



## City of Cambridge Conservation Commission

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### Public Meeting – Monday, January 22, 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); Kathryn Hess; Elysse Magnotto-Cleary; Erum Sattar; Michelle Lane; Tricia Carney; John Leo

Absent Commission Members: n/a

Attendees: Tracy Dwyer, DPW; Howard Moshier, VHB; Kara Falise, DPW; Danielle Desilets, KDLA; Jennifer Sweet, Haley & Aldrich; Danny Frias, IQHQ; Lena Frappier, DPW; Rich Kirby, LEC Environmental; Fred Keylor, HW Moore Associates; Anthony Galluccio, Galluccio & Watson; Kevin Maguire, Oxbow Urban LLC; David Webster, B'nai B'rith Housing; Lisa Birk; Renata Pomponi; Charles Teague; Emilia Wisniewski; Giuseppina Morganti; Alexander Levitt; Carol Agate; Cynthia Hibbard; Elena Fagotto; Eppa Rixey; Eric Grunebaum; David Bass; Hannah Mahoney; John Doucet; Kevin Beuttell; Kyle Zick; Leyna Tobey; Lois Markham; Lowry Hemphill; Margery Davies; Marianne Rezaei; Martin Bakal; Mike Nakagawa; Pasang Lhamo; Rachel Wyon; Sarah Adkins; Sharon DeVos; Susanna Schell; Taylor Donovan; Natalia Olchanski; Marianne Rezaei; Marc Levy; Freedom Baird; Hannah Goodwin; Deborah Gevalt; Candance Young; Laura Resteghini; Alice Carre-Seemueller; Sandy Durmaskin; Sandra Fairbank; Benadette Manning; Gwen Speeth; Helen Snively; James Williamson; Lewis Weitzman; Joel Nogic; Cathy Zusy

Purvi Patel opened the meeting. Purvi reminded everyone that the commission will not vote on any submissions that need revisions or updates and will be continued to the next hearing.

#### **7:00 – Notice of Intent (Continued from December 18, 2023)**

**DEP File #123-321**

**89 Blanchard Road Redevelopment**

LEC Environmental

Jennifer Letourneau stated that this hearing is a continuation from the December 18, 2023, meeting. She stated that there was a site walk on January 5, 2024, in which the following Conservation Commission members were in attendance; Jennifer Letourneau, John Leo, Tricia

Carney and Kathryn Hess with the proponents. Since the site walk Jennifer stated that they have received documentation in response to any questions, comments and concerns that were raised by the commission in the December 18<sup>th</sup> hearing. Jennifer stated that Kara Falise, an Engineer from the Department of Public Works (DPW) has reviewed the material. Jennifer has confirmed that DEP has filed a DEP file number 123-321 and all abutter notifications have been confirmed.

Purvi stated that all revisions were reviewed by Kara Falise at DPW and Kara stated in her memo that all the material submitted by the proponents addressed all the questions and concerns. Purvi said that Kara stated that DPW will continue to work with the proponents to make sure all work is compliant. Purvi stated that in the memo it stated that prior to the Certificate of Compliance the proponents should finalize the long-term O and M plan for the site to include a revised discussion on stormwater infrastructure, planting of trees, removal of invasive plants and snow removal and that will be reviewed by the Engineering Division.

Rich Kirby from LEC Environmental was present to go through the updated slides. Rich explained that they filed the Notice of Intent but with him present was also David Webster who is the applicant. Also, with him was Fred Keylor the Project Engineer and Curtis Puncher the Landscape Architect from Grounds, Inc. Rich stated that abutters in Belmont were not notified of the project, but they have since been notified.

Rich explained that this project is in the east central part of Cambridge located at 89 Blanchard Road at the intersection of Normandy Avenue, with Belmont to the east, residential to the south and commercial properties to the west and north. Rich explained that to the east is bordering vegetated wetland bordering on Blair Pond. Rich explained on this property is two (2) apartment buildings with associated parking as well as a seven (7) unit commercial building with parking in front along Blanchard Road. Also along this property is the Wellington Brook. Rich stated they delineated the high watermark associated with the Wellington Brook and that places the twenty-five (25) foot river front area and one hundred (100) foot buffer zone on the property. Rich stated that much of the river front area is considered degraded as it consists of existing asphalt. Rich explained that the property has a 2% annual chance of flooding or the equivalent of the five hundred (500) year flood. He also showed the flood plain which is associated with Wellington Brook and stated it's pretty much contained within the channel and there is no work proposed within the flood plain. He also showed the City of Cambridge's GIS map showing the 2070 flood area which does extend into the parking areas and the area working in that zone all the structures will be above that 2070 elevation. The building will be "L" shape with five (5) stories of living above the one (1) story retail and amenity space. Rich explained that the resource areas mentioned earlier, the bank mean the high-water line associated with Wellington Brook, and showed a map depicting the line. Rich showed the erosion and sediment control plan and stated that the planting areas within the parking area will be removed as well as the building along Blanchard Road. There will be a gravel construction entrance south of the existing structure on Blanchard Road along with other erosion controls in place. Rich stated that they will reduce impervious area by 5035 square feet. Rich stated that the area is also reducing the amount of degraded river front by installing some landscape plantings and in general pulling the development farther from Wellington Brook compared to existing conditions. Rich showed the commission the site grading and drainage plan there were three (3) grid' rectangles and those depict the three (3) infiltration systems they are proposing onsite to help collect roof run off and well as rain water onsite and will be directed into the chambers and treated. The stormwater measurements currently onsite are collected into one catch basin onsite and discharged to the

brook untreated. Rich stated they are proposing some impervious patio areas along the brook as well as a deck and all the hardscaping to the left of the building and to the west of the building will also be pervious pavers. Next Rich showed to the commission the proposed landscaping plan that Ground, Inc. put together which depicts a lot of variety of native landscapes through the site as well as the native landscaping within the now degraded riverfront area which will be restored. Rich stated that after their site visit, they made some revisions from DPW comments. The first revision is that they discovered that the single pipe coming from the catch basin onsite to the brook was corrugated metal pipe, so they modified the erosion plan and added a silt curtain. The plan is not to do so much in water work but in case they have the silt curtain in place to make sure the brook is protected. They are proposing to remove the pipe and replace it with a concrete pipe. The proponents revised the plans to show the replacement of the pipe. Rich talked about the snow storage onsite because no one wants the snow pushed against the brook. Rich showed a plan depicting the locations of where the snow will be placed along the edges of the parking area to the north, south and west. Rich stated that they put together some bullet points for the long-term O and M plan on the native plantings as well as invasive species management on the slope. Rich stated currently there is Knotweed and Japanese Knotweed which is stabilizing the slope. The process they are proposing is to keep the root system that is stabilizing the slope and cut the invasives and apply a certified herbicide applicator to the stems. Once the invasives have diminished then they can replace them with natives. Rich stated that they don't expect to have much erosion onsite but if there was in the O and M they put in language that they will rake and seed it with a slope mix and apply an erosion blanket till the seed germinates. Rich stated that their team put together a sequencing plan and in the first phase that will include the stormwater pollution prevention plan and the erosion controls. The next phase will be the installation of the infiltration systems and layout area for the construction trailer and laydown areas for materials all while maintaining parking for the existing residents. They will work on the parking areas, taking down parking as well as adding parking to make sure there are enough spaces for everyone.

