



City of Cambridge Conservation Commission

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Public Meeting – Monday, February 26, 2024 at 7:00 PM Zoom MEETING MINUTES

The following meeting minutes were taken by Tracy Dwyer and are respectfully submitted.

Present Commission Members: Purvi Patel (Chair); David Lyons (Vice Chair); Jennifer Letourneau (Director); Elysse Magnotto-Cleary; Erum Sattar; Michelle Lane; Tricia Carney; John Leo

Absent Commission Members: John Leo; Tricia Carney (resigned)

Attendees: Tracy Dwyer, DPW; Kara Falise, DPW; Charlie Roberts, Childs Engineering; Lena Frappier, DPW; Jennifer Sweet, Haley & Aldrich; Anthony Galluccio, Galluccio & Watson; Chrissy Gabriel, IQHQ; Danielle Desilets, KDLA; Greg Avenia, Kleinfelder; Howard Moshier, VHB; Danny Frias, IQHQ; Andrea Kendall, LEC Environmental; Dan Driscoll, MassDOT; David Glenn, Stantec; Martin Hueil, Stantec; Rick Azzalina, Stantec; Taylor Donovan, VHB; Amy Kipp; Ann McDonald; Ann Stewart; Cynthia Hibbard; Dave Forney; David Bass; Deborah Gevalt; Elena Saporta; Emilia Wisniewski; Eppa Rixey; Eric Grunebaum; Hannah Goodwin; James Williamson; Janet Burnes; Joel Nogic; John Doucet; Karen Bieman; Kyle Zick; Lewis Weitzman; Leyna Tobey; Lisa Birk; Lowry Hemphill; Maggie Booz; Marc Levy; Margery Davies; Michael Lundsted; Nancy Lamb; Pamela Kogut; Rand Wentworth; Renata Pomponi; Sandra Fairbank; Sarah Adkins; Shelagh Hadley; Steve Owens; Vicki Paret; Annette LaMond; Anusha Alam; Gwen Speeth; Mahamed Mohamud; Hannah Mahoney; Carol Agate; Mike Nakagawa; McNarmara Buck; Pasang Lhamo; Jeff Hansell; Patty Nolan

Purvi Patel opened the meeting.

7:02 - Informational Presentation **Memorial Drive** DCR & Stantec

Dan Driscoll from DCR was in attendance to present to the commission. Dan stated that he was with his design consultant team on the Zoom, Andrea Kendall, Marlin Hueil and Rick Azzalina. Dan stated that they are approaching a 75% design on this project. Dan stated that the main objective of the project is to expand park land and create safer park pathways. This project is considered a “road diet” which they will be taking two (2) lanes from Memorial Drive which

goes towards the goals of the Charles River Master Plan and the Parkways Master Plan and the Historic Parkway Preservation guidelines, their comprehensive parkways master plan as well as the City of Cambridge's Riverfront Plan which has extensive public engagement. The project site goes from the Eliot Bridge to the Larz Anderson Bridge as well as JFK Street, this project expands over a little over a mile and expands from the edge of the river to the north side of the sidewalk. One of the goals of the project is to preserve and restore parkland and vistas. Dan stated that they are doing some invasive removal but not extensively and this project is consistent with the original vision of the Charles River Basin parkland. The most important part of this project is enhancing safety, accessibility, and better passive recreation of the parkway and all the adjacent parklands and pathways. Dan stated that they will also be doing extensive upgrading to the stormwater treatment system through a variety of green infrastructure systems and wanted to note that they are well beyond the required phosphate removal of a project of this size. Dan showed two pictures in the presentation that depict the paths along Memorial Drive. Dan stated that this is arguably one of the most dangerous paths when you consider the number of people who use, the inadequate width and not any part of it complies with ADA because of the sharp edges and is dangerous for runners with a lot of reported injuries over the years. Dan stated that they are excited to try and implement the project and providing the right kind of width for the shared use paths, protecting the landscape, the river, upgrading the water quality and making the entire facility both ADA complaint but also a much safer environment for the elderly because they are going to provide a five foot path that will not allow bicycles on it. Dan stated that they went through an extensive environmental review process already and their public outreach started in 2019 when AECOM was managing the project and now with Stantec and they have extensive public input and received 1,200 comments and then the project was delayed two years because of COVID and then restarted with project with Stantec in 2021 and the project under AECOM was a much larger project which included River Street and Western Avenue as well as the BU Bridge. They started to think it was too large of a project and with the I-90 project going on so they decided to limit the scope to what they are proposing now. Dan stated that this is a highly implementable project and that they have gone through their ENF and have their MEPA certificate and have worked hard to incorporate all the comments from the city as well as from the public. Dan wanted to point out that they are listening to everyone on this project with all stakeholders where the city as one and the Conservation Commission. Dan stated that some of the key comments that they have received was to limit the removal of the London Plane trees, but stated there are about seven (7) trees that need to come out because they are a hazard, they have been hit over the years and have big cavities. Dan stated that they are proposing planting about seventy (70) new native trees as well as some London Plane trees, people wanted a retaining wall removed and they will be replacing the retaining wall with bioengineered core logs and a more sustainable slope stabilization treatment on the riverbank. Dan said that the London Plane trees on the northside they were proposing taking out the curb on that side, but some people thought that might cause more harm to the trees so they are leaving the curb and will do some air spading to extend the life of all the trees. Dan stated that they are getting right of the right turn onto Hawthorne, the City of Cambridge asked if they would eliminate that turn. Dan stated as part of the public comment they heard a lot about a safe space for the elderly and pedestrians and they will be having a five-foot wide designed and signed path for pedestrians only. This will eliminate bikes and e-bikes coming up behind pedestrians walking. Dan stated that they were asked to preserve historic features and will be doing that wherever possible, they also have been working with Cambridge Boat Club, who are excited about the project with the removal of Jerry's Landing Road, the widening of the parkland in front of the boathouse and

they will also re-do the parking lot for the boathouse which is a public parking lot. Dan stated that they were asked for a separated bike path within the surplus space of Memorial Drive, but they can't do that because they wanted two separated pathways and protected off the road and widening of Memorial Drive but it's at eleven feet now and couldn't go to twelve (12) or fourteen (14) like some in Cambridge wanted especially the bike advocates. Dan stated they came up with a good balance with a lot of needs, they wanted to protect the trees, protect the landscape, and not have it look like a highway adjacent to the river and Dan said they think they have accomplished that. Dan stated that they heard that people wanted more crossings, so they have added two rapid flash beacon crossings at critical points within the project area at Sparks Street and Hawthorne Street where the road will be narrower and people will have a safe place to cross to get to the parkland which does not exist today. Dan ran through the timeline of the project, he stated that in 2016 they did a small project along Memorial Drive and then in 2017 started this project but was delayed because of COVID and then switched consultant teams, which he said was a good move and had several meeting with city staff, they have had a robust public process with several meetings, walks and a public meeting for the MEPA process. He said following the Conservation Commission they will have their 75% design public meeting. Dan showed in his presentation a cross section of the area between Hawthorne Street to JFK Street, the existing parkway is forty (40) feet, that will go down to twenty-six (26) with tree foot shoulders and ten feet travel lanes, eleven-foot shared use path and a five-foot aggregate path along the river. Dan stated in this cross section the pathways will be located on the river side, but on the north side they will be replacing the entirety of the sidewalk which is currently paved but will be replacing that with porous pavement, this type of pavement is finicky and sometimes difficult to put they are committed to doing that to benefit the London Plane trees. Dan stated in the area from Riverbend Park to the west end they are moving the shared use path and moving it out along Memorial Drive. Dan stated that the part of the plan that they will be talking about extensively with the commission for their NOI is the proposed overlook structure. Dan stated that anywhere they have placed these overlook structures along the Charles they have been successful in connecting people to the river in a way that is environmentally sensitive. Dan said that they will be proposing planting twenty-two (22) new London Plane trees and protecting one hundred (100) and twelve (12) existing London Plane trees. They will be planting fifty-nine (59) new native trees and expanding the parkland by 1.26 acres. They will preserve historic features, such as sloping pastoral lawns, paths and shade trees and removing all guardrails at the edge of the parkland and adding shoulders on both sides of the parkway. Dan stated that in this area there are not many benches or seating areas, so they will be adding more benches and seating areas as well as two (2) overlooks and will provide rest area with water fountain, benches, bike racks and lighting near the Cambridge Boat Club. They will also be acknowledging the Longfellow Park view corridor, even though trees that they planted block the view they will not be doing anymore planting in that area to block it even more. Dan stated that they will making some stormwater related improvements with green infrastructure, improving the water quality along the Charles River with treating the water before it enters the Charles River with collection systems and catch basins as well as construct some bio-retention swales to treat parkway stormwater runoff. Dan stated by doing this road diet that they are reducing impervious surface by one acre. Dan stated they don't have the exact numbers right now, but will have them for the final meeting, but they are well above the requirements for phosphate removal. Dan explained that they have all their permits, working on the Chapter 91 permitting as well as the MWRA 8(m) permit. Their hope is to have the project under construction in Fall of 2024, but by spring of 2025. Dan stated the

budget for the project is \$13 million and that will be coming out of the DCR's parkway reconstruction budget.

Jennifer confirmed that the NOI has been submitted and the legal ad was placed last week and they are confirmed for the March 11th Conservation Commission meeting.

David Lyons stated that he is in this area all the time and appreciates all the work and all the public process to date. He said he would like to investigate the EIR documents and would encourage members of the public to get comments in as soon as possible.

Erum Sattar stated that she appreciates the introduction of the project.

Elysse Magnotto-Cleary stated she is also in this area a lot and appreciates all the work on the project.

Kathryn Hess stated that she appreciates the information ahead of time.

Purvi stated that there were twenty-four (24) panelists and forty-two (42) members of the public.

