

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 100, 125 and 150 CambridgePark Drive

Zoning District: Alewife Overlay District 6

Applicant Name: PPF OFF 150 Cambridge Park Dr, LLC

Applicant Address: 1585 BROADWAY, 37TH FLR NEW YORK, NY 10036

Contact Information: 617.492.4100      jrafferty@adamsrafferty.c 617.492.3131

Telephone #                      Email Address                      Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

20.73 Flood Plain Special Permit  
10.40 Special Permit

List all submitted materials (include document titles and volume numbers where applicable) below.

landscaping plan, civil site plan, DEP Order of Conditions, Stormwater Control Permit

Signature of Applicant: \_\_\_\_\_

*John J. Rafferty, Attorney for Applicant*

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of CDD Staff

**OWNERSHIP CERTIFICATE**

**Project Address:** 100, 125 and 150 CambridgePark Drive

**Application Date:**

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: PPF OFF 150 Cambridge Park Dr, LLC

at the following address: 1585 Broadway, 37th Fl New York, NY 10036

to apply for a special permit for: Landscape Improvements

on premises located at: 100, 125 and 150 CambridgePark Drive

for which the record title stands in the name of: PPF OFF 100 CambridgePark Drive, PPF OFF 125

whose address is: CambridgePark Drive, and PPF OFF 150 CambridgePark Drive, LLC

1585 Broadway, 37th Floor, New York, NY 10036

by a deed duly recorded in the:

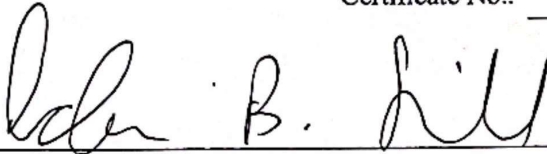
Registry of Deeds of County:

Middlesex South Book: 69471  
69486  
Page: 436  
429  
365

*OR* Registry District of the Land Court,  
Certificate No.:

Book:

Page:



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

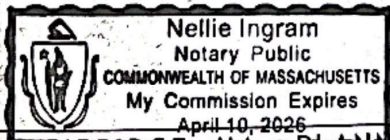
Commonwealth of Massachusetts, County of Suffolk

The above named Adam Sichel personally appeared before me,

on the month, day and year July 1<sup>st</sup>, 2021 and made oath that the above statement is true.

Notary: 

My Commission expires: April 10<sup>th</sup>, 2026



## **Project Description**

This application seeks a Special Permit under section 20.70 which governs the excavation, transference or otherwise alterations of earth in the Flood Plain Overlay District. The application seeks to allow for certain landscaping improvements including plantings, stonework, natural sculptural elements, and a pavilion at 100, 125 and 150 CambridgePark Drive.

## **20.70 Flood Plain Overlay District**

### *Purpose*

It is the purpose of this Section 20.70 to protect the health, safety, and general welfare, to protect human life and property from the hazards of periodic flooding, to preserve the natural flood control characteristics, and the flood storage capacity of the flood plain, to preserve and maintain the ground water recharge areas within the flood plain, and to provide a mechanism for a comprehensive review of development in the Flood Plain Overlay District and the design and location of flood water retention systems and their relationship to other surrounding development.

### *Criteria*

The Planning Board shall grant a Special Permit for development in the Flood Plain Overlay District if the Board finds that such development has met all of the following criteria in addition to other criteria specified in Section 10.43:

1. No filling or other encroachment shall be allowed in Zone A areas or in the floodway which would impair the ability of these Special Flood Hazard Areas to carry and discharge flood waters, except where such activity is fully offset by stream improvements such as, but not limited to, flood water retention systems as allowed by applicable law.

*The project has been reviewed by the Cambridge Conservation Commission, and has been issued an Order of Conditions #123-295. As permitted, the project will be adding an additional 1,702 cubic feet of flood storage.*

2. Displacement of water retention capacity at one location shall be replaced in equal volume at another location on the same lot, on an abutting lot in the same ownership, on a noncontiguous lot in the same ownership, or in accordance with the following requirements.

