

# **Boston Groundwater Trust**

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[www.bostongroundwater.org](http://www.bostongroundwater.org)

December 15<sup>th</sup>, 2021

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Caitlin Coppinger, Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201-1007

**Subject: 2 Charlesgate West Expanded Project Notification Form  
(EPNF) Comments**

Dear Ms. Coppinger:

Thank you for the opportunity to comment on the 2 Charlesgate West Expanded Project Notification Form (EPNF) located in the Fenway Neighborhood. 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.

As stated in the EPNF and confirmed at the scoping session the project is located in the Groundwater Conservation Overlay District (GCOD) and will comply with the requirements of Article 32.

The EPNF states that the project may include below-grade levels which are benched into the site, with two levels below-grade on the Charlesgate West side of the site and one level below-grade on the Ipswich Street side of the site. Construction of the foundations and below-grade parking structure will require excavation depths anticipated to be up to 31 feet below the Boylston Street ground surface (approximately El. 0 BCB). The below-grade levels will be waterproofed.



The EPNF also states under Article 32 of the Code, a conditional use permit is required for projects within the GCOD involving paving or other surfacing of lot area, erection or extension of any structure occupying more than 50 square feet of lot area, or construction of a structure involving excavation below-grade to a depth of seven or more feet below BCB. Accordingly, the Project will be expected to infiltrate not less than one inch of rainfall across the portion of the Project Site that will be occupied by the proposed improvements, to ensure that the Project does not cause a reduction in groundwater levels on the Project Site, or on adjacent lots.

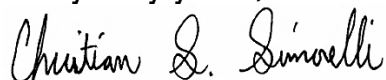
In June 2021 Article 32 of the code was amended to raise the threshold construction involving excavation below grade to a depth equal to or below eight (8) feet above BCB. In addition, design and installation of a groundwater recharge system capable of capturing 1" of precipitation over the impervious area of the lot.

Compliance with the GCOD requires both an approval letter from the Boston Water & Sewer Commission (BWSC) for the installation of a groundwater recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots in the form of a no harm letter, stamped by a professional Engineer registered in Massachusetts.

The proponent is required to provide both letters to the BPDA and the Trust prior to any filing for a BPDA board meeting and (if required) a Zoning Board of Appeals (ZBA) hearing.

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,



Christian Simonelli  
Executive Director

CC: Kathleen Pederson, BRA  
Maura Zlody, BED

