

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice – 617.266.8750 fax
www.bostongroundwater.org

Board of Trustees

Gary L. Saunders
Tim Ian Mitchell
Co-Chairs

Felix G. Arroyo
Janine Commerford
Galen Gilbert
Nancy Griik
James W. Hunt III
Aaron Michlewitz
William Moy
Molly Sherden
Peter Sherin
Peter Shilland
Keith Williams

Executive Director

Elliott Laffer

April 27, 2012

Geoff Lewis
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 240 Tremont Street

Dear Mr. Lewis:

Thank you for the opportunity to comment on the Notice of Project Change for 240 Tremont Street. 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.

As acknowledged in the NPC, the project is located in the Groundwater Conservation Overlay District established under Article 32 of the Zoning Code. I am pleased that the proponent has committed in the NPC to meet the standards required in the GCOD. Their commitment to waterproof the single level basement and maintain integrity of the waterproofing is very important to protect surrounding groundwater levels from deterioration..

Because the project is in an Urban Renewal District and will not go before the Board of Appeals, it is important that the GCOD requirements are met before final approvals are in place. The proponent should commit to securing the letter from BWSC confirming that the recharge system will meet the requirements as early in the process as possible. In addition, the proponent should provide a letter stamped by a professional engineer registered in Massachusetts demonstrating that the project will have no negative impact on groundwater levels on site or on adjoining sites. The letter should be provided to the Authority and to the Boston Groundwater Trust.

I am pleased that the proponent plans to monitor area groundwater levels during construction to assure that there is no reduction and will take appropriate steps if levels drop. Results of the monitoring should be provided to the Authority and the Trust shortly after they are gathered. The steps to assure there is no reduction below a specified groundwater level as well as the agreed level should be detailed in the engineer's certification letter.

I appreciate the commitment by the proponent to contact the Trust about GCOD compliance. I look forward to working 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