



City of Cambridge Department of Public Works

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Katherine F. Watkins, Commissioner

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June 6, 2023

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 55 Washburn Ave

We are in receipt of the Special Permit Application materials for proposed residential structure to be located at 55 Washburn Ave dated March 10, 2023. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, the DPW, based on the provided documentation, does not anticipate the project having any issue meeting all the requirements of the DPW as the project will be subject to thorough and complete engineering review at the time of the Building Permit Application.

As the project is further developed, DPW will work with the applicant to ensure the following requirements are met:

Public Infrastructure:

1. Requirements for temporary and permanent alterations to the Public Right of Way will be considered as part of the Building Permit review process when a full understanding of the scope of the utility and surface work is presented.

Stormwater Management:

1. Under the City Land Disturbance Regulations due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The permit requirements cover the design standards and long-term operation and maintenance of a management system for the project site, as well as the construction phase erosion and sedimentation control plans. The permit requirements also include the standard to mitigate the stormwater runoff from the site from the proposed 25-year storm to a rate below the pre-redevelopment 2-year storm event.

The Application material acknowledges this requirement and indicated that the project team anticipated requesting a waiver. It should be noted that the DPW does not generally waive the requirements of this permit. Our department will work with the Applicant to evaluate the permit requirements as they relate to the constraints associated with the project's location, while maintaining a development that meets the intent and goals of the Requirements.

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

James Wilcox, P.E.
City Engineer