7:27 – Notice of Intent (Continued from February 12, 2024)

MADEP File #123-323

Boston Duck Tours Boat Ramp Repairs

Childs Engineering

Purvi stated that this was continued from the February 12, 2024, meeting because they hadn't been issued a file number. She stated that they have been given a file number and that is 123-323. Charlie Roberts was present from Childs Engineering, he stated that there were no comments from DEP.

Jennifer made a roll call from the commission members, and no one had questions. Kathryn stated since she was not present at the last meeting, she did read through the meeting minutes.

7:30 – Public Comment Closed – no comments

6- In Favor, 1 – Absent, 0 – Abstained

Purvi asked Jennifer if there were any special conditions. Jennifer stated that the NOI that was submitted was prepared very well including refueling areas, stockpiles area, silk curtains and it will be the commission's standard conditions for construction mitigation. Jennifer stated that her and Charlie had a conversation, and she will be notified forty-eight (48) hours in advance of construction.

7:32 – The order of conditions was unanimously approved by the commission.

6 – In Favor, 1 – Absent, 0 – Abstained

Purvi stated that there were forty (40) members of the public and nineteen (19) panelists.

7:33 – Notice of Intent (Continued from February 12, 2024)

MADEP File # 123-322

Jerry's Pond Circulation and Access

IQHQ and VHB

Howard Moshier from VHB went over the presentation for the commission. Howard stated that a couple of weeks ago they met, and he was asked to address the requests that were made. Howard stated that they were asked to increase depaved areas and Howard said that in the presentation he will be showing the increase of depaved areas in the compensatory storage area near the intersection of Rindge Avenue and Alewife Brook Parkway. Howard stated that they were also asked to add more trees along Rindge Avenue, and they have done so, and he will talk about that in his presentation. He said they also revised the drawings, and the full set has been delivered to the commission. He said that when they met a couple of weeks ago, they wanted to make sure they were not increasing any impacts to the wetland resource areas and that they have confirmed that there were no more impacts. He said that the one increase that they will see is the increase in proposed trees and also received a support letter from Mass Audubon with full support of the project and he stated that the commission should have received that letter as well.

Danielle Desilets from Kyle Zick Landscape Architects was present to go through the specific changes. Danielle stated that she was going to go through the changes to the plans. The first was the replacement of the amphitheater seating with a short switch back ramp for handicap access. Danielle stated that using the switchback ramp allows them to keep the ramp in the same place as the seating and does not have any impact on the trees in the area. She stated that along Rindge Avenue they re-evaluated the two Ash trees that are existing and the revised plans now show them protecting the eastern most tree, but that does mean that they are providing one less tree because they are keeping the existing tree. She stated that they will not be adding any new soil or ground coverings around the tree because they do not want to compact the soil around it. Danielle stated that they have been in contact with Abby Bentley the city's Assistant City Arborist as well as Mass Audubon to determine what can be planted if anything in the two-foot utility buffer right against Rindge Avenue and with overhead wires they have been working hard to find what would work well in that area. Also, she stated that they are excited about new plantings areas on either side of the plans, and they are proposing in the tree pits to plant with Ruth's Typhina and Staghorn Sumac which are both native trees and a smaller tree. She said with the proposed longer tree pits this will have less impact on viewing the pond. Danielle stated within the two-foot corridor the sumacs are being proposed and in accordance with the city DPW sidewalk details using sand base structural soil underneath the sidewalk they will have breakout zones at each of those tree pits so the roots can reach into the bank and help support and stabilize the bank as well. Danielle showed a technical drawing of the plantings along Rindge Avenue, depicted in light green was the Ash tree that they are proposing to keep and the darker green depicts all the new plantings. Danielle pointed out the table at the top of the drawing which she stated that they have a net new of twenty (20) trees since the last hearing, she stated that there are seventeen (17) along Rindge Avenue and four (4) additional that she will point out in the next slide minus one that they are not adding because they are saving the Ash tree. Danielle stated in

the slide was depicted the four (4) new trees which will be planted along the continuation of the multi-use pathway as it wraps the corner onto Alewife Brook Parkway, and they are proposing to plant Color Sycamore's and Red Maples. Danielle showed to the commission the area that will get depaved which was marked out in yellow the area that was new to the drawings was in blue and most of that will be depaving around trees. After the depaving is removed they will replace the depth of pavement with clean soil and then seed with conservation seed mix.

Kara Falise from DPW went through the technical review memo from Kleinfelder. Kara reminded the commission that the scope of review that Kleinfelder did she wanted to point out that in immediate advance of the last hearing they received some documentation addressing some of their initial memo, so those documents were reviewed formally as well as the revised submission that came in between the last hearing and this hearing. So, the current review memo is based on the last two groups of documents that were received. Kara stated that Kleinfelder has indicated that all the technical comments had been addressed and Greg from Kleinfelder and his team did include a few points of clarification that the commission might want to consider for conditions in any decision. Kara stated that some of those like operation and maintenance plan details are standard that they would work with the applicant as the project being constructed to get final O & M responsibilities and plans in order. Kara stated that one thing she wanted to point out from the city's perspective that the street trees and the on-site trees should be considered separately when being presented as mitigation. Kara stated that the city is always supportive of street trees being planted but they city needs to look at accessibility to underground utilities and appreciative of the applicant has engaged with Abigail Bentley from the Urban Forestry division because they are the first line of defense and looking for places for street trees. Kara stated that the broader discussion outside of the Conservation Commission there has been some discussions in the city of consideration of the larger Rindge Avenue corridor with additional crossings and accessibility improvements. Kara stated she would like to see the street trees be considered as possible street tree locations but those would need to come with some more review with respect to any other long-term plans for the Rindge Avenue corridor plans. The city appreciates that IQHQ is willing to plant the trees and the city would support them if they weren't in conflict of anything that the city has planned in the right of way. Kara believes that this would be a commitment on IQHQ's end to plant these trees as allowed by the city and then the city will continue to work with them as this goes to construction to see which ones really make sense and pinpoint the best locations out there with respect to signage and sight lines. Kara stated that the city has not had the opportunity to fully vet so she believes it would be helpful if the proposed street trees were separated from the on-site trees which the property owner as a right to plant and then the street trees that are being proposed as sort of an agreement with the public again the city will support any street trees being planted but if one or two go away she did not want them to have to go back to the Conservation Commission and they would like those street trees in the jurisdiction of the city to manage in the right of way.

Kara stated that she and Greg agreed that the bulk of the various technical comments were satisfactorily addressed by the various submissions by the applicant team. Kara stated that some of the items that Kleinfelder has were up for consideration by the commission one being the porous paving and whether it is appropriate on-site, they are proposing a flexi pave for a portion of some of the walkways on site and others are more impervious and maybe there can more of them be more pervious material. She stated that some of the walkways could be considered porous pavement as side from the city's sidewalk that needs to be a city standard sidewalk. Kara stated with the additional pavement removal from the compensatory storage area there was a

change in the limit of disturbance and because of that some of the erosion and sediment controls were shifted around on the plan. Kara stated that it was Kleinfelder's point that it's specific to construction sequencing and phasing that once the compensatory storage area is constructed it should be protected from construction erosion and sedimentation like any other sort of low area, so if that is constructed first and then the paths upstream of it are constructed there should be some level of protection. Kara stated this is something that Jen or whoever is going to be inspecting the project can manage. Kara stated she believes that there was a math error associated with the bank alteration. She said that they believe there is a math error with the bank replacement being proposed to equal the permanently impacted bank, but the total bank alteration which was a temporary impact plus the permanent impact didn't seem to jive, but she stated it could have been a typo or a math error. She asked if maybe Howard could address that. Kara also stated that maybe Howard could also address a question about the transition from bank to BVW in terms of how you change from a linear area and bank is measured linearly and BVW is an area. She said at some point the two intersect and how that intersection was handled with respect to measurement of the impacts to each of these specific areas, again the mitigation is proposed with a similar device so its not necessarily changing the design but just a clarification on how that was measured. Kara said that the last one was the O & M plan which we talked about that is a standard condition but maybe there could be some discussion from the applicant on IQHQ's commitment to maintenance specifically what's under the jurisdiction of the Conservation Commission which is the impacts to the wetland resource areas.

Howard stated in regard to the final O & M manual they can add in additional measures on the plan also he stated that there are things they can change in the selection of their proposed erosion control plan as well.

Howard stated that there was a math error and will update the WPA form 3 to make that add up to 137. He stated that the comment in the Kleinfelder memo was correct and in the graphic that they showed they should have showed the transition more abruptly from area that is bank which is the BF flags versus the bordering vegetated wetland the WF flags but that they didn't measure it in the correct breakdown they were just trying to show where their areas were in response to a previous comment.

Howard stated regarding construction sequencing and erosion and sediments they are happy to add a note into the drawings as well as pick that up during construction. He said that was always their intention, it might have been left off when they increased depaving.

Howard stated in regards to porous pavement they did spend some time in the southwest corner looking at the surface material the area that they are proposing impervious materials was the walkway from Alewife Brook Parkway onto Rindge Avenue and that was to try and keep the pavement section shallow but still allowing adjacent pea stone swale to provide some water quality benefits and they didn't think that the section for a permeable pavement there would do well with the trees that they are trying to protect.

Purvi Patel asked about the compensatory storage area, and she understands that the means and methods may be left up to the contractor but is there an understanding of the order and is that something that will be provided in the preliminary phases.

Howard stated that they did give some bullet points on the sequencing in one of the filings but in general he thinks with the existing curb cut located on Alewife Brook Parkway that will be used to access. He stated that the first step would be to install the erosion and sediment controls and then have the site inspection, but he did believe that since there is limited laydown in that area

that they would work on the new compensatory storage area. He stated they might work on that area first to establish the slopes towards the end and then stabilize the slopes. He stated that there will be a need to get other access permits from DCR for the trucks.