Purvi asked if anyone who attended the site visit wanted to talk about the visit.

Kathryn Hess stated that they were concerned about the outfall pipe, but the new proposed plans now adequately address the concerns. Kathryn stated it was good to see the different phases of construction because with any construction site there are always challenges, but they need to maintain access and parking for residents in the back buildings. Kathy did ask the team now that the runoff will be going into the chambers she wanted to know if they knew the volume of the reduction now going into the stream.

Rich stated that MassDEP stormwater regulations require that the peak rates and volumes of the stormwater runoff from the site be reduced, and we are achieving that effectively with the new infiltration system that we have. Rich stated current conditions all the stormwater goes into a single catch basin directly into the river. With the proposed plans all roof runoff and parking lot runoff will be directed into the infiltration systems and treated and only during overflows will you have water go through the pipe into the brook.

Kathy stated that the pictures of the stream adequately depict the stream as a highly degraded urban stream. Kathy stated they talked a lot about Knotweed and Japanese Knotweed and the improvements being proposed will be great improvements for the resource area.

Tricia Carney stated with the improvements to the drainage system and to the resource area, it will be a great improvement.

Mike Nakagawa was concerned about the combined sewer and asked if they will get combined into the combined sewer overflows that contaminate the brook or will there be some detention system during larger storms so that doesn't happen.

Jennifer Letourneau asked if Kara Falise had knowledge of the sanitary system in this area. Kara was looking up the information.

Gwen Speeth said she was not familiar with the address of this project however she said that if it's in the Quad Highlands area it may have separated sewers under the buildings and then go to combined sewer pipes right before the combined sewer outfalls MWRA 003 and CAM 401a. She said Kara can confirm but she believes they dump CSO discharge into Alewife Brook and there are not sanitary sewer pipes going to Deer Island. She stated she would have the same concerns and asked if they know how much the facility is going to be adding into the system which is already overwhelmed.

Kara stated she believes they are correct that there is separate infrastructure along the frontage of Blanchard Road but then these systems are eventually conveyed to a combined drainage area in the city.

Jennifer wanted to confirm that would be reviewed during the Engineering permit review.

Kara confirmed that was correct. It would also trigger I/I removal if the projects trigger the I/I reduction for additional sewer flow.

Gwen asked what the number was.

David Webster said he was sure that they were under the threshold for I/I.

Kathryn said this information is important for the people but that this was outside the jurisdiction of what the Conservation Commission can address. She suggests that Kara could follow-up later with the information.

Purvi stated that Fred Keylor had the information that the stormwater management report quantifies the reduction for the two ten year twenty five and one hundred year storm events.

Kathryn stated that they were talking about the sanitary.

Purvi stated that Kara and the proponent can follow up with them on their wastewater questions.

Jennifer stated that it was 6600 gpd.

Purvi stated that was under the 15,000 GPD requiring I/I mitigation.

Pasang asked is the commission responsible for addressing Massachusetts stormwater management policies and standards is that correct, she said that is what she read online. She said someone just made a comment saying the commission was not responsible.

Jennifer stated that the commission is responsible for stormwater not sanitary. Jennifer explained that stormwater is from rain and snow melt and sanitary is coming from your bathroom.

Pasang said we know that those systems are combined sometimes so those topics tend to get meshed.

Jennifer stated that they are separated under this conversation because it is just stormwater mitigation that we are looking at from rainfall data. She stated that Kara from the Engineering division will look at those sanitary numbers but just not reviewed under this particular hearing.

**7:35** – Public Comment Closed.

7 – In Favor, 0- Absent, 0-Abstained

Erum Sattar stated that Kara mentioned in her memo that prior to the Certificate of Compliance they will need to file a couple of things and she wanted to know what those would be and if the commission can comment on those or if it was something that is procedurally throughout. Jennifer stated that once the project is complete and they file for a Certificate of Compliance with the Conservation Commission they will get the O and M plan to review as part of that certification process.

Kara stated that this is standard practice that they always get an O and M manual after construction is complete, they will review it for general compliance with what was permitted, like snow storage and the location which is committed to in the plan set but that plan set needs to live somewhere where the long term owner of the site knows that's a condition of their permit.

Purvi asked Jennifer if she had any recommendations beyond what the commission normally has in their conditions for this project.

Jennifer feels as though their standard construction mitigation conditions are great for this site.

David Lyons had a question about the stormwater and sanitary sewer discussion, was those 6600 counts per day incremental above existing or total from the project.

Purvi stated her guess is its going to be over the existing because that is what the I/I is going to be based on.

Rich said Fred put in the chat "estimated increase compared with existing", so that is the 6600 increases of what is existing now.

**7:40** – The commission unanimously approves the order of conditions.

7 – In Favor, 0 – Absent, 0 – Abstained

#### **7:41 – Notice of Intent**

##### **Jerry's Pond Circulation and Access**

**IQHQ and VHB**

Jennifer Letourneau, the Director of the Conservation commission stated that after the presentation members of the commission will be able to ask questions and make comments. They will then open it up for public comment, Jennifer asks everyone to introduce themselves and make sure they identify what affiliation they are representing. Jennifer stated that each person will just have a few minutes to make comments. Jennifer wanted to make sure that everyone knew that the commission only had jurisdiction over the Wetland Protection Act for any project. Jennifer said she has received several comments prior to the meeting and will read them off at the appropriate time. She stated she has shared most of them with the commission members and will share them with anyone who would like them. Jennifer stated that as of five minutes before this meeting the DEP has not issued a project number. The commission did receive the documents in the appropriate time and the commission will open the hearing tonight for this project, but there has been no DEP file number issued nor technical comments.

Purvi stated that since DEP has not filed a number for this project then the commission can not vote on a decision about this project.

