

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439
www.bostongroundwater.org

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July 25th, 2017

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

Subject: 252-264 Huntington Avenue Project Notification Form

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the 252-264 Huntington Avenue project notification form (PNF) located in the Fenway area of the City. 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 the project is proposed to be designed and constructed to comply with the requirements of Article 32.

Also 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. The PNF states that the proposed new building will require excavation to depths of approximately 15 to 30 feet for construction of foundations and below grade basement (with 4 levels of underground parking.) The Project is anticipated to be supported on either a shallow mat foundation bearing on the natural, inorganic Marine Deposits or on deep foundations bearing in dense glacial soils or bedrock. As stated in the PNF temporary earth support walls will be needed to excavate the basement level and construct below grade foundations. The type and design of both the temporary earth support system and foundation system will provide for adequate support of the structures and utilities and be compatible with the subsurface conditions.

As stated in the PNF the Project will result in no negative impact on groundwater levels within the lot in question or adjacent 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 PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots. The letter must confirm that the basement, with 4 levels of underground parking, will be fully waterproofed and have no underdrains or pumps installed as part of the construction.

The PNF states that the proponent will work with the Groundwater Trust to ensure that the Project has no adverse impact on nearby groundwater levels. In addition, the PNF states that due to the Project location, nature of the proposed construction, and proximity to surrounding buildings, a monitoring program will be developed and implemented prior to the start of construction. Prior to implementation of the monitoring program, performance criteria will be established to protect adjacent structures and will be included in the contract documents. Construction activities will be required to comply with the established criteria based on the data collected from the monitoring. Groundwater levels should be monitored prior to, during, and following construction to ensure adequate groundwater levels are maintained within the Project vicinity. The data should be furnished to the Trust and the Authority on a weekly basis. 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. The proponents Engineer shall work with the Trust on reviewing the monitoring wells in the area to be read and reported.

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, BED