Purvi stated that in her question that Kara had mentions the streets trees versus the private trees and asked if all the trees that are depicted in the dark green are these all considered street trees or are there any that are close to Jerry's Pond that are on private property.

Howard stated that there are six (6) trees on the south side of Rindge Avenue and these were already proposed as part of the special permit of the development area, if you move across Rindge Avenue you will see five (5) small dark circles on the left side, then seven (7) dark green circles and then another five (5) smaller dark green circles on the right those depict the street trees that are in the public right of way and under the powerlines that Kara Falise had mentioned that would prefer to be supported but subject to further review and coordination. Howard stated that every other tree that you are seeing is on private property.

Kara asked if there were thirteen (13) street trees.

Danielle stated that there is seven (7) and one of them is off on the south side of Rindge Avenue that is not depicted on the plan in front of the commission. Danielle stated that there is a total of twenty four (24).

Kara asked if Purvi was clear about which trees were street trees.

Purvi was not sure.

Kara asked if Jen could point them out on the plan for the commission.

Howard stated on the south side of Rindge Avenue there are six (6) proposed trees depicted on the plan and one that is off the screen so a total of seven on the south side. Howard stated on the far left there are five (5) small green circles depicting new trees and then there are seven larger and another cluster of five (5) down near the bus shelter on Rindge Avenue.

Purvi stated that 437 linear feet was the corrections and that they were several linear feet less then previously indicated and there will be some notation on plans regarding the transition bank to BVW and then the erosion and sediment control for the compensatory storage.

Howard agreed.

David Lyons asked Kara that those seventeen (17) street trees that are on the northside are potentially at risk of being needed to move because of city requirements, is that correct.

Kara stated that the city supports the addition of street trees on Rindge Avenue, and they would support putting them in this corridor. The exact location is something that would be difficult at this scale and time.

David stated that seventeen of the forty-nine committed to be planted is more than a third of the commitment. David stated he trusts the city and IQHQ to work it out with regards to where to plant the trees. David suggested that if the applicant and the city would make some sort of condition that if for some reason 2-4 trees can't be planted for any reason that there be some compensatory payment to the tree fund to plant some trees elsewhere in the neighborhood.

Kara stated the city would always be happy to take more money to plant more trees and they would look to the applicant if they would be willing to engage in a condition like that or to propose that those trees be planted somewhere on their property. Kara stated ideally, they will land where they are being proposed that would be the city's goal. She didn't want this to come back to the commission for such a minor change if there was a utility conflict with one of the street trees.

Chrissy Gabriel from IQHQ stated that they would be accepting of a condition that supports that. She stated it is their intention to add some more green and more trees along Rindge Avenue so that would be their priority but would be willing to look at opportunities to the east and west of the plan in front of the commission.

Kara proposed that maybe the commitment be to the caliper inches proposed here, which is sometimes a good way to do it as the tree protection ordinance for the city is managed with caliper inches not necessarily trees so there's an opportunity that some of the trees if one or two was lost the caliper inch of the proposed trees could be upped so the community would get a bigger tree sooner or they could add a tree or two to make up the difference and then if they can't get to that 125 caliper inch then they could pay into tree fund consistent with the tree protection ordinance. Kara stated she wants to be clear that this would be outside the tree protection ordinance that this would be a condition of this permit but thinks that the caliper inch is a good way to manage that.

Chrissy agreed with Kara's proposal and agreed it was a consistent way to ensure the tree quantity being proposed is met.

Erum Sattar wanted to ask if there was going to be anything added into the O & M plan for the floating wetlands.

Kara asked Howard, that in one of the submissions that there was some narrative provided for the floating wetlands in the O & M plan for the maintenance. She stated that Kleinfelder's memo was indicating that that information lives only right now in a memo that was submitted and that it would be incorporated into the final standalone O & M.

Howard agreed that it will be added into the final O & M plan prior to submission.

Erum asked if that would include a duration as well.

Kara stated she did not recall if there was a committed duration in that discussion.

Jennifer stated that what the commission is looking for is O & M plan for it all trash, rotted fence posts and similarly to the floating wetlands these are not a mitigation measure they are a benefit so if they were to be taken out or they aren't working and need to be taken out, the O & M plan is the place where all of that information should live. Jen stated that there should be something in the O & M that speaks to how long the maintenance will be one year, three years or five years and if they are not working, they will be removed.

Howard stated that they did speak to the duration in one of the responses to a Kleinfelder comment they need just pull all the commitments into the O & M.

Anthony Galluccio stated that having those commitments within the order of conditions is great in terms of understanding expectations but he would like note that there is reference to the plan that is before the commission in the special permit as well, so while the approval of this or not approval is not a condition of the development, the escrow payment if it is not approved is a condition, but the plan if approved is referenced in the special permit, so there is a general expectation that this is to be a good faith effort is made to permanent. He said all that he thinks is a very understated benefit of the project because all that will be undertaken by the private developer.

Purvi wanted to move this to public comment and stated that there thirty six (36) members of the public.

8:08 – Public Comment

Mike Nakagawa stated as some of the commission might already know he has been involved in a lot of climate activities such as the original Climate Preparedness and Resilience Alewife Focus Group, the Climate Resilience Zoning Task Force, and attended almost all the Urban Forestry Master Plan meetings. Mike stated that he has been really looking at the environmental aspects of the site and as many of you know have been attending Conservation Commission meetings for probably longer than almost anybody, except for Ingeborg. Mike said as most of you know he has been pushing back on developers for years, but the one thing with IQHQ is that they have been working with the community and they have tried to get everything they could out of IQHQ as well as argued about every tree that is worth saving from the original 220 that were going to be lost they saved 100 of those and now he thinks we are getting towards aesthetics. Mike's concern is that if we keep continuing this process, that in future meetings we will look at this Notice of Intent we were looking at to see if it meets all the requirements of the CMR 10. Mike stated he is glad that it has gotten this much attention and that they pushed a little but if we continue the lengthen the process the developer might not know when this is going to end and then turn to the state, the state will then start this process all over and anything that they have gained from here the state is going to look at the regulations and we may lose a lot of things. Mike stated has the report that was given to the commission by Matt Weissberg talked a lot about balancing access and habitat, the disturbances and what we want. Mike said the stat is not going to care and that the boardwalk might not be the greatest plan, but it does allow something underneath while minimizing impacts and gaining access, but the state might decide they don't want any of this and we wind up losing all the access. Mike stated that boardwalks are used in many vulnerable areas even in the Alewife Preservation nearby. Mike believes that IQHQ is taking great care and they understand all the attention this project has brought but they are doing the best that they can and we need to be careful and move forward so that the people can see the benefits and that it doesn't wind up in the states review that eliminates all of the things that we've worked so hard for over the last three years trying to make the best balance of everything for the community.

Amy Kipp stated she had just a few comments about the boardwalks around Jerry's Pond, she thinks it's a great plan and the boardwalks will increase the longevity of the walkways and most importantly we can never forget they will minimize the disturbance of the contaminated soil. She is very excited for this project to get started.

Anusha Alam is currently finishing up her bachelor's degree at Brandies University and has worked as a community outreach representative for the past few years on Rindge Avenue and is a Rindge Avenue resident. She stated that she did a lot of on the field research back in 2021 through surveys and focus groups where she had gathered a lot of positive feedback on the project. Anusha stated that a lot of things that they spoke about were really represented in the current plan and had time to speak with Mahamed Mohamud at the January 21st hearing that the commission had. She wanted to comment on how there are so many people that have been working on this project for such a long time and it would mean a lot for the North Cambridge community to see something tangible in the next few years and don't want to see people moved on from the project before it begins or before it fully happens because we want to have this at the forefront of peoples minds to show that promises that are being made actually do get delivered, which isn't something that we often see within our communities. Anusha stated that this development is an investment in their future and with their support we really hope to build a flourishing, eco-friendly destination for the people in the North Cambridge area.

Renata Pomponi, Senior Director of Strategic Initiatives for Mass Audubon operating out of 668 Memorial Drive in Cambridge. Renata stated as mentioned earlier that Mass Audubon is in support of this project and they have asked for more depaving, and they really feel like this plan honors those commitments from IQHQ and responds to the community input and reflects the long stated guiding principles of this project of increasing public access to the pond and preserving existing wildlife habitat wherever feasible. She wanted to also address some of the conversations that happened at the last hearing, so we also support leaving the northwest corner of the property, the Lehigh site undisturbed. Renata stated that it comes down to three different reasons; one is that wildlife are currently using this area very actively as a habitat and Mass Audubon's practice at their own sanctuaries is to avoid circumnavigating any body of water or wetland with trails and facilities and all the banks, so that the wildlife do have a place to gather at the water's edge away from human activity and the northwest corner is the most appropriate place for that given that it's kind of the farthest away from other pathways, playgrounds and from the road. Renata stated that she has been on three site walks and has brought members of the science team, the land production team and their education team and they have made some observations of the trees that are there. Renata stated there are some sizable Red Maples in that area and based on those observations they really feel that it's very unlikely that they could be growing to the size they are now if they were on a concrete slab left over from old construction and was just covered by an accumulated layer of forest materials. She said any excavation of that area would remove or impact any of the trees means they would be setting this area back ten to twenty years to regrow new trees to that same size. She said there was a mention before why fence off this area, she said that a fence is reasonable measure to allow the wildlife to have passage under the fence but also to have that refuge from human activity and allow the trees and ground cover to continue to grow. Renata said they really feel like the sighting of the eco-center that they worked on with the community and with IQHQ is a great place for public enjoyment of the pond and observing the wildlife on the opposite banks and happy to support this application.