Anthony Galluccio started the presentation, Anthony is a partner with Galluccio and Watson and is a real estate and land use attorney. Anthony gave a quick permitting update; they received a flood plain overlay special permit for compensatory flood storage which came after our large

project review special permit approval but the Planning Board. The project that they will see tonight is substantially the same one that was committed to within a special permit. Anthony stated that there have been some minor changes based on public feedback, but they made a commitment to this project as a condition of that special permit, also as a condition the project relies on external approvals from different agencies including this on, we made a commitment to escrow funds should approval not be granted so that the money is put in place.

Anthony stated that there has been a lot of public process with this project and has never experienced this much public process that didn't include up zoning. He stated that the neighborhood was active seeking a moratorium on development in this area, following moratorium the neighborhood helped pass zoning and was a big step in reducing development and protecting natural habitats. Anthony stated that this project almost entirely takes place on existing parking lots which are concentrated on the other side of the site which I think the zoning intended with the mission to disrupt as little soil as possible. Anthony stated that extensive mailings went out to 3000 plus people in the neighborhood, and they also had about three (3) meetings and included photos and renderings of Jerry's Pond in the mailer. Anthony stated that there were over one hundred (100) other meetings that occurred with neighborhood groups like Alewife Study Group (ASG). Anthony stated that they will continue to work with the community on this project, he stated regardless of some disagreement he thinks this project has been a real model project in terms of community engagement.

Anthony stated that back in January of 2021 Anusha Alum a Rindge Avenue resident conducted a survey she was an intern working for Ocean Institute. Anusha presented them with a list of items the residents from Rindge Avenue, Rindge Towers and Jefferson Park wanted to see at Jerry's Pond. Anthony stated as the commission knows the ask from the community was for us to open Jerry's Pond and allow the public to have access to what has been an area that is somewhat re-naturalized which was their goal and these were additional asks by the community, and they have satisfied about 93% of those requests. Anthony stated they also had two employment segments and took in interns and part of that was to meet with all our experts, architects, landscape architects and environmental to weigh in on the Jerry's Pond plan and they also participated.

Chrissy Gabriel, Director of Development with IQHQ and has been on the Jerry's Pond project since early 2021. Chrissy stated that this project has been through a very robust public process and included two (2) onsite walkthroughs that were hosted by IQHQ alongside the design team members. Chrissy stated that those walkthrough's took place in June 2012 and then again about a week and half ago back in 2024. She stated that both of those walkthroughs were about two plus hours which included members from Friends of Jerry's Pond, Alewife Study Group, Mass Audubon, and Green Cambridge. She stated that by opening the gates and allowing the community to experience the existing conditions by foot the group was successful in finding some of the optimal locations for the design program that we have, specifically the eco center, the boundaries of the existing asphalt and some of the existing conditions, acknowledging the habitat, in which a week and a half ago they did see some herons there. Chrissy stated that in the most recent walkthrough they were able to have an arborist from Mass Audubon come and updated them and members of the community on existing tree conditions. Chrissy stated with all the meetings and feedback from the community that has led them to the proposed plans they are presenting to the commission tonight. She stated a few important highlights are requests from Mayor Siddiqui and Councillor Nolan to increase the seating around Jerry's Pond, adding a separate mixed-use path on the west side and southwest corner, protecting the existing habitat which is of course inclusive of the heron rookery and the existing trees. She stated that there was

also a request for grills within the eco center to be used by the public and they are excited to partner with Mass Audubon with the lessons that will be held there. There has also been commitment from beyond Jerry's Pond footprint to include improvements to the MBTA Headhouse, a communal garden area and also address the intersection of the Linear Park and also the improvements to the curve at the Comeau Field bus turnaround off of Rindge Avenue and that work was completed back in 2023. Chrissy stated that with the Alewife Park development Jerry's Pond was one of the additional commitments that IQHQ has put forth as a promise and they are well on their way to delivering on these commitments as planned. Chrissy mentioned that they will have 13 million dollars in public benefits and access.

Jennifer Sweet from Haley and Aldrich talked about the historical use and environmental conditions of the site. Jennifer stated that she is currently serving as a license site professional and consultant for the new owner IQHQ but the site is not new to her. Jennifer stated she has been working on environmental assessment and clean up of the former WR Grace for over 15 years and has gotten to know many members of the community in the process. Jennifer stated that this pond was created when it was mined for clay which was used in brick manufacturing in the mid 1800's when clay mining operations were abandoned, the pit filled with water resulting in Jerry's Pit. In the 1900's Alewife Parkway was constructed to the west and an icehouse and ice cream factory was constructed on the east side of the pond. In the mid 1900's a portion of the land which is now commonly referred to as the Lehigh Babo parcel was filled in partially and developed with a warehouse and a restaurant which were then later demolished in the late 1980's, early 1990's timeframe. During the 1960 to 1980's the red line tunnel was constructed to the north and an area around the pond was fenced off. As of today, the pond remains as a man-made body of water resulting from that clay mining, it does not have a continuous inlet or outlet of water and the surrounding areas are now vegetated. Jennifer stated that since the area was fenced off for so long time has allowed for the industrial and filled in areas to become more natural with the growth of trees and vegetation which now provides areas of habitat. The plan presented today was prompted by community requests to provide public access to allow for close viewing of the pond instead of the distant views that you get now behind fences. The design principles to allow this public access were driven by several environmental considerations, to align with activity and use limitation which is protective of human and health and the environment. They will have raised walkways to help maintain the protective cover that is required by the activity and use limitation (AUL) as well as blocked access to the water because of poor water quality due to urban runoff into the pond. Jennifer stated that the plan is also to minimize excavation as much as possible because any soil that gets excavated will need to be trucked and disposed of in a landfill elsewhere. Also there have been comments about filling in part of the pond but with that there would be an increase of soil disposal and the plan that is present includes preserving and protecting natural habitats.