*The project has been reviewed by the Cambridge Department of Public Works, and has been issued a Stormwater Control Permit #55936.*

3. All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters. The Planning Board may require screening, or landscaping of flood water retention systems to create a safe, healthful, and pleasing environment.

*The project has been reviewed by the Cambridge Department of Public Works, and has been issued a Stormwater Control Permit #55936.*

4. The proposed use shall comply in all respects with the provision of the underlying zoning district, provisions of the State Building Code, Wetlands Protection Act, and any other applicable laws.

*There is no change of use associated with the proposed landscape improvements.*

5. Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. Concord-Alewife Plan, A Report of the Concord Alewife Planning Study, November 2005; Toward a Sustainable Future, Cambridge Growth Policy, 1993, Update, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Section 20.90 - Alewife Overlay Districts 1-6.

*There is no building being constructed thus not all of the urban design guidelines are applicable. However, in accordance with Section 19.33(5) the landscape improvements will reduce the rate and volume of storm water runoff.*

6. The requirement of Section 20.74(3) has been met.

*Certification has been provided by VHB, that the project does not result in any increase in flood levels during the occurrence of the 100-year flood, as outlined within the Conservation Commission Notice of Intent (NOI) document, and approved by the Conservation Commission via the Order of Conditions #123-295*

## 10.40 Special Permit

*Granting the Special Permit requested for landscape improvements at 100, 125 and 150 CambridgePark Drive would not be a detriment to the public interest because:*

*Requirements of the Ordinance can or will be met for the following reason:*

*Traffic generated or pattern of access or egress would not cause congestion hazard, or*

*substantial change in established neighborhood character or the following reasons:*

There will be no change to patterns of access or egress as a result of the proposed landscaping changes.

*The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:*

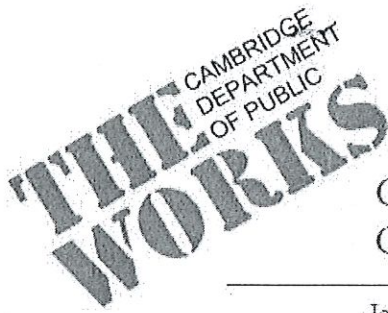
The Project will not adversely affect the continued operation or future development of adjacent uses. To the contrary, the increased flood water retention across the sites will benefit the surrounded uses.

*Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:*

To the contrary, adding an active outdoor space and pathways across the sites will help create a pedestrian-friendly environment.

*For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:*

The Project will neither impair the integrity of any of the districts in which it is located or any adjoining district, nor will the Project derogate from the intent and purpose of the Ordinance. The construction of the Project will enhance and further the purposes of the Concord Alewife Plan by improving stormwater runoff and enhancing open space.



City of Cambridge  
Conservation Commission

147 Hampshire Street  
Cambridge, MA 02139  
theworks@cambridgema.gov

P: 617 349 4680  
F: 617 349 4868

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Jennifer Letourneau, Conservation Commission Director

January 27, 2020

Bryan Walsh, PE  
VHB  
99 High Street, 10th Floor  
Boston, MA 02110-2354

Re: Conservation Commission  
Order of Conditions #123-295  
100, 125, 150 Cambridgepark Drive

Mr. Walsh:

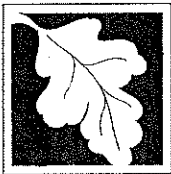
The attached paperwork must be recorded at the Registry of Deeds and the Recording Information must be returned to my office. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "JL", with a long horizontal stroke extending to the right.

Jennifer Letourneau, Director  
Conservation Commission

Cc: File



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
123-295

MassDEP File #

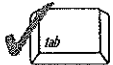
eDEP Transaction #

Cambridge  
City/Town

**A. General Information**

Please note:  
this form has  
been modified  
with added  
space to  
accommodate  
the Registry  
of Deeds  
Requirements

Important:  
When filling  
out forms on  
the  
computer,  
use only the  
tab key to  
move your  
cursor - do  
not use the  
return key.