Hannah Goodwin is a resident of Clifton Street and works around accessibility and inclusion and making her comments today with this experience in mind. For context she states that ADA or American with Disabilities Act is civil rights legislation, which covers the full range of disability, physical, sensory, brain-based, etc. within every type of disability they are both apparent and not apparent disabilities and keeping in mind people with temporary disabilities, chronic illness, and those undergoing intensive medical treatment, so we are talking about a lot of people. She said disability numbers increased considerably in certain groups, they increase with age in terms of numbers but also in areas with poor environmental factors, pollution, contaminated water, heat islands, repetitive flooding, etc. in other words disability justice and environmental justice are closely connected and she stated she was here to voice her support for the IQHQ plans and thinks the whole design is beautiful and the boardwalk design is by far the most accessible and inclusive of the plans that she has seen for this area around the pond. Hannah stated that this design will benefit the greatest variety of humans, boardwalks particularly if the gaps are not too wide are better than a dirt path even if that path is compacted, it difficult to keep a dirt path friendly to people who use wheel mobility devices as well as canes or walkers are simply in need of even footing. She stated she is really in support of this plan with the boardwalks which she thinks is the most accessible and inclusive and now that she has seen the presentation, she is really excited about the ramp design and thinks it's a great improvement over the stadium seating that was in the earlier design. She said this is a beautiful example of

something that is not only accessible but an equitable and inclusive point in the way it is designed alongside the stairs and full support of this plan.

Lewis Weitzman a resident of Montgomery Street and a Co-Founder of the Friends of Jerrys Pond. He stated it never ceases to amaze him about all the attention toward just trying to make the best plans along Rindge Avenue and you would have thought they were asking for the moon. Lewis stated that they are just a group who wants the best plans and it's rather ironic that we just heard a review by the DCR representative where in another part of the city they're going to expand parkland by 1.26 acres, and they are going to add 80 to 90 trees. He said it seems other parts of the city have different sets of rules apply and Rindge Avenue where this site has been fenced off for 60 years just never seems to get the same treatment and it's peculiar to him. He stated that this area is about 3% of the IQHQ development site a 27 acre site and has almost nothing to do with the rest of the site, the development of that very nice, beautiful laboratory space, retail space will continue and this is an afterthought as far as the larger project and thinks these concerns are somehow going to torpedo things, so he just feels like the are red herons all you they want is the best plan and what is the best plan. He said they had a plan to have 150 trees there, DCR is going to plant 81 trees and all the trees along Rindge Avenue are really a city responsibility and should not be included in what's being added here there's about 20-25 trees. He said they thought the best thing was to have a combination of the boardwalks and in this area where there's not thought to be much contamination was an opportunity to really expand the parkland like they did over in the DCR's neck of the woods but that can't just get consideration here and that would be their concern. His thought for the commission is you are going to be considering the mitigations in your order of conditions based on the fact that there is a lot of disturbance going on in this site in areas under your jurisdiction and there is going to be a lot of shading going on, consider mitigation that is equal in scale to what is happening here in areas that are under your jurisdiction and we would also ask that you consider in addition to your more narrow interpretations of what fits the Wetlands Protection Act you could actually give recommendations, they would not be binding but you could make a statement that improving this area if you just put up boardwalks you forever close and not improve this beautiful area but its highly degraded. Lewis stated they are simply asking the commission that this one small section, to make a statement and recommend that improvements be made to the environmental conditions here. They thought 150 trees and no boardwalk along Rindge Avenue and no one wants to look at the ADA, they are just saying we must build this, there is no rush its been 100 years and 60 years behind a fence, a good first step for the commission would be a series of non-binding recommendations that this pond be environmentally improved somehow and then we spend some time looking in to it we don't stop IQHQ's development and work alongside them to suggest the best ways to improve it and keep it ADA accessible. He stated that the world is not ending if they spend a little more time doing a little better job here at the pond.

Sarah Adkins is a resident of North Cambridge and a Project Manager for Green Cambridge, and she wanted to say that they appreciate all the efforts that IQHQ has to incorporate so many requests put forth by community partners to try and make this the best design possible. She stated that they want to acknowledge the years of dedicated work that groups like ASG and Friends of Jerry's Pond have put in and are excited to see Jerry's Pond and the Alewife area in general be returned to the public realm again. Sarah said they hope all community partners continue to work together with IQHQ to make sure the pond remains a healthy and safe space where nature can thrive, and climate mitigation remains a top priority. She stated she is happy to

see trees along Rindge Avenue as it is a heat island and would love the city to work that best, they can with the design so there is a match or even add more trees and it's great to see the pavement removal and the compensatory storage as well. They look forward to all improvements to the plan and any future ones and would love to see Jerry's Pond healthy and thriving.

James Williamson wanted to ask the members of the commission to consider the interest and needs of the public in this and by that he means those of us who live there, who walk there every day, who live across the street. He also has a question for city staff as well, he tried to send in written comments last week, he sent an email to Jennifer late Tuesday night and got an auto reply that she would be out of the office for the rest of the week and an office number where he left a message Wednesday and he never heard back. James stated he didn't want to go through the trouble of submitting written comments to commission members if they wouldn't have a chance to read them and his main request was would there be a deadline to get written comments in so that members of the commission would have a chance to read them. James said he was not happy the way that the process has been conducted and we are in a city where people constantly talk about inclusion being inclusive and he did not find that helpful or inclusive. He said there is also a question of collaboration with the department of the City of Cambridge who seem to be having influence on this but absent in any really collaboration among various parties, IQHQ, the two main neighborhood groups and the people who live along Rindge Avenue who are mostly not homeowners, so where is the collaboration between all parties when something is added or removed from the plan and he feels it's sort of invisible actors behind the curtain who seem to have more influence than many of us who actually live in the neighborhood and said that was he procedural complaint. He said specifically he does love the idea of the boardwalk on the eastern side, fine with it on the northern side, but there is no reason that he's heard anybody explain adequately if at all for a boardwalk on the south side, and stated who is going to want to walk on that boardwalk and who is going to want to sit on that boardwalk whether there's a ramp or not with the massive congested traffic for hours directly behind you along Rindge Avenue. James stated he walks there every day, so said so you are going to put a boardwalk there that nobody is going to want to use because it looks nice to somebody on a piece of paper and thinks that is a really serious mistake, is there an alternative path that is more natural along that side would be nice and perfectly adequate if done in conformity. He stated that people talk about wheelchair accessibility they are not the people in the wheelchairs and there is a condescension that people in wheelchairs might not like a more natural path rather than a boardwalk, no one wants more boardwalk. He stated on the bike path, he's calling it a bike path because that is what it is going to be and agrees with Louis Weitzman, finding it very intriguing what the DCR said about the bike path versus the separation and do we need to have someone from the city telling us how wide not wide a path is going to be that has an impact on the rest of the plan and thinks that is a mistake. James stated no boardwalk, more natural paths that conforms with all the regulations along the embankment and although it's not the jurisdiction of the commission but that they should take a careful look on what is going on with the two-way bike lane along Rindge Avenue.

Lowry Hemphill is a resident of Marie Avenue in Cambridge and a member of Cambridge Mother's Out Front and Mass Audubon but speaking as an individual not on behalf of these groups. Lowry stated that she is concerned about the plan to still cover much of the southern shoreline of Jerry's Pond with a wide boardwalk. She said she's a bird watcher and regularly looks at the Cornell's Lab of Ornithology site when she is birding, and she records observations and looks at other observations as well. Lowry said that Cornell's Lab of Ornithology has records

of 86 different bird species around Jerry's Pond which is remarkable and encouraging and says a lot about the potential of this natural area, but a lot of the birds are shore birds, wading birds, birds that forage along shorelines and birds that nest in pond banks. She is concerned that covering up more than two sides of the pond will take away habitat that is essential for these species of the pond, the floating wetlands although they might help with water quality and the diversity of invertebrates but don't substitute as a habitat for a shore bird. She stated that a wading bird can't fish from a floating wetland, a diving bird can't dive from a floating wetland and birds can't nest in a floating wetland. She said she was in favor of modest adjustments to the IQHQ plan that would break up some of the boardwalk particularly along the southern edge of the pond with restored shoreline fenced appropriately for safety and that is a design feature that can also support more planting of trees and potentially help with management of flooding.

Eppa Rixey is a resident of Harvey Street and a member of the Alewife Study Group. Eppa said that as Anthony described IQHQ's special permit includes a clear commitment to this meaningful improvement to the area in a timely manner and to maintain into the future. He said that multiple community groups Alewife Study Group, Friends of Jerry's Pond and Mass Audubon worked hard to get this commitment and IQHQ has really lived up to this commitment while engaging in a robust open community process trying to deliver this project. Eppa stated that he has some concerns about these continued debated over what to do with the south side of Rindge Avenue adding more soil along Rindge Avenue could allow for more trees or a path near the water, but it would do so by cutting down established trees in other areas because of the need or compensatory flood storage beyond what is already proposed. This proposes a significant impediment to developing habitat area in those areas which will be critical to operating the eco-center to the enjoyment of people visiting the space. He said he particularly concerned with removing trees and vegetation areas along Alewife Brook Parkway would diminish the quality of that habitat area but also potentially increase the exposure to pollution on the east side of the pond if there is no longer a vegetation buffer over there the pollution from that incredibly busy roadway could just blow across the pond towards visitors enjoying the pond. He feels that IQHQ's plan does improve the pond with extensive plantings that will not get trampled on by visitors is one added benefit of the boardwalks that has not been discussed. He stated as described in DCR's comments earlier in this hearing about Memorial Drive, boardwalks and overlooks provide great enjoyment of nature with lower impacts and in this case that enjoyment of nature is right next to Cambridge's largest concentration of affordable housing and thinks that is a meaningful improvement. Eppa said it will be noisy with cars at certain time of the day and may operate as more of a throughway but at night it might be a really nice place to sit and catch your breathe and look out over the pond. He said he supports IQHQ's plan as he believes it adequately manages the many challenges of the site and he has confidence in IQHQ and Mass Audubon as long-term stewards of the site that will continue to improve the pond into the future.

