

Boston Groundwater Trust

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October 19th, 2017

Casey Hines, Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 112 Shawmut Avenue Project Notification Form (PNF) and
Supplement Comments

Dear Ms. Hines:

Thank you for the opportunity to comment on the Notice of Project Change (NPC) and Supplement for the 112 Shawmut Avenue project located in the South End. The Boston Groundwater Trust 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. As stated in the PNF per the GCOD regulations, stormwater infiltration is required and must capture a minimum rainfall volume of one inch across the site area. In order to meet this regulation, a stormwater infiltration system will be designed that best fits the Project needs and the site constraints.

As stated in the PNF the proposed lowest-level slab is planned to be at Elevation +12.6 (BCB). Based on the groundwater levels discussed above, perimeter and underslab drainage may be used to protect the basement level of the Project against groundwater intrusion during the possible short-term rises in the groundwater level resulting from events of heavy and/or prolonged precipitation. The foundation drainage system will tie into the existing BWSC storm drain system. Typically BWSC has required proponents to discharge any groundwater from underslab drainage systems into the stormwater infiltration system and not the storm drain. The proponent shall coordinate with BWSC and the Trust on the final design for underslab drainage discharge.

As stated in the PNF compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the NPC and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

As stated in the PNF, the Project team will coordinate with the BGwT (the Trust) to protect groundwater levels in the area, and the Proponent will include monitoring of the existing BGwT (Trust) wells' groundwater level before, during, and following construction. I look forward to working with the proponents Engineer on reviewing the monitoring wells in the area to be read and reported. The groundwater level data should be furnished to the Trust and the Agency on a weekly basis.

The PNF states that the excavation to construct the below-grade level will require temporary dewatering to construct the proposed structure in-the-dry. The dewatering will be short-term, and the effluent will be discharged legally off-site. If the temporary dewatering is observed to have a negative impact on groundwater levels in the vicinity of the Project Site, a temporary groundwater recharge system would be installed which utilizes the water collected in the construction dewatering system to restore the groundwater condition by means of recharge wells located outside of the temporary earth support wall. Continuous pumping of groundwater for the permanent building condition will not be performed, and therefore the Project is not anticipated to have an adverse impact on the groundwater level within or adjacent to the Project Site. In the event that groundwater levels drop below the observed pre-construction baseline levels during construction, provisions must be in place to halt construction and dewatering until the cause is found and remedied.

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 BPDA
Maura Zlody, EEOS