

Boston Groundwater Trust

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September 4th, 2014

Lauren Middleton-Pratt, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 319A Street Application for Small Project Review

Dear Ms. Middleton-Pratt:

Thank you for the opportunity to comment on the Application for Small Project Review for 319A Street. The Boston Groundwater Trust (BGWT) was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations, especially those supported by wood pilings, is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are restricted to groundwater related issues.

As stated by the proponent and confirmed at the community meeting, the project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. In the Fort Point Channel area, the GCOD does not require recharge; however, it does require that a project that includes a greater than 50 square foot addition and/or includes construction below Elevation 7 BCB must furnish a stamped certification by a professional engineer registered in Massachusetts showing how the project will not have any negative effect on groundwater levels on site or adjacent lots. This letter should be provided to the Redevelopment Authority before zoning is approved for the project. At the community meeting, the proponent acknowledged that the only locations that will extend below Elevation 7 BCB will be elevator pits, which will be fully waterproofed. The proponent confirmed at the community meeting that the letter will be provided to the Redevelopment Authority before the zoning is approved for the project. The site is in area with many wood piling supported buildings, and maintenance of adequate groundwater levels is necessary to preserve the integrity of their foundations.

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

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pederson, BRA
Maura Zlody, BED