Jeff Hansell was a resident of 79 Rindge Avenue for sixteen years and spent a lot of time in the fields there volunteering and still do. Jeff stated he does not know much about the engineering and the details of the plan but has been following a little bit. He stated whatever is decided is to please take away less of the natural environment and protect it as much as possible because obviously once you take it away you can't go back and remake the decision. He said there have been so many instances where that benefit to the environment and to the community not necessarily in Cambridge but in many place where it gets trampled in favor of what people have called urban renewal or redoing or renovation of a neighborhood and hope that you look at this

as a long term decision and save as much of this as possible today because we might not have that opportunity to change that decision in 10 and 20 years.

Eric Grunebaum stated that his first comment is directly irrelevant to the regulatory matter before you, he said he's reviewed three Kleinfelder peer review memos and is asking what happened to their comments on the shading of the pond banks. He stated that in their January 17th peer review there were four distinct comments on shading of the pond banks which he read to the commission at the February 12th meeting. He said in their February 9th memo there was one comment on shading of the pond banks, and it state that there is near complete shading such as would be expected under a boardwalk. Then in the February 22nd peer review there are no comments at all on shading. He was wondering where has the shading of the pond banks gone, has it been mitigated and if so how it would be helpful for them to understand that and believes that the state is on board with shading as an impact and that needs to be dealt with it was actually DEP that brought this up in their review of the environmental notification from about two years ago. Eric stated another thing he wanted to note is the Commonwealth is very much in favor of green infrastructure, climate resilience, and equitable green spaces and thinks they would be in very good hands with the state and quoted their clean energy and climate plan section 2.1 of the climate plan states "working with environmental justice populations the office of energy and environment affairs will take direct action to restore degraded natural resources, to increase access to open space and parks, to address environmental and health risks associated with existing and potential new sources of pollution to appropriately address climate change and to improve overall quality of life." Eric said those are some powerful words and very much in sync with the green space and greenway that they are proposing and at some level it seems like the City of Cambridge actually agrees and quotes a sentence from Envision Cambridge, Plan For The Future of the City on page 56 the city states " Cambridge is a leader in green infrastructure and resilience planning the potential effects of climate change are so significant that Cambridge must do everything it can locally to prepare for a resilient future". Eric said that exactly how he would have put it and quoting again "Cambridge must do everything it can locally to prepare for a resilient future" and the kinds of things we are talking about are heat, air pollution and flooding and those are things exactly mitigated by the proposal we have for a green space along Rindge Avenue. Eric said both the city and the state propose exactly this kind of greenway project that we floated, and it does not involve permanently shading the pond banks and they would like to see the pond banks restored especially on the south side where it allows for a large green space for the people who live across the street. Eric hopes the commission will consider these thoughts and he would like to know where that shading went and why it disappeared from Kleinfelder's reports.

David Bass, a resident of Norris Street and a member of the Alewife Study Group and is in support of the proposed plan. David stated that this plan has a great deal of boardwalks and platforms overlooking the pond from many different vantage points. He said we heard from Mr. Driscoll specifically how well received such overlooks are wherever they have been implemented and there is no reason why it shouldn't be so well received here, and other aspects of the plan are likely to be equally well received. He said let reflect on how far IQHQ working with the community have come with the current proposal for Jerry's Pond regarding enhanced public access to the pond, intimate views of the pond, seating areas, the nature center, habitat preservation, control of invasives, depaving, planting and preservation of trees and the breathtaking aesthetics all while ensuring public safety at this potentially hazardous location.

David stated considering all this, the proposed boardwalks and meandering paths circumventing Jerry's Pond will in my mind always be known as the victory lap and he cannot wait to walk it.

Pasang Lhamo stated she was going to use her time to quote the Alewife District Report which was completed in 2019 conducted by the Alewife Planning Study Group and she believes there is a lot of great content in the report. She quoted "Alewife is one of the most vulnerable areas of the city to the impacts of climate change more frequent flooding will be exacerbated in Alewife do to its low elevation and vast impervious surface coverage. Increasing temperatures and heat waves will be felt more intensely due to Alewife's lack of tree canopy, sea level rise and storm surge may produce widespread flooding in the district, however the more immediate and predictable threats are increasing in extended precipitation events and heat waves. Additional environmental challenges include mitigating excess storm water runoff due to a high-water table and dense soils, mediating areas of contaminated land improving degraded air quality due to auto emissions and monitoring water quality at Alewife Brook". She stated that the plan that is being proposed by IQHQ does not take any of this into consideration, the boardwalk does not solve any of the issues that they have in Alewife and when it comes to the jurisdiction that the Conservation Commission has, which is to protect what land, as well as implement the storm water policy and standards I think in terms of the jurisdiction that the commission has there is definitely an immense amount of benefit that can be had by thinking more thoroughly and diligently on how we actually revive and restore Jerry's Pond beyond simply providing a boardwalk which again we have mentioned that it doesn't actually restore the water itself. She also stated that the Conservation Commission beyond their jurisdiction are stewards of the land and play a bigger role in also thinking about the impacts globally when it comes to social cohesion and providing urban parks for kids who live in the towers to have access to the space to create social fabric and that is something beyond your jurisdiction but she thinks when they think about a land stewardship its about people, its about instilling in the younger generation this belief that this park and the natural space is part of them. She said she thinks that requires first investing money into the land itself and that requires us to fully restore the water. Pasang stated that she has been on several of the walking sessions and one of them they were at the edge of the pond, and it was all paved and that this is in a flood plain and nothing should be paved and if they can depave then they should be depaving every single thing they can. She stated that she has experienced flooding in her condominium and everyone keeps saying community, community we done through outreach, and very active in her community, a part of her affordable housing association and lives right across from Jerry's Pond and her family has been there for twenty four years and active for two years on the board for her condominium and no one from ASG has reached out to her directly or has to really inform her of what is going on aside from trying to maybe sway her opinion towards IQHQ's plan and to her that is not inclusion that is coercion and wanted to point out that this whole process has not been inclusive and she thinks that the Conservation Commission should think a little bit more along the lines of who are these community people and groups keep sparing.

Lisa Burke, a member of the Alewife Study Group and lives four houses away from the site. She stated that this plan collaboratively developed with three years of community input with many people who are here attended meetings. She said this plan accomplished alongside objectives and the staff at IQHQ and the neighbors have worked so hard to save so many mature trees they halved the amount that was supposed to go down and to keep a hundred mature trees is a major investment in long-term shade. She said it has safe access, protection from contaminations with

boardwalks and many entry points, with seating, and barbecue grills, it has views from many different places of Jerry's Pond across and into the trees. She stated it has or might have, it will she hopes a greenway with two rows of trees on the pond side and another row across Rindge, that's assuming the city and IQHQ can work all the street tree stuff out. Lisa said those trees will shade and cool they will transform Rindge; they will make such a major difference. Lisa stated there is a protected habitat in the southwest corner where sixteen herons just visited, that's protected because that is where the herons go, if you look at photos or videos of the herons that where they land and that's where they hang out. There is compensatory flood storage, and they are building an ecological center with Audubon programming and Audubon staff, they are building a community garden with raised beds to keep it safe from the contaminated soil, this is green infrastructure, this is a greenway. She stated at the last meeting I asked what kind of developers we want to attract to Cambridge, lets attract more developers like IQHQ by permitting this project tonight.

Ann Stewart stated she has no problem with lengthy processes because this is a consensus building initiative and we must pay attention to detail especially because you are the front line as the Conservation Commission. She said she had two questions; the first one is what kind of seed mix is going to be used under the boardwalks and platforms because those are both infrastructure that will block sunlight so she would like confirmation that it is the most appropriate mix to use. She said her other question is tomorrow night MassDOT is going to have its first public webinar on what is going to happen with the bridge development that is planned for Alewife Brook Parkway, and she wanted to know if this is permitted tonight what is the integration of working on Jerry's Pond in collaboration with an ongoing bridge project that is going to be major.

Jennifer stated that she had read Ann's comments earlier and pulled up the seed mix. Jennifer stated she didn't know if Ann had worked at it previously, but Jennifer wanted to share this with her but also for the commission. Jennifer said the seed mix contains a broad spectrum of native grasses and forbs that will tolerate semi shade and edge conditions, always apply to clean bare soil, the mix may be applied by hydroseeding, mechanical spreader, and in small sites can be spread by hand, late spring early summer seeding, if conditions are dry, watering may be required. Jennifer said that it appears to have risen and in her experience in this area germinated very quickly and also contains Fescues and Asters so it appears to be a very good seed mix for these conditions, especially for the edges.

Danielle Desilets stated that they had a conversation directly with New England plans who provide seed mixes and provides restoration grade plant materials and everything they produce or grow, or sell are all native to Massachusetts. She said this was the mix they had recommended, and Danielle wanted to know to note that the deck on the boardwalks have gaps between them less than the maximum required by ADA, so they are both meeting ADA requirements and allowing sunlight through between the gaps in the decking.

McNamara Buck stated he does not live far from this site and has been part of the leadership team from Friends of Jerry's Pond. McNamara stated that he has been involved in all these meeting that people keep talking about and has asked a few times to a number of different people about what has seemed to be a possible basement along the edge by Alewife Brook Parkway, by the T station where the herons like to go. He wanted to thank Renata because for the first time he has heard sort of a definitive from Audubon that they think there could not be a bottom to that

platform or those twenty red maples that are growing there would not be able to grow and he tanks Renata for being forthright with that statement because it makes him feel a lot better, but now is a little confused about the plans that Howard put up it looks like the depaving is only going to be up around the area where they are digging the compensatory flood storage but there is so much black top down near the Audubon kiosk is going to be and that bothers him a lot, to mirror what Pasang was saying and it seems dystopian to him the fact that children will be walking down a boardwalk to an Audubon site and looking over and seeing black top that trees are growing through and he said maybe he is wrong and maybe Howard said they were depaving that but if not he needed to state his extreme disappointment for the earth and the effects of growing soil and holding water in that spot.