Danielle Desilets Landscape Architect from KDLA presented the landscape proposed for Jerry's Pond. Danielle stated, like Jennifer and Anthony had mentioned previously, that the key to the landscape of the project was to provide access to the site from community and includes minimal removal of significant trees. Danielle went through the landscape plans for the site, starting near the intersection of Rindge Avenue and Alewife Brook Parkway which will be a community gathering space overlook with seating and along Rindge Avenue there will be a multi-use path, vegetated border a boardwalk and addition with floating wetlands in the pond to provide additional habitat. She stated that in the southeast corner of the site they have the more significant community entry point off Rindge Avenue near the Comeau Field side, then going up

east on the side of the pond they will construct a ten (10) foot wide boardwalk that will run throughout most of the project with four (4) connections to the city's Linear Path. There is also an area called Jerry's Deck and that is a larger boardwalk with expanded seating area that connects to the playground at the city property. They will also construct an eco-center which they are working with Mass Audubon on and at the far north part they will be working on a communal garden area, then a pathway running along Alewife Brook Parkway which will end at the compensatory flood storage that will be both for the development site as well as for Jerry's Pond project work. Danielle went through renderings of each of the parts of the project mentioned above. Danielle explained the improvements to the Rindge Avenue side of the pond with a vegetated separation buffer between the busyness of Rindge Avenue and the natural feeling of Jerry's Pond. Danielle stated there will be a twelve (12) foot multi use path with a nine (9) foot vegetated buffer, a ten (10) foot wide boardwalk that is about three hundred (300) feet long and an eight (8) foot overlook area which is an additional thirty-three and half (33.5) feet of public access and vegetation from Rindge Avenue to Jerry's Pond. They also proposed planting street trees on the south side of Rindge Avenue. They also per the community's request lowering the boardwalk and overlook area well keeping it above the floodplain. Danielle stated that they are working with the city and CDD to refine the communal garden space as well as adjust the Linear Path around this area. Danielle noted that everything they are planting onsite is native.

Howard Moshier stated that the project sought and seeks to provide excellent buffered access to natural areas while minimizing wetlands impacts. Howard stated that they have four wetland resource impacts which are bank, bordering vegetated wetland, land under waterways and bordering land subject to flooding. Howard explained that there would be temporary impacts associated with the installation of the piles that will support the boardwalks. The most impacts would be on the Rindge Avenue side of the project. In terms of permanent impacts, they only have five (5) square feet of permanent impacts that is for the piles to hold up the boardwalks. Howard stated that with impacts to land under waterways they only have five (5) square feet of impacts as with the land subject to flooding most of those impacts will be along Rindge Avenue, but they are providing 6000 cubic feet of storage with the proposed compensatory storage area. Howard stated that the tree impacts are the removal of eight (8) trees that have a diameter of greater than six (6) inches. They proposed to plant twenty-nine (29) new trees and that will provide seventy four (74) net new caliber inches then there is now.

Kara Falise from DPW went through the review memo she provided to the commission. Kara stated with the measures that the city took with respect to the IQHQ development project and there is some overlap in their mitigation measures for some of the work they are proposing the city did engage Kleinfelder as a consultant to review this notice of intent package and to review the proposals conformance with the Wetland Protection Act. Kara stated that Greg from Kleinfelder was present if there were any other specific questions. Kara recommended that the commission ask for the applicant team to respond to Kleinfelder's memo point by point. Kara stated that during the presentation they got some clarity on some of these points and would still like it packaged for a complete review. Kara's first point was a clarification of the impacts to the resource area and then the calculated mitigation. She said Howard spoke about the temporary impacts and they would like to understand how those are relating to the mitigation that is being proposed. She stated that they know the contractors have control over the means and methods but, they need to understand the maximum level of impact during construction. Kara stated that the O and M plan needs to be comprehensive and include plantings, invasive removals and that it will be maintained for its perpetuity. Kara stated the last point is that making sure that there are

provisions in the Wetlands Protection Act to reduce, meet stormwater standards to the maximum extent possible if the project is a redevelopment. Kara stated that this project meets the standards for redevelopment but we do ask that the proponents review what that allows and provide more information on how other alternatives or why they can't meet the full standard she stated that they are close, but they would like understand what relief under that maximum extent practical is being requested. Kara lastly wanted to go through the remaining review processes that this project will go through specific to DPW's involvement. Kara stated that they will need to go through the Planning Board for the flood plain special permit, the land disturbance will trigger a stormwater control permit and if that is over an acre, they will require a SWIPP under the NEPDES construction general permit.

Jennifer Letourneau stated that this memo was given to commissioners ahead of the meeting and was also shared with Howard Moshier ahead of the meeting.

Howard confirmed that they received the comments and are working on them.

Jennifer just wanted to remind everyone that they do not have a file number and this hearing will be continued into February, the next two meeting dates are February 12 and February 26.

Elyse Magnotto-Cleary thanked everyone for walking through the presentation and on the heels of what will be a robust public comment wanted to bring up one of the points that Anthony presented that 93% of requests made by community members were met, she wanted to understand what they were saying in that slide, were they interests, they were incorporated and how was that measured.

Anthony stated that they have a very robust matrix in terms of meetings, requests, and changes. Anthony said he was pointing out the general climate of Jerry's Pond and when he agreed to become the permitting attorney on this project he said they were going to open up Jerry's Pond but did not know how the community viewed Jerry's Pond they were told it was some sort of a crisis and it had been fenced off and needed to be opened up and enjoyed by the community and they were handed this survey done by Anusha Alam and this survey was a baseline of how the community wanted to experience and enjoy the pond. Anthony stated the city has also taken on responsibility for other crossings around Rindge Avenue as this project progresses. He never thought this project was going to end with an eco-center, grills and a communal garden area and thinks this project has had the most robust community process with over four hundred (400) people attending the three (3) different meetings and has never heard of a client sending out a mailing to tenants and owners. Anthony stated that the reshaping that did not happen was not based on economics or not wanting to spend more money, it was based on environmental best practices and tried to include all the amenities without breaking the protocols. Anthony stated that the survey may not have been perfect but it was a guideline for them to use, as an example the eco center Anthony stated they stood with members of the community on the corner of route 16 thinking that would be the perfect spot for the eco center being across from Rindge Towers and North Cambridge is a place he's always advocated for, for decades and as they stood there and couldn't hear each other because of all of the traffic and that is how they came to the current location and this is just one example of how the project has evolved over time.

Kathryn Hess stated that a couple of the diagrams of the plans, the sketches showed fencing and was wondering if they could talk about that. She stated that she thought the meandering walkway had a fence. Kathryn asked if they could talk about the fence and why part of the property, they are proposing to fence it.

Danielle Desilets stated the intent is to have the full portion of the Rindge Avenue open to the public twenty-four seven (24/7) but would want to protect some of the conservation areas which the one that Kathryn mentions is off to the northwest corner by where the herons have been spotted. So, by putting up the fence they are protecting that and keeping people out of that area. Jennifer Sweet added to that saying there were two reasons, the first being to reduce impacts to the ground surface because of the activity use limitations on the site from past industrial and commercial uses and to provide protection of that area. The other reason they heard that the community has an interest in having some areas around Jerry's Pond be undisturbed and a natural habitat and this area was where they have seen some herons feeding and other wildlife.