1. From: Cambridge  
Conservation Commission

2. This issuance is for  
(check one): a.  Order of Conditions b.  Amended Order of Conditions

3. To: Applicant:  
Thomas Congoran  
a. First Name b. Last Name

Longfellow Real Estate Partners LLC  
c. Organization

260 Franklin Street #1920  
d. Mailing Address

Boston MA 02110  
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):  
a. First Name b. Last Name

c. Organization

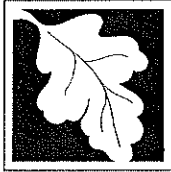
d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:  
100, 125, 150 Cambridgepark Drive Cambridge  
a. Street Address b. City/Town

267/4 319, 305  
c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: 42d39m44s 71d14m55s  
a. Latitude e. Longitude



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

123-295

MassDEP File #

eDEP Transaction #

Cambridge

City/Town

**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Middlesex South

a. County

69486/69471/69471

b. Certificate Number (if registered land)

429/365/436

c. Book

d. Page

7. Dates: 6/27/2019 8/19/2019 1/27/2020  
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

See NOI

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

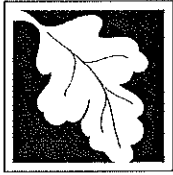
- a.  Public Water Supply    b.  Land Containing Shellfish    c.  Prevention of Pollution  
d.  Private Water Supply    e.  Fisheries    f.  Protection of Wildlife Habitat  
g.  Groundwater Supply    h.  Storm Damage Prevention    i.  Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

**Approved** subject to:

- a.  the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.





Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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 MassDEP File # \_\_\_\_\_  
 eDEP Transaction # \_\_\_\_\_  
 Cambridge  
 City/Town \_\_\_\_\_

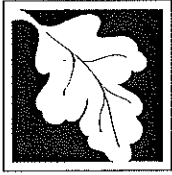
**B. Findings (cont.)**

Denied because:

- b.  the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c.  the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3.  Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) \_\_\_\_\_ a. linear feet

**Inland Resource Area Impacts:** Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
	_____ e. c/y dredged	_____ f. c/y dredged		
7. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	14,312 _____ a. square feet	14,312 _____ b. square feet	14,312 _____ c. square feet	14,312 _____ d. square feet
Cubic Feet Flood Storage	5,438 _____ e. cubic feet	5,438 _____ f. cubic feet	5,530 _____ g. cubic feet	5,530 _____ h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
Cubic Feet Flood Storage	_____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. <input type="checkbox"/> Riverfront Area	_____ a. total sq. feet	_____ b. total sq. feet		
Sq ft within 100 ft	_____ c. square feet	_____ d. square feet	_____ e. square feet	_____ f. square feet
Sq ft between 100-200 ft	_____ g. square feet	_____ h. square feet	_____ i. square feet	_____ j. square feet



**WPA Form 5 – Order of Conditions**

**B. Findings (cont.)**

**Coastal Resource Area Impacts:** Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
	<u>                    </u> c. c/y dredged	<u>                    </u> d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. nourishment	<u>                    </u> d. nourishment
14. <input type="checkbox"/> Coastal Dunes	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. nourishment	<u>                    </u> d. nourishment
15. <input type="checkbox"/> Coastal Banks	<u>                    </u> a. linear feet	<u>                    </u> b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
17. <input type="checkbox"/> Salt Marshes	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. square feet	<u>                    </u> d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
	<u>                    </u> c. c/y dredged	<u>                    </u> d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. square feet	<u>                    </u> d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	<u>                    </u> a. c/y dredged	<u>                    </u> b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
22. <input type="checkbox"/> Riverfront Area	<u>                    </u> a. total sq. feet	<u>                    </u> b. total sq. feet		
Sq ft within 100 ft	<u>                    </u> c. square feet	<u>                    </u> d. square feet	<u>                    </u> e. square feet	<u>                    </u> f. square feet
Sq ft between 100-200 ft	<u>                    </u> g. square feet	<u>                    </u> h. square feet	<u>                    </u> i. square feet	<u>                    </u> j. square feet