Joel Nogie a resident of Clifton Street for thirty-two (32) years and a founding member of the Alewife Study Group and has been involve in and facilitated many of these meetings that have happened over the last three year and its been an exemplary process between IQHQ and community groups and community members. Joel stated he wanted to address a few different issues and then draw his conclusion. He said as Eppa talked about adding soil and trees to Rindge Avenue will absolutely require removing soil and mature trees in the southwest corner because all of that soil added along Rindge avenue will have to be replaced and have to provide compensatory flood storage and land underwater will have to be replaced and he net result will be a significant loss of tree canopy that will take quite a few years to replace you will be moving some large very good canopy providing trees and replacing them will smaller new trees. He stated in addition IQHQ has committed to depaving everything in the southwest corner that can be depaved without hurting existing trees and planting more trees in that area and there are a number of large canopy trees already in the southwest corner and there will be room for more trees to grow whether they are planted later on or they will grow as a succession forest, there will be an excellent canopy growing in that southwest corner that will be close to a congested intersection of Alewife Brook Parkway and Rindge Avenue and will provide a very good canopy improvement over the years to come. He stated he is recalling that Jen Sweet the LSP for IQHQ said at the last meeting the complications of depaving on the east side because there are a number of historical hits, significant hits of asbestos in the soil and further asbestos testing would need to be done and there are a lot of existing trees and depaving with the AUL and the asbestos protection ordinance over in that area is very complicated ASG would like to see if something can be figured out but that has to be figured out down the road and not a part of this NOI as he understands. Joel said in terms of flood storage the IQHQ plan as it exists has a large net increase in flood storage in their plans and that will provide further better mitigation of flooding and that is flooding from the groundwater which is a different matter, so some of the flooding that he experiences in his basement along Rindge Avenue and that is related to the table water when it gets really high and for other reasons too. Joel stated that he is a familiar with the bridge project and in terms of what Ann Steward said earlier the project in being done in a way that the major impacts will only to over two weekends and he encourages people who are interested in that to go to the meeting tomorrow night and they will explain the process of that and he is sure that there will be coordination between IQHQ and MassDOT around that project. Joel stated he appreciated the work that IQHQ is doing to make significant improvements of the T headhouse and the T plaza and they have committed to planting a few new trees in the T plaza and next to the T headhouse. Joel said when it's all put together, he thinks that the IQHQ plan provides an excellent variety of different kinds of human access, protection of the eco system so it can continue to restore itself and protection of habitat and there are more activities on the east side

with the eco center and Jerry's deck where people are able to gather. Community groups will be able to reserve the eco center and have barbeques or community meetings on the west side there a lot more access to people being on the ground and walk through the meandering path and being next to plants and trees, there is fencing in appropriate places to protect the ecosystem and the habitat, but there are other places where people can really be close to the pond or really closed to plants and trees and nature. He thinks if you look at the whole project it provides a really excellent variety of different important experiences for humans, ecosystems and climate protection and habitat protection so him and the Alewife Study Group are pleased with the improvements that IQHQ has made during this Conservation Commission process, and they support approval of this plan tonight.

Jennifer Letourneau wanted to let Jennifer Sweet comment on anything that was brought up tonight. Jennifer Sweet wanted to follow up on Joel and Macky's question about depaving on the east side, she wanted to make sure everyone is informed that the historic data on the east side and all the risk assessment work that they have done indicates there's no risk so she didn't want to confuse anybody that there is risk associated with asbestos there is a protective cover in place that is maintained through the activity and use limitation (AUL) which makes what the proposed use is safe. Jennifer said however they did look at the request for depaving on that side and the process of pulling that pavement off around the trees in some of those areas would be disruptive enough to the protective cover that would trigger them to meet all the requirement of the Cambridge asbestos protection ordinance on that side and what that means is we would have to do that removal under containment which is technically very challenging and would likely damage or cause loss of more trees than what we would be able to save by doing the depaving. She said they talked about looking at if its not already severe cracking where there not enough water flow maybe they could penetrate it somehow but they can't commit to pulling all that up in a safe way without using the containment process under the ordinance so that is why it was not included as the expanded depaving area.

Gwen Speeth stated she was confused about Jennifer Sweet just said and that they saw a slide that had a picture of an area that was going to be depaved subject to it not disturbing the trees or something like that, but it gave the impression that there was an increase in permeable surface which is an area of concern for her. She said she was from Save The Alewife Brook and her main concern is combined sewer overflows and stormwater management in this watershed. Gwen said she would love to see as much depaving as possible but was confused because she was talking about making the tree caliper a condition of the final approval but the way it was expressed about the depaving implied that there would necessarily be depaving, but what she is hearing from Jen Sweet is that there may be no additional depaving. Gwen would like clarification.

Jennifer Sweet said the depaving that is included is all on the western side of Jerry's Pond it's only on the eastern side that they would have to use containment in order to do it which is way we have not included those areas. The majority of the paved areas that have been observed are in the southwest corner on the left-hand side here which is going to be removed.

Gwen said, and they will remove any on the eastern side that they can if it doesn't cause, or you know that will not remove any of that.

Jennifer Sweet stated that they are not planning to remove pavement on the east side due to the risk of damage to the protective cover and the need to tent.

Gwen stated that is not an issue in the triangle here.

Jennifer sweet said that was correct the western side of the site has a different site history and different site conditions, so they are able to do depaving in that area without tenting.

Gwen said it will happen and you will make it happen. She said she wasn't sure if it was like well, we would like to do it but it may damage the trees, so we probably won't do it.

Jennifer Sweet said they only exception would be if it was going to damage trees once they start pulling off pavement in the area in the southwest corner where they are trying to save trees but if it is going to cause damage, they would need to re-evaluate but the intention is that they are depaving everything in the area that was shown on that southwest corner in that figure.

Purvi stated that there were eighteen panelists and thirty-two members of the public. She invited any of the commissioners to unmute and ask anything or make any comments.

David Lyons stated he recognizes most of the names on the panelist list, it's the third in a row hearing and they got an information presentation in December that a lot of people attended, and he thanked everyone for sticking with it through this process and he recognizes that many of the people have been deeply involve for well before this process began. David said there were a few specific conditions that he would like to discuss, but first he wanted to say that there is clearly a difference of opinion amongst significant groups of dedicated people, dedicated to seeing the best interest of the pond in the community and there seems to be a disagreement about what is best here. David stated they have not seen much of the alternative proposal from the Friends of Jerry's Pond as we have seen from the IQHQ proposal which is endorsed by many other groups because that is not the proposal on the table the proposal that is on the table is the IQHQ proposal and there are benefits and virtues to both sets of plans there are also regulator issues and mitigations that would have to undertake to approve either set of proposals. David said in his mind it's balancing of interests; a balancing of trade offs and the commission has a few interests that they are charged with protecting under the Wetlands Protection Act and they can protect many of them some to greater or lesser degree depending on which way they go. He said they are doing the best they can to maximize all of those benefits for the community. He significant to him there has been an alternative put on the table and it's not been picked up by IQHQ and a number of other members of the public, advocates. The proposal on the table we must decide on is the IQHQ proposal and they have to decide whether it meets the requirements of the Wetlands Protect Act add any conditions that they think are important to protect the interest under the act. David said they have heard a lot about those different issues tonight and in the prior hearings. Daivd wanted to talk about a few specific items that have come up in various points in the hearing, including tonight. He said he was personally concerned that there was a lack of focus on the western side of the property, the northwestern side, the former Lehigh. He stated that his thinking is that we are focused on Rindge Avenue and alternatives either boardwalk or an expanded bank with a walkway in that area as a way to enhance access to this area when they have a large parcel of land on the west side that could provide more public access to open space and park and through the hearing process, through communications with the IQHQ team, with

the city's consultant and others and also looking back at the records we have a resource delineation from a few years ago showing that there a bordering vegetated wetland in the northwest part of the parcel he is persuaded that there is not a whole lot the commission can do to increase public access over there. He said what they will be doing by approving this project is creating the compensatory wetland and now will be improved by the additional depaving which creates a nice environmental resource, park like area, open space area there in the southwest corner. David said there will also be a new path away from the road heading up to the north on the west side which is significant additional public access. He said it is still troubling to him that there is no clear answer about what the condition is of the northwest BVW and no one seems to know when it was depaved or when the paving was removed, he would like the applicant to do some further report on the conditions there and what if anything could be done to improve that area, improve the wetlands in that area, be it habitat protection, access, flood storage those seem to be critical issues in that area. David would like to make sure that they get some monitoring, there has been points raised tonight about monitoring, the conditions of different resource, he would like to have some commitments on monitoring of the water in the pond itself and of the different wetland resources, the new compensatory area, the new or the Lehigh area that he was just discussing and last the latest issue that has come up around depaving on the east side sounds like maybe there is room, but appreciates that the asbestos protection ordinances in place may put a stop to anything that could be done there but sounds like there could be further analysis of that. He would like some sort of report from the applicant assessing whether there is anything more they can do and undertake anything that's feasible recognizing that there may be nothing. David thanked everyone, the panelists and attendees for everything all of the participation thus far.

Jennifer wanted to clarify a few things with David, she said he started with conditions but then were talking about reports and she was just wondering what you are advocating for those to be a condition of an order of conditions potentially.

David said yes, he would like to see it as an order of conditions down the line as a condition of approval of the IQHQ project.

Purvi thanked David for the thoughtful comments and thinks it would be a good time now to go through the commission members and then have some dialogue about any of the points that other commission members have that members of the public have brought up.