Kathryn asked if there was a diagram that shows the fencing and how extensive this fencing is going to be.

Danielle stated that they don't have a diagram in this presentation, but it is shown on the plan set. Kathryn asked if this would include the areas that have big swaths of asphalt.

Jennifer stated that the area where the majority of asphalt exists is down in the southwest corner near where the compensatory flood storage is going to be constructed and that is why that was placed there because there were fewer trees and more open space so in the process of constructing the flood storage there will be removing a significant amount of the asphalt.

Kathryn asked with the extent of the fencing will it be the whole length of the meandering pathway on one side.

Jennifer Sweet confirmed that is correct it will be on the interior side.

David Lyons asked how the activity and use limitation apply to that entire side of the pond or does it. Looking back at the record it looks like it stops or only goes so far to the south.

Jennifer stated that if you go to the registry of deeds, you will find multiple activity and use limitations the way you file them is the way that land parcels were. The restrictions are the same across the parcels.

Tricia Carney stated that there are 313 square feet of permanent bank being added. Trisha asked where that is going to be added.

Howard stated that for the most part that will be added to the Rindge Avenue side, the bank is going to be augmented with some more soil and some core logs to allow for planting the buffer between the boardwalk and the existing bank. He stated that the bank is being replicated right where it is and built up with some soil and trees and plantings.

Tricia stated that right now there is just a five foot sidewalk and then it goes right into the pond, so you are going to add in some fill and the boardwalk.

Howard explained that there is an existing narrow sidewalk and then behind the existing fence which lines the back of the sidewalk there is some upland area and then it transitions to bank to reach the water's edge. In that area the sidewalk will be widened to provide for the multiuse path and then the new planting zone is shown where the bank will be augmented to provide for the plantings with the core logs and then the boardwalk will be installed over the water. This will be the location of most of the impacts on the existing bank.

Tricia asked what the total shading is that will take place around the whole pond from the boardwalk.

Howard stated that he did not have the overall square footage of the boardwalk but could provide that.

Tricia stated that going back to left side of property called Lehigh. She was curious about the fence, that they would have no public entering that area, but would like to know the distance of the fence.

Howard stated that the fence has little impact to the resource area and the fence will be moved to reflect the meandering path.

Tricia asked if that is due to the compensatory storage area and protect the land, but was the land tested.

Chrissy Gabriel stated to go back to what Jennifer Sweet had stated that the fence is there to protect the protective cover so it does not wear since there is only a six inch protective cover and the only way to protect against wear and tear is to put up boundaries so people don't walk around on that land. They area also wanting people to use the community spaces more and had geared those more toward the east side of the pond where Russell Field, the pool and the playground were located and away from the busy traffic areas.

Jennifer Sweet wanted to just add that the activity and limited use is to limit active recreation uses and with the boardwalks on the east side they have created passive use of the space and not active use.

Jennifer Letourneau read a comment from Mike Nakagawa in the chat that stated, "much of the area in the northwest is BVW" and that is bordering vegetated wetland and Jennifer stated that when they did the resource area delineation that we permitted that IQHQ had submitted that is correct there is BVW in that Lehigh property.

Anthony wanted to point out that he knows the actual improvements are a big deal but the private developer has agreed to secure and maintain the site in perpetuity. He stated that he doesn't want to underestimate what's involved in this project and he thinks folks in North Cambridge know there's complexities in and around the site but there is a big commitment from IQHQ, and he knows that they will do a great job.

Erum Sattar had a very quick question regarding the Kleinfelder memo and wanted to know if anyone had a chance to look at the memo and if someone could speak to the first bullet point regarding the NOI application and narrative.

Anthony asked if she would like IQHQ to address the question.

Erum stated yes, she feels as though it's important and would like to make sure they address it.

Howard thanked them for this comment and thought it was thoughtful and will address it along with all the other comments. He stated that he knows what the temporary impacts versus the permanent impacts are a grey area and they are will address that.

Erum stated that it's good to know the difference between what is happening while you are constructing.

Public Comment was opened. Jennifer stated that hands should be raised and will be called upon to speak. She asked that comments stay under five minutes as there is a large attendance of the public and that public comment will not be closed as this hearing will continue into February.

Gwen Speeth from Save The Alewife Brook, she stated she is excited to get access to the Jerry's Pond area but urges them not to kill mature trees that they can work around them and that she did not understand the caliper replacement. Gwen stated her understanding is that if you remove eight (8) mature trees you must plant a heck of a lot more than twenty-nine (29) trees to compensate for the carbon storage and all of the other benefits. She believes its seven (7) mature Ash trees along Rindge Avenue, one of the two have a diameter of greater than thirty (30) inches

and would be an incredible loss. She stated she doesn't understand why they are not depaving the whole Lehigh site while they are depaving for the compensatory flood storage. She stated that they need as much impervious area as possible in this area of the Alewife Brook watershed as they have sewage contaminated flooding flowing into parks and homes and they need of stormwater, flood water retention in this area.

Pasang Lhamo is a member of the Friends of Jerry's Pond leadership team and has lived on Rindge Avenue right across from Jerry's Pond for twenty-four (24) years. She stated she is here tonight to ask the Conservation commission to take concrete steps to meaningfully restore and revitalize Jerry's Pond beyond what is being proposed by IQHQ, the city can and should do better. She stated as a board member of the LF Condominium Association which consists of twelve low-income homeowners the flooding risks are real and urgent for them they have experienced major flooding in the past and more recently two families have experienced flooding in their basements due to the storms. She is concerned that sump pumps that have been installed may not handle the severe weather that they continue to experience. The proposed plans by IQHQ do not address the real concerns for her community and the development on Whittemore Ave will contribute significantly to the stormwater system. In the current combined stormwater and sewer system there is a real public health mandate to address this issue. The hardscape boardwalk does not address major flooding concerns on Rindge Ave, and know the commission plays an important role in implementing the Massachusetts stormwater policy and standards. She asked the commission to recognize that the enhanced vision as presented by Friends of Jerry's Pond to reshape the pond would be a true green infrastructure solution to dress stormwater runoff in a flood plain and that they must depave any area where possible and plant as many native trees that can sustain and handle the increasing temperatures as well as look to provide benefits to the 4000 low-income residents who desperately need green space and plant as many trees as possible. She quoted the Massachusetts Clean Energy and Climate Plan there is an environmental justice policy and one of the bullets states "encouraging investment in responsible economic growth in these neighborhoods where there is existing infrastructure, in particular where an opportunity exists to restore a degraded or contaminated site and encourages clean productive and sustainable use". Pasang stated she believes this quote was written specifically for Jerry's Pond and she thinks that as a city we should do better.