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 5 – Order of Conditions**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

123-295

MassDEP File #

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Cambridge

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**B. Findings (cont.)**

\* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23.  Restoration/Enhancement \*:

a. square feet of BVW

b. square feet of salt marsh

24.  Stream Crossing(s):

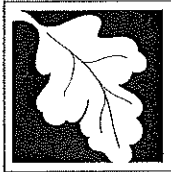
a. number of new stream crossings

b. number of replacement stream crossings

**C. General Conditions Under Massachusetts Wetlands Protection Act**

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. The work is a maintenance dredging project as provided for in the Act; or
  - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
  - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 1/27/2023 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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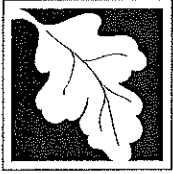
Cambridge

City/Town

**C. General Conditions Under Massachusetts Wetlands Protection Act**

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,  

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
"File Number            123-295            "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

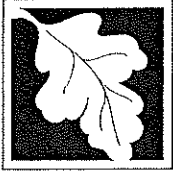
Provided by MassDEP:  
123-295  
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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1)  is subject to the Massachusetts Stormwater Standards
  - (2)  is NOT subject to the Massachusetts Stormwater Standards

**If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
  - i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
  - ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
  - iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

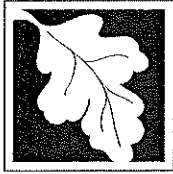
i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



**WPA Form 5 – Order of Conditions**

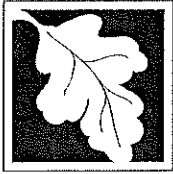
**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
  - 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
  - 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
  - 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

**See Attachment**

- 20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 123-295  
 MassDEP File #  
 \_\_\_\_\_  
 eDEP Transaction #  
 Cambridge  
 City/Town

**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable?  Yes  No
2. The \_\_\_\_\_ hereby finds (check one that applies):

Conservation Commission

- a.  that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b.  that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

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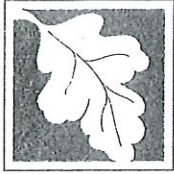


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Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
123-295  
 MassDEP File #

eDEP Transaction #  
Cambridge  
 City/Town

**E. Signatures**

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

1/27/2020  
 1. Date of Issuance

Please indicate the number of members who will sign this form.  
 This Order must be signed by a majority of the Conservation Commission.

(5)  
 2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

[Signature]  
[Signature]  
[Signature]

[Signature]  
[Signature]

by hand delivery on  
1/27/2020  
 Date

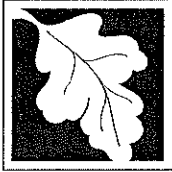
by certified mail, return receipt requested, on  
 \_\_\_\_\_  
 Date

**F. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellent.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 123-295  
 MassDEP File #  
 \_\_\_\_\_  
 eDEP Transaction #  
 Cambridge  
 City/Town

**G. Recording Information**

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Cambridge  
 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Cambridge  
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

100, 125, 150 Cambridgepark Drive      123-295  
 Project Location      MassDEP File Number

Has been recorded at the Registry of Deeds of:

	County	Book	Page
for:	<u>Longfellow Real Estate Partners LLC</u>		
	Property Owner		

and has been noted in the chain of title of the affected property in:

<u>69486 / 69471 / 69471</u>	<u>429 / 365 / 436</u>
Book	Page

In accordance with the Order of Conditions issued on:

1/27/2020  
 Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

**Attachment to Order of Conditions  
DEP File #123-295  
100, 125, 150 Cambridgepark Drive  
Cambridge, Massachusetts**

**Documents and Plans:**

The complete file is available for review in the Cambridge Conservation Commission office at 147 Hampshire Street, Cambridge, MA 02139.