Kathryn Hess wanted to thank everyone for the thoughtful comments tonight, it's been great hearing from so many diverse views. She did want to bring up the point that Eric raised the question about shading which was initially brought up by DEP months ago and she would like to hear a little more about the explanation about the shading issue that will be created with the southern boardwalk. Kathy said frankly there are arguments probably both ways that it could be beneficial. She said Eric has raised it had been dropped off as a issue and she would like to hear a little bit more about that.

Purvi said she agreed with Kathy and would also like to highlight some of the other comments from people, especially those that could be addressed. She said it was also great to hear comments of support.

Kara stated that there was a submitted response to the shade comment in one of the letters, so she was asking that Howard or Danielle respond.

Howard stated that they provide a fulsome response in one of the comment letters but just want to go back to one of the foundational elements of the project which was to get access to the pond that was done in a controlled manner. Howard said boardwalks were selected due to the minimum impact and they have always tried to bring people down into nature without directly impacting the wetland and they have always tried to bring people down into nature without directly impacting the wetland. He said that the boardwalk on helical piles was selected to try to strike that balance, they are about the ground plane and that does vary and the separation between the ground plane and the boardwalks is going to vary as those boardwalks are elevated about the existing 100-year flood plain. He said that they acknowledge that they are trying to balance getting people into that nature, getting people into the pond where we want to but yet not paving a path through those woods and those wetlands with all the impacts associated with paving. Howard said that there maybe some kind of commensurate trade-offs there, but they believe the gaps there is light that will filter underneath it and they selected a stabilization method to stabilize the soil wherever it was disrupted, and they are reseeding, and they talked about the seed mix. He said that they didn't mention the ferns that are also part of the seed mix which were selected, and he said two members of the team have ferns growing out from under their decks in full shade. Howard stated it was striking that balance and it was always about how do we get people access to the amenity on the pathways that were desired from the start of the project and doing it without paving impervious or not that would wipe out any planting below those walkways.

Danielle wanted to add that they have the seed mix under most of the boardwalk but at the BVW area they have a mix of plugs that are mostly sedges and ferns that will do well in semi shady conditions.

Howard said that is where the light on the north side will still get a lot of light across the pond reflecting off the pond and won't be shaded by the new streets that everyone so desired. He said it was always about the team balancing all the requests in the way that had the lightest touch in the resource areas.

Elysse Magnotto-Cleary said she would be remiss if she did not echo what David said in his very thoughtful comments. She said so many of the names in amongst the participant lists are so familiar now people have shown up and really given thoughtful comments to this, it has been such an in depth process and she just wanted to recognize that with the outreach, the emails, comments have really meant for her as they go through this decision process and the site walks, she wanted to thank everyone for really taking the time and for their thoughtful participation.

Erum Sattar also wanted to reiterate what David and Elysse said and thinks its been overwhelming in terms of what they have been listening to and especially members of the public and she really wanted to recap what David was saying the dilemma in many ways is that this is the plan before us and while incorporates a lot, clearly they have heard from a lot of people of what it leaves out. She said there is no way to obviously satisfy everybody to the maximum possible. Erum said for instance today there was a memo that was received and had a picture saying they had surveyed the bulk of the residents and what they said was they really would like

a clear view of the water and that what they would prefer rather than a sight line disturbed by trees, and she said that was very interesting. She said now what do you do with that hopefully is what the commission is doing through this process and what IQHQ is doing when it engages with people, but she thought that was very helpful to receive that sort of witness from people who are there and who are overlooking and seeing this development.

Purvi thanked Erum for that and stated that was Mike Nakagawa who sent that in today.

Purvi stated that the comment about the shading has been addressed and if anyone has any follow-up questions from the commission about that.

Purvi said there was a question about depaving that she thinks that was address unless anyone has more questions.

Purvi said she did hear comments about shorebirds and access to the water, so she asked if anyone from the project team wanted to address that comment.

Howard stated he thought it is minor feedback on that comment and was wondering at the number of bird species that were observed but the boardwalk is predominantly on the edges where it is heavily traveled, heavily human-influenced Rindge Avenue, the Comeau Field parking lot. He said there will be access right up to the fence line and all they are doing is putting a boardwalk on the other side of the fence line essentially preserving almost entirely of the western side where the view corridors are good. He said they heard about when Audubon sets up the center, they prefer not to have the circumnavigating kind of pathways but will try to the boardwalks where they won't have that much influence and keep in that western edge. Howard stated if you look at least half of it it's right where walkways are really heavily trafficked with vehicles and people.

Purvi said just like David she has some initial concerns with so much boardwalk and she wanted to take time to appreciate comments from people that want to see a return to a more restored pond but the commission is charged with looking at the proposal that is before them and making sure that it is consistent with the performance standards, looking at ways that they have identified to minimize and mitigate impacts and then what those mitigation elements. She said it has become clear to her that the AUL sort of dictates safety and access and if they want access it needs to be done in the manner that is safe and she thinks the boardwalk strikes that balance. Purvi said to Mike Nakagawa it was helpful to see that the visual as Erum has stated with the trees. Also, she said to Howards point its helpful to understand that the trees that will provide some relief from the urban heat island effect will not create more shading over the bank in areas where you are trying to encourage vegetation below the boardwalk. Purvi stated she wanted to recognize that they are trying to make this process as transparent, as welcoming, as inclusive as possible and it is troubling to hear that some folks on the call don't feel that this is the case and that is troubling. She said she would be happy to hear ways to reach out more, she did see a comment from someone that said they had reached out to another person and the commission doesn't know all the history, the long history that's been evolving over the years. She said someone else mentioned that maybe the stated wouldn't be as concerned with some of the mitigation that's provided and she said she would disagree because she worked at Mass DEP and they are thoughtful in terms of the mitigation but yes there is a certain feeling that at the local level, we know the area we are invested in the area, whether we live next to Jerry's Pond and she appreciates those that live next to Jerry's Pond its going to be that much more significant, but you know in Cambridge we all want to see a betterment where we can. She wanted to note that if

information wasn't passed along as well as it could have been the commission hopes, like David sent out additional information and people are deserving of time off, so it is unfortunate that certain circumstances evolved the way they did but she hopes that everyone did get the information. She said the information that was in the memos in these last three hearings has been discussed and she hopes people do understand the questions that ever arisen and then the responses that have been provided to address them.

Purvi said she was looking for any comments from the commission, she said David mentioned some conditions and wanted to know if anyone from the commission has strong concern or support for any of them.

David said to follow up on Purvi's comments about access and transparency he does think they can do a better job as a commission about posting some stuff online. He stated he thinks they need to work with the city on that, it's a little hard when they are getting comments the day of or the Friday before the meeting and there's a long record here and a lot of it could be online. He said this was a minor comment for going forward.

Purvi said that is a good comment and she said they will work with Jen and the staff in the city to see what they can do to have a portal on their page so people can access information readily.

Jennifer said she has been working with IT to create an open gov permitting system specific to Cambridge which would then be searchable and accessible by the public and she has been working on that over the last few months with IT, she was also hoping to make some significant progress in the upcoming weeks and months.

Anthony Galluccio stated that his mother raised him to be an eternal optimist and that David and Elysse made the point that there are pieces of the two plans that will never be reconciled. He said they have strong opinions about what environmental best practices are and we are extremely proud that Mass Audubon strongly supports our plan and that has not always been the case and they worked really hard to get there. He stated that there's some tendency to cross hibernate the plans and he thinks it's been very confusing for the commission but the lines that they have drawn have been intentional and deliberative and he does not expect them to change. Anthony said with respect to public process, if you feel guilty about that we share your guilt we kept trying to make efforts to get closer and closer to the Friends of Jerry's Pond plan and over the last two years you've heard we've been responsive and intentional about working with the community, you can imagine that always our goal was to get closer and closer we share your guilt on that. He said the piece of guilt that you should not feel and he cannot share is the process piece, he said he has been involved going back to his days on the city council, going on thirty some odd years and has been involved in major unzoning's that have has 10% of the process that this project has had and 50% of the public process was not on the development site it was on Jerry's Pond. He said today, Anusha Alum showed up and she was the originator of the survey that was done in Rindge Towers and Jefferson Park, she's now away at school and came back to cosign that survey because there were some questions raised about that. Mahamed Mohamud grew up in Rindge Towers spoke at the first meeting that came tonight, and their reaction to Anthony over the weekend was like is this really still going on, will this ever get built. He said if you look at the number of people that participated in their Zoom meetings, which he thinks was like 350, the mailing and the interactions that they have had the process piece, please check that

box. Anthony said he probably watched more TV than he should but he could not have seen the advertisements for the Conservation Commission meetings more times on cable TV across all different channels of public TV, so after every public meeting the first thing that came up was the Conservation meeting Jerry's Pond. He said to David Lyons there is issues that probably can never be resolved about the two plans, but in terms of process and outreach and transparency, he thinks those boxes have been thoroughly checked. Anthony stated that unfortunately Con Com has not been on board for the entire ride so you are hearing and seeing this in a much more narrow focus and tried to make you feel two and half years in three months, but feels that piece everyone should be extremely proud of the fact that you have left this open and called for a second hearing and have allowed for more comments and we've continued to try to respond and then plan has continued to improve. He said this is all very personal for them, and they have allowed their experts, their environmental experts, their landscape architects to out in the community participating directly to and that is a sign of IQHQ's philosophy.