Hannah Mahoney lives at 7 Rindge Terrace and is a member of Cambridge's Mothers Out Front. As the commission reviews permitting for the Jerry's Pond project, they urge them to consider several meaningful improvements along the Rindge Avenue portion of the parcel. First, a restored shoreline along this side would provide important benefits to shoreline flora and fauna contributing to species diversity and the overall ecology of the pond. Second, increased depaving along the Alewife Brook Parkway side of the Lehigh property which would significantly improve resilience from flooding and enable increased tree planting. Third, an increased tree canopy overall which would mitigate heat island effects in this largely hardscaped neighborhood and help offset air pollution from heavy and often congested car traffic. Finally, a wider and safer greenway along Rindge Avenue would provide welcoming access to the project for the across the street neighbors who represent the largest concentration of affordable housing residents in Cambridge. The city's own assessments, analysis and reports highlight the Rindge Avenue Alewife neighborhood as a priority environmental justice community and although the planning of this project has involved numerous efforts to solicit abutters input the residents along the side of the parcel have not been proportionally represented in those initiatives and the current version of the plan fall short of the city's own agenda to address inequities in this community by

providing needed climate change mitigation air quality improvement and equitable access to nature. We're very appreciative of everything IQHQ has done to act as a community partner in this project. In addition, the city can and should take advantage of this historic opportunity to complete the plan in a way that takes these concerns into account.

Benadette Manning stated that since 2000 she has lived across the street from Jerry's Pond at 356 Rindge Avenue and is a part of the Friends of Jerry's Pond and the Alewife Condo Association. She stated she is an active member of this community and didn't know about any of these community inputs that were referred to at the beginning of the presentation. She was not saying that anyone is untruthful but some residents such as herself were missed. She stated that she would like to focus on how we are in the midst of climate crisis and now is the time to act. And every time it doesn't snow and it's warm out and people are happy, she is not happy because she knows what that means. She cited the city's Cambridge Urban Forestry Master Plan, "healthy forests, healthy city" She quoted the report that says that tree canopy is not evenly distributed many of the neighborhoods with fewer trees also have a higher-than-average number of people most vulnerable to heat stress, those from local incomes minorities, the elderly and non-native English speakers. In order to improve our environment" In order to improve our environment so that we can sustain it for future generations, we must take the brave moves so that it is livable. We must change the way we think about people who don't have a means to move away from the city where it is cooler and there are more trees, we must be brave and humble ourselves to really think about what will happen if we don't take the steps to change our behaviors. Please helps us, those of us who live near Jerry's Pond with these long-standing environmental concerns to convince the city to live up to their own promises and to evenly distribute the tree canopy to mitigate the heat stress, quite simply please add more trees in this project and not to remove any existing trees.

Lois Markham lived at 316 Rindge Avenue for ten years and was a member of Mothers Out Front Cambridge. She stated that the intersection of Rindge Avenue and Alewife Brook Parkway is the site of high-density subsidized housing that abuts four lanes of high traffic road that spews toxic emissions 24/7, this endangers the health of the residents on that corner. By Cambridge's own guidelines this is an environmental justice community. She applauds IQHQ for wanting to improve this area but the environmental justice community across from Jerry's Pond deserves more than the IQHQ plan provides. The area needs many more trees as other people have said, which would enhance both the physical and emotional wellbeing of the neighborhood residents. The pond needs a historic shoreline along with local wildlife and depaving along the Alewife Brook Parkway side of the pond for flood resilience. The pond needs a safer access route for residents trying to cross busy Rindge Avenue. The neighbors of Jerry's Pond have waited a long time for the restoration of the pond to a vibrant community asset lets take a little more time to do the project right.

Renata Pomponi from Mass Aububon, Senior Director of Strategic Initiatives operating in Cambridge from the Magazine Beach Park Nature Center at 668 Memorial Drive. She stated that Mass Aububon has been part of the community engagement process for this project since May of 2021 when we were invited to join the monthly meetings between IQHQ and other community constituents. During this process they have been grateful for the willingness to listen to input respond to concerns and offer collaborative options to increase the benefits of the projects for the community. Well Jerry's Pond originated as a man-made excavation nature has taken its course over 60 plus years and the pond now has ecological value in providing wildlife habitat and tree

canopy. By removing invasives, adding native plantings and increasing flood storage IQHQ site plan improves the functional value of Jerry's Pond providing universally accessible pathways and boardwalks for residents of the community to enjoy the pond also provides value to the community and increase equitable and inclusive access to nature. The IQHQ support for the construction of the eco-center pavilion will also bring great benefit in allowing Cambridge residents to spend time in nature and see the pond as a valuable habitat for wildlife. We look forward to providing you with programming for children and adults and to seeing Jerry's Pond thrive as a side of ongoing environmental education opportunities for the community. Over the course of the design phase IQHQ has incorporated several recommendations from Mass Audubon to improve the environmental benefit of these plans, including moving the site of the eco-center from the western to the eastern edge which allows for a quieter spot farther away from vehicular traffic and emissions. Sizing the eco-center to meet recommendations for educational engagement of children and adults, adopting Mass Audubon's best business practices for invasive removal techniques which we follow on our own wildlife sanctuaries and following Mass Audubon's recommended modifications to the original plant list to incorporate a wide variety of native species with higher wildlife habitat value. Mass Audubon also provided input on opportunities to increase the depaving and tree planting within the limitations of the AUL. IQHQ has been open to these comments as part of this conservation review process. We also strongly recommend preserving and maintaining as many of the existing mature trees as possible and ensuring that appropriate invasive species management is an ongoing priority. Well, more enhancements are always possible to a project as large and complex as this, we feel that IQHQ has presented a plan that does indeed have meaningful improvements to the Jerry's Pond habitat and that provides significant community benefits in a feasible manner. They have been grateful to work in partnership with IQHQ, Alewife Study Group, Friends of Jerry's Pond, Green Cambridge, and community representatives on the vision for Jerry's Pond over the part two and half years.