- Notice of Intent dated June 27, 2019
- Review Memorandum dated August 5, 2019 from Cambridge DPW
- Revised Notice of Intent dated August 13, 2019

**Special Conditions:**

18. Work shall conform to the Notice of Intent under the Massachusetts Wetlands Protection Act, M.G.L. ch. 131, sec. 40, submitted to the Cambridge Conservation Commission on **June 27, 2019** and the additional information and modifications outlined in the supplemental documents and plans provided by the applicant. Specifically, the proposed work shall conform to the most recent revisions to the Notice of Intent document and plans, received by the Commission as stated above.
19. Any further proposed or executed changes in the plans approved under this Order shall require the applicant to seek an amended Order of Conditions or to file a new Notice of Intent, or to inquire of the Cambridge Conservation Commission in writing whether the change or changes is/are substantial enough to require a new filing. Any errors in the plans or information by the applicant shall be considered changes and the above procedures shall be followed.
20. Prior to any work on the site, the applicant shall record this Order of Conditions at the Registry of Deeds pursuant to Condition 8. Failure to do so shall be deemed cause to revoke this Order.
21. The applicant shall provide to the Conservation Commission copies of all other permits, variances, licenses or determinations which may be necessary for this project by other local, state and federal agencies at least 2 weeks prior to commencement of work.
22. This Order of Conditions shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede all conflicting contract requirements that are less protective of Wetland Resource Areas.
23. A copy of the final construction documents will be provided to the Conservation Commission at least 2 weeks prior to commencement of work.
24. As soon as possible, final means and methods for construction activities within the wetland resource areas will be provided to the Conservation Commission.

25. The applicant and its contractor shall keep at least one copy of the approved Order of Conditions at the project site during construction.
26. The applicant or its agent shall specify to the Commission, prior to commencement of activity on the site, the name and telephone number of the person(s) designated by the applicant to be responsible for compliance with the conditions of this Order on the site and his/her alternate.
27. The applicant or its agent shall notify the Commission at least 72 hours in advance of completing the installation of erosion controls, sediment controls and tree protection. A site inspection with the Director is required prior to commencement of construction.
28. The applicant shall provide to the Conservation Commission copies of project inspectional reports during construction including but not limited to maintenance and operation and vegetation monitoring.
29. The members and agents of the Conservation Commission shall have the right to enter the site to verify compliance with this Order and to require the submittal of additional data deemed necessary by the Commission for that verification. The Commission understands that construction-site safety procedures must be followed during site visits.
30. During project construction, the applicant or its contractors shall provide and maintain free and safe passage by pedestrians and bicyclists along the roads or walkways adjacent to the site.
31. If some unexpected or unforeseen event occurs, that needs to be addressed, all work shall stop until the event can be brought to the attention of the Director of the Commission and a decision made by the Director as to whether it needs to be brought before the Commission.
32. If a workday commences with heavy rain, no work shall take place in the buffer zone or resource area that day. If heavy rain commences after start of work, all work shall cease in the buffer zone or resource area for that day, and appropriate sedimentation and erosion control shall be in place, to prevent any sedimentation to the river and other resource areas.
33. Trucks entering and leaving the site shall have their loads completely covered in compliance with M.G.L. Chapter 85 section 36. The applicant shall also instruct all drivers on site that vehicles shall not idle for longer than 5 minutes in compliance with M.G.L. Chapter 90 section 16A.
34. Construction mitigation measures must be inspected regularly and maintained for the duration of the construction project.

35. A final landscape restoration and maintenance plan must be submitted and approved prior to performing these activities.
36. A Certificate of Compliance may be issued only after the construction is complete, the site has been restored and the landscape has been restored and maintained for 3 years.