Councillor Patty Nolan wanted to thank everyone for their work on this, she said it is amazing to her how much the city's commissions spend time on issues of importance and this plan obviously, she has gotten some grief because she was one of the earliest and first and most foremost supports of doing a lot more with Jerry's Pond and then in the end just the last couple of meeting she thought it was time to move on with the plan on the table. She said it was balanced and definitely doesn't meet everyone's expectations and yet as Anthony just said there is not much more that can be done. She said there are environmentalists that she respects who are saying this is the best possible thing you can do and there are environmentalists she respects that say I think there are still some questions. Councillor Nolan said what Anthony said he wished that the commission has been involved in the last two and a half years, she knows they really wouldn't have because it was over one hundred meetings over two years and what she realized at the end is that it would be disrespectful for her not to support the process of more than a hundred community meetings and hundreds if not thousands of hours of people to then say oh no we should keep it going when pretty much everyone except one group said you know we think we are done it's a balance we recognize not everybody will be happy and yet she can't tell you know many people have come to her to say we are totally excited about this happening we hope it happens as soon as possible we cannot wait if its another year and a half. She respects that the commission has a plan before you that may not be perfect and yet you do have an amazing plan that is completely transformed since the time it was first presented and will transform that neighborhood. Councillor Nolan just wanted to say she appreciated all the hours of work and kudos to all the people who have spent literally hundreds if not thousands of hours over the last two and a half years.

Erum wanted to say that they as a commission are thinking about their processes, and she thought it was very helpful to hear that last comment about contextualizing and then before that Anthony and what she was wondering is what can they learn from this process. She thinks some of the displeasure that we are hearing is where is there something that we can do to help alleviate that process as something that is some kind of a clearinghouse that is transparent and she hears Anthony that you know there's been so much advertising but some people still have announced and clearly said they have not had the chance to say what they wanted. So, she was wondering if in the interest of improving our own processes and Jen has said she was going to think about this, but how do we become available to more openly available so a lot of the comments from different groups are available to other groups, so they can comment on each other's comments.

Erum said that might be something that they can enable better community engagement and she realizes there is no such thing as 100% for everyone but they can say as a commission we have made a good faith effort to look at how they can advance this process.

Purvi said it was a great question and she said first she hoped it would first start with some type of forum for accessing information and most projects have a website that she looks at at the MEPA office and they encourage that as a repository for a second centralized location for information. She said that is something that the commission can, and Jen is working on which is great. She said she was open to anyone's suggestions and ideas on the Con Com process.

9:46 – Public Comment Closed

6 – In Favor, 1 – Absent, 0 - Abstain

Jennifer stated what she has so far for additional special conditions to entertain; a special condition specific to the 125 caliper inches and not the number of trees. A further study on the northwest corner, whether it is a report or a study that talks about the ecological value and the potential for access as well as on the east side for depaving. Also, additional monitoring conditions for the different resource areas whether it is water, wetland resources or compensatory flood storage and Jennifer suggests for that to be post construction similarly that the commission has with vegetated cover, they also have a condition that similarly for compensatory flood storage that it meets the grades and meets the vegetation that is prescribed for that area has 90% coverage and has been weed free and established over three growing seasons, which is three years.

Purvi asked if that was relative to the vegetation under the boardwalk as well.

Jennifer agreed, it would be for all vegetated areas. She said she would love for the commission to weigh in and to give some guidance and maybe David can say a little bit more about the monitoring of the water.

Jen Sweet stated like she said in the last meeting all the work will be done under a RAM plan and a nontraditional work planner to the MCP and there will be status reports for those, and a closure report associated with those which would include any monitoring they do during construction. She said the site has already been assessed and risk assessments completed and has regulatory closure under the MCP and they are not reopening that, so she is not sure what they mean by water monitoring they have done historic testing and have done recent testing to confirm that the conditions have not changed and that there are no impacts that goes risk associated with the former WR grace operations and that was sufficient so she does not have any intentions of doing any additional water monitoring associated with that and she is not sure what they mean in terms of resource water monitoring.

Jennifer wanted to make a suggestion to David if he feels that the intent of what he was structuring in his comments earlier would he be satisfied by being copied on the RAM plan and the subsequent reporting.

David said that would help if that can be copied to the commission or the Director. David said that the commission had conditioned with the floating wetlands in the Charles River they had

water monitoring because the intent behind those was to have water quality benefits, assessments monitoring whether that's having any benefit to nutrient levels in the water.

Jennifer thought that was going to be encapsulated in the O & M plan.

Howard stated that he didn't think they committed to water quality testing around the floating wetlands, just making sure that the health of the plants on the floating wetlands remain viable with the experiment. He wanted to check on the O & M plan though to see what they said.

Jen Sweet said that they need to be careful in the condition or be specific in the language of the conditions around the AUL because if you talk about like for example, they have discussed in detail about how they are going to do plantings on the east side without putting up containment under the ordinance which is obviously very difficult and destructive in itself. She said if there is a condition that says well if this didn't take then we are going to do something else it has to be doable under the AUL, they can't have a condition that violates the terms of the AUL or they city's protection ordinance.

Purvi stated that is underline that they can not do anything outside the MCP.

David said he was not pushing to have them violate anything under the MCP.

Jen Sweet said she thought the floating wetlands was a suggestion from the city to add those to the pond, it was not added into the plan as part of improving water quality.

David asked if he could be reminded of what their requirements if any for water quality testing in the pond under the MCP.

Jen Sweet said right now there are not any water quality testing requirements. She stated that under the MCP you do testing for known or suspected releases to the environment from a specific release of a containment.

David said what he is getting at is interest in seeing this as environmental resource, improve over time and whether there is monitoring that can be done to identify whether or not that's happening. He said they own the resource and was wondering if they could offer something along these lines.

Howard stated that it is a super challenge because while the pond maybe owned the runoff comes from other sources well beyond the IQHQ control, the Rindge Avenue runoff and the Comeau Field runoff whatever people throw in. He said what they did commit to on the floating wetland was the health of the plants and monitoring the health of the plants on the wetland that was definitely in the O & M and the response that they provided was that once a year they would look and make sure anything that was planted in the floating wetland structure remains viable and is healthy but water quality testing to assess it could be so dependent on climate.

Purvi said she did not disagree with what he was requesting and commented to Jen Sweet that maybe this could be part of the five year or two- or three-year status report that they have. Purvi asked what the monitoring would entail for the AUL.

Jen Sweet said there was no monitoring. The monitoring under the AUL is associated with the protective cover and making sure that the protective cover is maintained but the site was historically assessed and remediated to the extent where they have reached regulatory closure under the MCP, there is no requirement or need for long-term monitoring and the urban runoff type water is not something that is typically done under the MCP, its not related to a release to the environment of some contamination that's typical urban runoff is not something that not under the MCP.

Howard said that was included in the Notice of Intent application in terms of monitoring was related to the improvement that are being proposed so planting get reviewed at least annually and any plants that were placed that you know died off or tagged and replaced and boardwalks are inspected visually, and they are kept clean. Howard said every little bit of improvement that constitutes the Jerry's Pond and pond improvements there's a commensurate monitoring of that so that's a fulsome response that will ultimately be amended into the O & M. Howard said the O & M has already been amended once but whatever catches up will be added in and will continue will walk the corridor and make sure that no invasives are in the compensatory flood storage area.

Purvi said she wouldn't mind seeing dissolve oxygen or some metrics that are typical for that and there is nothing stopping someone from going to the gazebo or the education center and dropping a probe in to measure the D.O.

Kathy said it sounds like a graduate student who might need a job.

Anthony said he doesn't think Renata has given them a legal commitment to never put a test tube in the water but you might not want to give our legal counsel any ideas. He said to the credit of the commission he got a 63 in earth science and knows he would get a high B. He said what he has learned is the water is not that bad, but it is not going to get a lot better either because it's the subject of its surroundings the parking lot, Rindge Avenue, route 16 but the good news that its not somewhere we will encourage ice skating or swimming but it's a typical urban created fill without a lot of hydrology.

Purvi said they were looking at conditions and was asking if the commission if there were any others they would like to see.

Jennifer said, like Howard had mentioned earlier that they always have their earlier construction mitigation measures and sediment controls prior to the start of construction.

Purvi said she wanted to see how Kara wanted to see the distinction between the street trees and the private trees and if there was a mechanism that she envisioned.

Kara said the discussion that they had earlier to relate that to caliper inches resolves that issue. She stated that the project is committed to a net increase in caliper inches and then they can work with them on locations hopefully close to where they are showing on the plan. She said if they are in a deficit of a few trees, they can increase tree size and get more caliper inches or they can add more trees with any difference being paid to the tree fund but is a better benefit just to get the trees in the ground.

Purvi said as they are thinking through this, they have a mechanism in place to make sure vegetation and the shading impacts are addressed if that becomes an issue. She said they are not impacting any areas where they are maybe potential asbestos and that containment, so any kind of impairment of the cap on the east side if there is the removal of pavement on the west side. Purvi said she would like to take a moment to go through different areas of the project making sure we have conditions and then these ones that we are coming with articulating everything that they want to see.

Jennifer said she will draft these and circulate them to the commission for review. She feels like everyone will want to review them before finalizing them.

Purvi asked what this means in terms of process at this point.

Jennifer said she has a list from the last three meetings, and she will draft up the back end section of the special conditions into a word document and share that with the commission and the proponents prior to finalizing and she make sure what the intent of they have discussed has been maintained.

Purvi said this is a unique situation and this won't stop them from voting because it isn't anything the commission has not seen in regard to the special conditions.

David asked Jen if she was suggesting voting to issue the permit tonight and Jen will circulate the draft conditions so the commission could wait in on them before it is finalized.

Jennifer agreed.

Purvi asked if that approach allows the commission to negotiate revisions.

Jennifer said its not adding any additional special conditions its just giving the commission the ability to read them and make any edits. Jennifer said its specific to wording the intent will not change.

10:05 – The commission unanimously approves the order of conditions with standard conditions and special conditions.

6 – In Favor, 1 – Absent, 0 – Abstained

10:06 – Administrative Topics

Meeting minutes from February 12, 2024 – approved

6 – In Favor, 1 – Absent, 0 - Abstained

10:08 – Meeting Adjourned

6 – In Favor, 1 – Absent, 0 - Abstained