Joel Nogie lives on Clifton Street for 31 years, and a founding member of the Alewife Study Group and has been informing the community about this site since 1995, listening to the community, advocating with and for the community for community benefits and protection. He stated they are very familiar with the site, including the Jerry's Pond area. They have been deeply involved in the process over the last three (3) years with IQHQ, Friends of Jerry's Pond, green Cambridge, Audubon, and community members and city staff. We have reached out and prioritized engagement for the Jerry's Pond area with the members for Rindge Avenue affordable housing community, with flyer at the three towers and Jefferson Park residences. two times. They have had tables and conversations and showed IQHQ's plans and gathered surveys at the Fresh Pond Apartments fair in 2022, the Cambridge Learning Center Rindge Ave ESL classes in 2022, Danehy Park Day in 2022 and 2023, Pondfest Earth Day celebration in 2022 and 2023 and Fresh Pond apartments summer party in 2022 and 2023 and many other outreaches to other parts of the neighborhood. Given all the factors and conditions with IQHQ and that others have talked about tonight, ASG supports IQHQ proposed plans for Jerry's Pond with a few additional improvements such as the best design for the site. This plan provides excellent and safe community access to open space in nature for people of all levels of mobility, protects and enhances the key ecosystem and habitat, maintains, and increases tree canopy, maintains flood storage, and protects neighbors and site visitors from the hazardous waste site. ASG recognizes that after this very long public process IQHQ is now only taking further proposals for improvements to their base plan within the ConCom and Planning Board processes. So ASG has made proposals that incorporate community input particularly around Jerry's Pond

and our understanding of the issues all along and some of those proposals have been incorporated for example most recently enhancing the nine (9) foot wide planting area to provide more soil to support new trees and existing trees. To comment on the trees along Rindge Avenue between the two gathering area is that the only live trees in that section are the two multi stem Ash trees all the other mature trees are dead, and they are still talking with IQHQ on how best to maintain the large Ash trees. They sent a seven-page letter to the Conservation Commission earlier today, in hopes that you will read it and look at the specific proposals for some improvements which have also been communicated to IQHQ. They are very pleased to see IQHQ put street trees along the south side of Rindge Avenue, that was one of their proposals. Also, by adding a lot of trees and land they need to think about compensatory flood storage and where it will come from. Also, Rindge Avenue residents have expressed safety concerns with crossing, safety in general to the site and having a view of the pond so we don't want to block the view with too many trees. They agree that the boardwalk and overlook is the best solution for the site. They are in favor of depaving as much as possible, but they also need to make sure it can be accomplished without harming mature trees in the area.

Martin Bakal with Cambridge for Trees and lives on Reed Street. He lives close to North Cambridge and would like to state that they should not kill as many mature trees as possible and try and save them and depave as much as possible to keep trees safe. He stated he was involved with Linear Park where trees were being killed and having less trees is a problem, even planting new ones takes a long time before they grow.

Eric Grunebaum is one of the founding members of Friends of Jerry's Pond. He stated he lives a few blocks from what he likes to call the pit that wants to be a pond. He stated that they are very appreciative of IQHQ's work but would like to reflect on the process and Con Com's role in it. What do we want to look back on in 2030 or 2035 when we reflect on our service to Cambridge, especially in a world with growing fossil fuel impacts, increased heat, air pollution and flooding. Do we want to look back and say we gave out a very capable city a pass on it's stated climate green infrastructure and equity goals. Will we be proud of allowing Jerry's Pond to be surrounded by boardwalks and acres of pavement remaining degraded for another generation or so we want to look back and say we made the effort at ecological restoration and green infrastructure next to our largest environmental justice community. And we took a stand to support the pond's restoration and new green space for our most overburdened residents. Let's not look back on ten years and ask why we didn't reach a better solution. To be specific, in its ENF response DEP asked you to consider mitigation for the shade impacts of boardwalks. The NOI states that there are 313 feet of permanent impacts, we estimate shading of about 7500 square feet of ponds banks. We urge you to require genuine wetland mitigation replacing these shaded banks. A vegetated strip between multi use sidewalk and a boardwalk is not enough. The NOI also describes the benefit to fish from shade restored pond bank with aquatic plants would be even more beneficial to fish and other wildlife. As wetland scientist Ingeborg Hagemann put it the addition of shade from a structure should not be compared to filtered shade from vegetation. Equally important, people need shade too. A restored pond edge could accommodate 7 to 8 times as many trees as are proposed. We know that the city itself counted seven six inch or greater trees along Rindge Ave, tonight these are slated for removal, it will take a very long time for new trees to equal that canopy if ever, given the precarious and constrained location. In summary, to not restore at least one edge of the pond is to perpetuate this investment in this degraded landscape. As Ingeborg put it, because Jerry's Pond is degraded now, does not mean the degraded condition should be the condition against which the possibility for mitigation

should be measured. Read her comments to understand that comment is a good one. I'm appealing again to what your future self would want you to do please do not be misled by a manufactures rush and scarcity mindset and I wanted to give two specific final comments. I would note that Friends of Jerry's Pond has also tabled and surveyed residents of Rindge Towers four times and 97% of the responses said they wanted more green space, more shade and more trees and 93% said they wanted full separation of bicycles from pedestrians and last but not least about those famous herons they have not nested there since 202 unfortunately, so they city's report misidentified that as a rookery, lets be clear we want the heron to come back but there is no rookery there now.

Cathy Zusy, Cambridge resident, stated she wanted to applaud IQHQ's plan and 13 million dollars in community investments at Jerry's Pond. Having worked for a decade at Magazine Beach what I have learned is less is more not with community benefits but with boardwalks and I worry that you have budgeted \$250,000 for five years to do boardwalk maintenance but once you put in a boardwalk that is that extensive that is going to require extraordinary maintenance for the of it's lifetime, so if there was a more simple natural way to achieve the same goals I think ultimately you're going to wish that you have done that. Again, thank you for all of your work and she is looking forward to walking around Jerry's Pond, but would encourage you to think about the boardwalk because it's going to be a long-term expense and problem.

Mike Nakagawa, with the Alewife Study Group and a board member of Alewife Neighbors Incorporated that is a neighborhood 501c that commissions studies such as they have a flood reconnaissance report done in the late 19990s for area flooding done by a hydrology expert and that can be found on the Alewife Neighbors dot org website. He has also been part of the city's Climate Change Preparedness and Resilience Alewife Focus Group which is the first to look at climate change preparedness and resiliency and the Climate Resilient Zoning Task Force. He stated he understands all the climate change issues regarding this project and understands its complicated and everything as a trade off and I just want to make sure everyone keeps that in mind. That adding space from trees along Rindge Avenue means you need to dig up dirt somewhere else otherwise you will spread the flooding and that seems to be coming from the area that's currently forested from along Alewife Brook Parkway and the corner of Rindge Avenue, Alewife Brook Parkway is a bigger traffic area and having a good vegetated border to prevent pollution from drifting into the neighborhood on that side is as much of an environmental justice issue as the air quality along Rindge Avenue and studies indicate that tress along city streets can trap pollution underneath the leaves preventing that from dispersing into the atmosphere. There are a lot of complicated issues, and we mentioned those in the report after the walkthrough of the area.