**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS



147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800

**STORMWATER CONTROL PERMIT**

**Permit Number: 55936**

**Date Issued: December 02, 2019**

Application Date: 09/11/2019

Project Name: 100-125-150 Cambridgepark Drive

Start Date: 03-17-2020

End Date: 12-31-2020

Location: 100 Cambridgepark Dr

Company: VHB

Contractor: Brightview

Contact: Eric Tomasini

Phone: 6172541700

**Final Conditions**

Per the Regulations, the DPW or an authorized representative shall conduct inspections as necessary to determine compliance with this Stormwater Control Permit. Inspections shall be conducted, at a minimum, at the frequency outlined in Article VII of the regulations. As required, enforcement measures for non-compliance with the regulation shall be as outlined in the Regulations.

All changes to the plans related to any component of the Stormwater Control Permit Application shall be submitted to the DPW for Review. Revised Plans shall show changes with all impacts to the components of the Stormwater Control Permit considered. The DPW may require the revised plans be stamped by a Massachusetts registered professional Engineer or applicable licensed professional, depending on the scope of the change.

At completion of the project, to close-out the Stormwater Control Permit, the Applicant shall Submit As-built drawings of project stamped by a Massachusetts registered professional engineer or land surveyor. The As-Built plans shall include all components of the project related to the Stormwater Control Permit and when applicable, should be consolidated with the As-built plan requirements of the DPW Building Permit Review which requires the Applicant to show the final grading of the sidewalks, curb cuts, building footprint, utilities abandoned and installed and certification that all sidewalk work in the public right of way is in full compliance with Architectural Access Board regulations.

A final and complete copy of the long term Operation and Maintenance plan shall be submitted and shall include contact information for the party to be responsible for the maintenance of the development infrastructure. The Operation and Maintenance Plan shall also be updated to include a clear graphic showing the location of each stormwater BMP on the project site.

**General Conditions**

This permit authorizes the Permittee to conduct construction activities that meet the thresholds specified in the Stormwater Control Regulations. The Cambridge Department of Public Works may amend this permit at any time during the term of the permit. Failure to comply with the requirements set forth in Part 1 is a violation of this permit and is subject to enforcement actions. Compliance with this permit doesn't not relieve the Permittee of its obligation to comply with the Stormwater Control Regulations, standards of requirements under local, State, and Federal laws, including any such regulations, standards, requirements or laws that may become effective during the term of this permit. Non-compliance with any term or condition of this permit constitutes a violation of the Stormwater Control Regulations.

**Payment Information:**

12/2/2019

Total fees paid: **\$500**

87 CPD

125 CPD

101 CPD

50 CPD

MOTHERSHIP

DRY CREEK

SOCIAL LAWN

STREET TREES

PLANTED MEDIAN

CAMBRIDGEPARK DRIVE

BIKE PARKING

BIKE PARKING

FLAGSTONE BRIDGE

SEATING ALCOVE

FLAGSTONE TERRACE

DRY CREEK

100 CPD

150 CPD

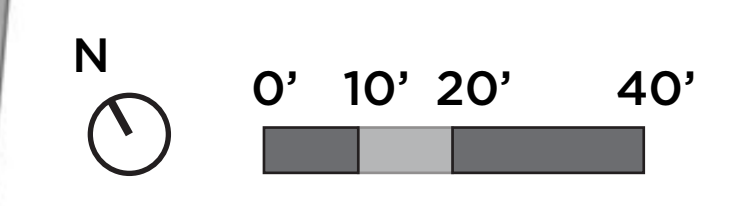
WORK POD

SOCIAL LAWN

SERVERY + PAVILION

TRANSFORMERS

CENTRAL LAWN

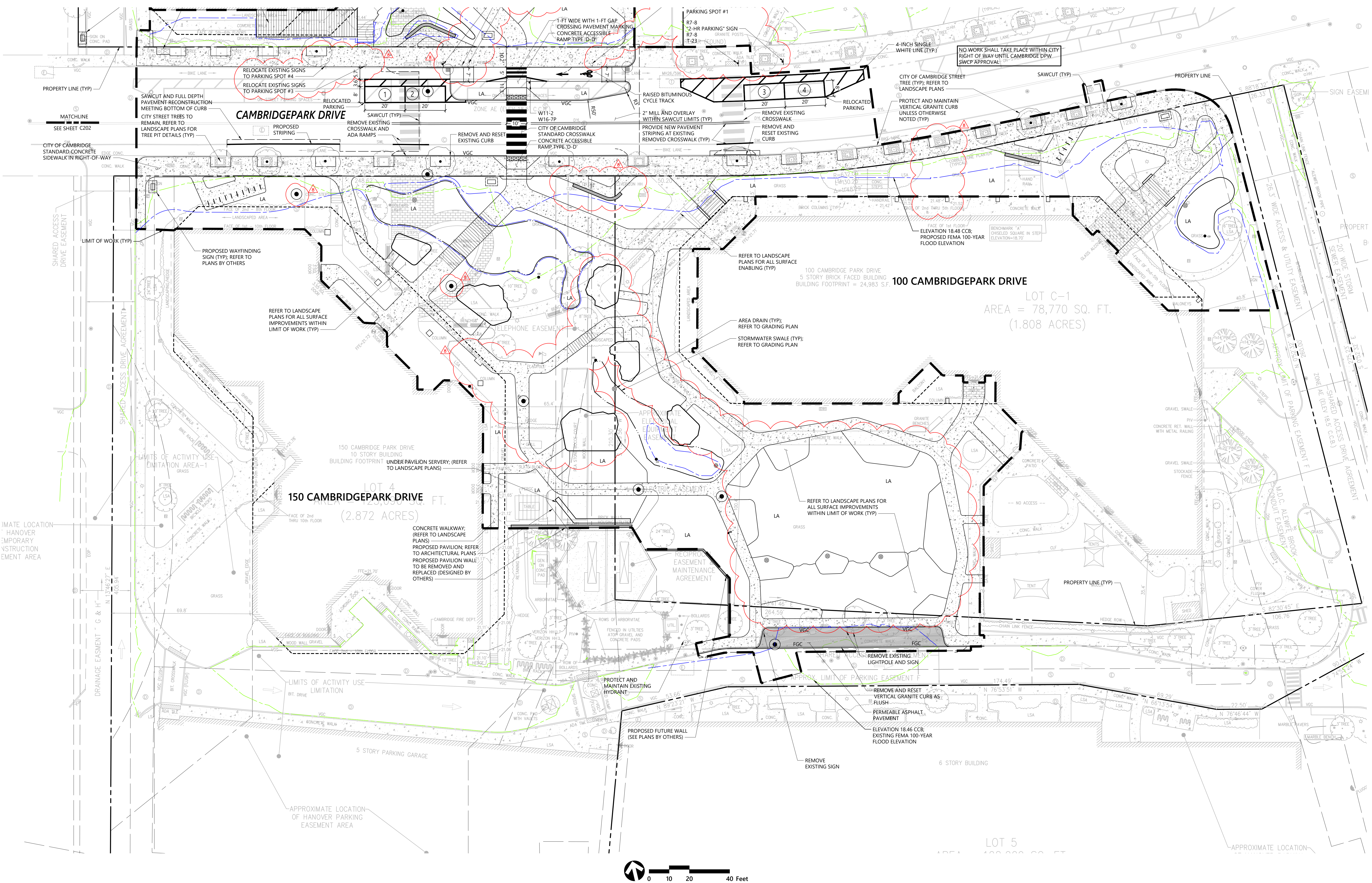




**Sign Summary**

M.U.T.C.D. Number	Specification Width	Height	Desc.
W11-2	30"	30"	
W16-7P	24"	12"	
R7-8	12"	18"	
T-23	12"	18"	

NOTE:  
 1. SEE SHEET C001 FOR LEGEND, GENERAL NOTES, AND ABBREVIATIONS.  
 2. SEE MEP PLANS FOR SITE ELECTRIC REQUIREMENTS.  
 3. SEE LANDSCAPE PLANS FOR LIGHTING, SIGNAGE, BIKE RACK LOCATIONS, AND HARDSCAPE MATERIAL OUTSIDE THE CITY RIGHT-OF-WAY.



**CAMPUS ENHANCEMENTS**

100-125-150 Cambridgepark Drive  
 Cambridge  
 MA  
 02140

**Gensler**

One Beacon Street  
 Third Floor  
 Boston, MA 02108  
 United States  
 Tel 617.619.5700  
 Fax 617.619.5701

**AHA** LIN ASSOCIATES, INC.  
 CONSULTING ENGINEERS

MEFPF ENGINEER  
 AHA Engineers, LLC  
 700 Technology Square, Suite 402  
 Cambridge, MA 02139  
 Tel 617.402.6000

STRUCTURAL ENGINEER  
 Lin Associates  
 2001 Beacon St., Suite 310  
 Brighton, MA 02135  
 Tel 617.566.4216  
 Fax 617.566.6038

CIVIL ENGINEER  
 vhb  
 99 High St. Floor 10  
 Boston, MA 02110  
 Tel 617.728.7777

Date	Description	Drwn by	Chkd by
1 08/30/19	ISSUED FOR PRICING	BEB	OMW
2 09/20/19	100% ISSUE FOR PERMIT NOT FOR CONSTRUCTION	BEB	OMW
3 12/18/19	100% CD ISSUE FOR CONSTRUCTION	BEB	OMW
4 01/17/20	ISSUED FOR CONSTRUCTION	BEB	OMW
7 08/04/20	BULLETIN 6	EMA	JVC
8 05/18/2021	BULLETIN 11	RA	BW

Seal / Signature

Project Name  
**CAMPUS ENHANCEMENTS**

Project Number  
**11.7207.000**

Description  
**100-150 CAMBRIDGEPARK DRIVE LAYOUT AND MATERIALS PLAN**

Scale  
**1" = 20'**

**C201**

- NOTE:
- SEE SHEET C001 FOR LEGEND, GENERAL NOTES, AND ABBREVIATIONS.
  - SEE MEP PLANS FOR SITE ELECTRIC REQUIREMENTS.
  - SEE LANDSCAPE PLANS FOR LIGHTING, SIGNAGE, BIKE RACK LOCATIONS, AND HARDSCAPE MATERIAL OUTSIDE THE CITY RIGHT OF WAY.

# CAMPUS ENHANCEMENTS

100-125-150 Cambridgepark Drive  
Cambridge  
MA  
02140

**Gensler**  
One Beacon Street  
Third Floor  
Boston, MA 02108  
United States  
Tel 617.619.5700  
Fax 617.619.5701

**AHA** LIN ASSOCIATES, INC.  
CONSULTING ENGINEERS

MEFPF ENGINEER  
AHA Engineers, LLC  
700 Technology Square, Suite 402  
Cambridge, MA 02139  
Tel 718.402.6000

STRUCTURAL ENGINEER  
Lin Associates  
2001 Beacon St., Suite 310  
Brighton, MA 02135  
Tel 617.566.4216  
Fax 617.566.6038

Date	Description	Drwn by	Chkd by
1 08/30/19	ISSUED FOR PRICING	BEB	OMW
2 09/20/19	100% ISSUE FOR PERMIT NOT FOR CONSTRUCTION	BEB	OMW
3 12/18/19	100% CD ISSUE FOR CONSTRUCTION	BEB	OMW
4 01/17/20	ISSUED FOR CONSTRUCTION	BEB	OMW
7 08/04/20	BULLETIN 6	EMA	JVC
8 05/18/2021	BULLETIN 11	RA	BW

Seal / Signature

Project Name  
**CAMPUS ENHANCEMENTS**

Project Number  
**11.7207.000**

Description  
**100-150 CAMBRIDGEPARK DRIVE GRADING AND DRAINAGE PLAN**

Scale  
**1" = 20'**

**C301**

