nov. 23, 2010, that describes how the project will meet the recharge requirements through the use of recharge storage chambers that will be located on private property on the site.

The recharge system should still be submitted to the Boston Water and Sewer Commission so that they can verify its adequacy to meet the Article 32 requirements before the GCOD zoning can be approved by the Board of Appeals. They will also require a stamped certification from a registered professional that will confirm that the design plans outlined in the NPC will meet the requirement for no possibility of causing reductions in local groundwater levels. This would be similar to the engineer's letter submitted to the Board of Appeals on September 5, 2007 as part of the approval process for the previously approved project.

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

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED