



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histnods@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 12 Fayette Street, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

The work proposed in this application is to restore the existing building including an alteration to reduce the size of the rear 2 story section of the structure. A new-construction single family home is proposed towards the rear of the lot.

Name of Property Owner of Record: <u>Debra Coakley</u>	
Mailing Address: <u>10 Kenilworth Rd., Arlington, MA</u>	
Telephone/Fax: <u>617-816-8070</u>	E-mail: _____
Signature of Property Owner of Record*: <u><i>Debra Coakley</i></u>	
(Required field; application will not be considered complete without property owner's signature)	
*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.	
Name of proponent, if not record owner: <u>12 Fayette Street Ventures LLC</u>	
Mailing Address: <u>7 Morrison Rd West, Wakefield, MA 01880</u>	
Telephone/Fax: <u>781-405-5452</u>	E-mail: <u>andypcollins@gmail.com</u>

(for office use only):			
Date Application Received: _____	Case Number: _____	Hearing Date: _____	
Type of Certificate Issued: _____	Date Issued: _____		

Section II:

Is property listed on the National Register of Historic Places? No Publicly owned? No
Current Zoning District: Res C-1 Current Use: Three-Family Residence

Section III:

Will this project require: variance No special permit No

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

5,226 floor area of existing structures on the lot
2,939 amount of floor area (gross square feet) of proposed construction
20% percentage increase in total floor area after construction
8,541 total area of lot in square feet
30% percentage of total lot area covered after construction

Demolition:

859 amount of floor area (gross square feet) of proposed demolition
5,226 floor area of existing structure
16.5% percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

- x enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
- x increase or reduction of window or door size;
- x relocation of windows or doors;
- x change in slope, pitch, or configuration of roof;
- x removal of original or historic roofing material.

Crosbie, Allison

From: Andrew Collins <andy@zredevelopment.com>
Sent: Monday, May 3, 2021 12:17 PM
To: Crosbie, Allison
Cc: alison hammer; Sean Hope; Scott Zink; Shuji Suzumori
Subject: 12 Fayette - Water Management
Attachments: DCI Drainage Letter.pdf

Alison,

Attached is a letter written by our consultant to address the concerns raised by the neighbors regarding water management.

Thank You,

Andy

Andrew Collins, PE

andy@zredevelopment.com

www.zredevelopment.com



April 30, 2021

Andrew Collins
ZRE Development LLC
P.O. Box 391975
Cambridge, MA 02139

**RE: 12 Fayette Street, Cambridge
Drainage Considerations**

115 GLASTONBURY BLVD
GLASTONBURY CT 06033
860.659.1416

120 MIDDLESEX AVENUE
SUITE 20
SOMERVILLE, MA 02145
617.776.3350

6 CHESTNUT ST
AMESBURY MA 01913
978.388.2157

197 LOUDON RD
SUITE 310
CONCORD NH 03301
603.856.7854

317 IRON HORSE WAY
SUITE 100
PROVIDENCE RI 02908
401.383.6530

Dear Andrew:

I have reviewed the April 19th letter provided by Koutalidis Civil Design Services and have the following response regarding the proposed drainage on the property and impact of the proposed project to abutting properties. As mentioned in the letter the project will be subject to the review by the City of Cambridge DPW department to ensure compliance with the City's Stormwater Control guidelines. As such the project will be required to reduce the stormwater flow off the property for the proposed condition 25-year storm event down to the existing 2-year storm event. Currently the property contains just over 50% impermeable surfaces. While there is a low area in the back yard during any larger storm events, the low area would pond with stormwater running off and onto the abutting properties at the back left or easterly corner of the property. Based on the current condition we would expect about 1.1 cubic feet per second (CFS) running off property during a 25-year storm event. The runoff for the proposed condition would require the runoff rate leaving the property to be reduced to only 0.5 CFS a 50% reduction of stormwater runoff.

Additionally, this low area in the back yard would tend to impound and introduce runoff into the groundwater versus running off the property and eventually into the City's drainage system. By holding and infiltrating stormwater in this manner all rain events would tend to elevate the groundwater. With the proposed conditions the design would require all stormwater to be held in a tank and released in a controlled manner. This controlled runoff will be directed to the 18" diameter drainage pipe located in Fayette Street. By handling the stormwater in this manner there will be a noticeable improvement from the current conditions where all stormwater runoff from the property either is held and infiltrated into the groundwater in the back yard low spot or flows unimpeded onto the rear abutting properties. The proposed project provides opportunity to make real and noticeable stormwater improvements to the subject property reducing impacts to the down gradient properties east of #12 Fayette Street. It is highly unusual and unwarranted for a small project such as the proposed 1,100 square foot building that complies with property line setbacks to provide a hydrological analysis. In my 30 years of design and permitting for proposed development projects I have not encountered a hydrological study required for a project of this size and scope. The proposed drainage improvements would ensure the proposed design will have no impact on abutting properties pertaining to both surface and groundwater impacts and only improve upon from the existing conditions.

12 Fayette Street
Drainage Letter

I am available to provide additional detail pertaining to the proposed drainage design and how it can be beneficial regarding stormwater impacts on the abutting properties.

Very truly yours,

DESIGN CONSULTANTS, INC.

Stephen Sawyer

Stephen Sawyer
MA PE# 38800