James Williamson lived in Jefferson Park for sixteen years where he was part of Tenant Council and was President of Tenant Council. Currently he is an elected member of the Board of the CHA, CHA recognized as the Alliance of Cambridge tenants. He stated he was speaking for himself and even the good faith of IQHQ, Friends of Jerry's Pond, Alewife Study Group, and others that there are still significant gaps in public participation it would be nice to do a collective charette for the community so we know we are working on something that we can feel good about. Despite being involved with the project and everyone having his email he was unaware of the January 11<sup>th</sup> site walk, so he believes there should be more community involvement. He stated his concerns was with the boardwalk and what is the reasoning for having the boardwalk along Rindge Avenue, people have stated they don't want the obstruction

but if the boardwalk is there than that is the obstruction, and the shading is also a concern. He also doesn't know what the islands are the two wetland islands and what they are for. He also has concerns about the 10-foot-wide multi-use path and states that is not a multi-use path it will be a bike path and is unsafe for pedestrians to use. He would like separation between bikes and pedestrians so that they feel safe, comfortable walking.

Lisa Birk is part of the Alewife Study Group and they have been studying this land for twenty-eight and half (28.5) years. After a walkthrough with many of the community groups she stated that this site is a site of trade offs and complexity. As you know part of this is wetlands and when you fill in wetlands you need to dig compensatory flood storage and some of that is contaminated with urban fill but that can't be just put back on site. She urges IQHQ to take members of the commission on a walkthrough of the site, because there maybe asphalt in different locations but the basement of what was the Lehigh site and what is there is a grove of trees that are 20 to 30 years old and those trees would not be growing there if that cement was basement was still not there, there is pavement around some of the trees and IQHQ said they would consider removing six feet around the trees per Audubon's advice by hand to help the trees full mature. Also, there is a paved driveway from route 16 that they will use to get the trucks into the site but when the construction is completed, they will be removing the paved driveway and exposed the ground. She stated that she takes issue with the idea that IQHQ is perpetuation disinvestment onto this site when they have committed 13 million to this site. The plan that involved community members might not be perfect but it is robust and comprehensive. She wants the site to be looked at for its complexity and also what would benefit the people living around the site.

Eppa Rixey a member of the Alewife Study Group and a resident of Harvey Street and has been involved in this process for about three years. His personal experience and interest in getting involved is heavily influenced by his Eagle Scout Project which was removing invasive species and restoring woodlands in Ohio where he grew up. He agrees with the concerns about trying to save the mature trees along Rindge Avenue and that is an issue that they have raised multiple times with IQHQ. They have also shared the concerns about depaving but one of the biggest challenges of expanding the corridor along Ridge Avenue to include more trees there is an issue of compensatory storage elsewhere around the pond which would likely impact the mature trees elsewhere and that is a significant loss to the value of the site. He explained he has a three-year-old daughter at home, and he looks forward to taking her around Jerry's Pond as she grows up and picturing himself with her at the eco-center across from the forest would you like to see a large section of that forest removed and young tress planted and struggling because they are next to a busy roadway. He also thinks that there are concerns about IQHQ's longer-term management of the site in terms of managing invasive species around the entirety of Jerry's Pond. They are proposing managing invasive species in areas that they are disturbing but there are invasive species all around Jerry's Pond and present a significant risk to any plantings that are done. He believes that the plan that IQHQ has presented is a huge improvement and thinks the boardwalks are a way of providing access to the pond in a very space constrained area working within the AUL.

David Bass is a resident of Norris Street in North Cambridge and member of the Alewife Study Group and Alewife Neighbors Incorporated. He stated that the site is indeed complex and there are trade-offs and not perfect solutions, but he's immensely impressed with IQHQ's outreach to that the various interests in the community and how they have listened to and considered everyone's suggestions and how many of the they have embraced and included in their plans at

their own significant expense. This process should be a model for future major development in Cambridge. Also to consider Jerry's Pond can only be viewed from off site through a chain-link fence and IQHQ is proposing a means for the public to be able to view intimately the pond around most of its perimeter and safely so, and safety is a huge issue at this site. The transformation of Jerry's Pond as proposed by IQHQ will be both remarkable and responsible. As Joel has expressed, it may be possible to improve IQHQ's plan but I'm skeptical of the cost benefit associated with large scale excavation and landfilling here. I believe instead that the collaborative process between IQHQ and the community that has brought us this far will lead us to an outstanding outcome.

Jennifer Letourneau stated that she received historic comments from Friends of Jerry's Pond which has been shared with the commission. There were also comments received via email from Mothers Out Front have been shared with the commission, Joel sent comments from ASG, she received a letter from Green Cambridge which will be shared with the commission, Friends of Jerry's Pond submitted comments provided by Ingeborg Hegemann, as well as a letter from Lee Ferris representing Cambridge Residents Alliance and she will share these will the proponents as well as the commission. When the hearing started Jennifer received more comments from a resident who spoke Pasang Lhamo as well as from Mass Audubon from Renata Pomponi. Jennifer will make sure they are shared with the commission members as well as the proponents. She stated that there appears to be some comments added to the question-and-answer section. Jennifer read that Gwen Speeth stated she would encourage the commission, if possible, to proceed with permitting the project on the non-controversial side of the pond so work can go ahead. Jennifer stated that is considered project segmentation, which is not a great idea. Gwen also stated in the chat that IQHQ will bring an increase of 21.63 plus million gallons of new wastewater annually to out overburdened Victorian combined sewer system.

James Williamson would like copies of all communications.

**9:30** – Public comment remains open.

Jennifer asked IQHQ if they would like to continue the hearing to February 12 or the 26 and would like to schedule a site visit for the commission members.

Chrissy would like to have a site walk and would work with Jennifer on a date for that.

Purvi suggested February 2 or 9 for a site walk.

Elysse asked what the timing is for a notice of the site walk.

Jennifer stated that they need two full business days. Jennifer will email to confirm what date works best for the commission.

Purvi is expecting written responses to the comments from this evening.

**9:37** – The commission approves to continue the hearing in February date to be announced.

**9:38** – Administrative Topics

Meeting minutes approved for the December 18, 2023 meeting.  
7 – In favor, 0 – Absent, 0 – Abstained

James Williamson stated that he would like a copy of the meeting minutes.

**9:41** – Meeting adjourned.

7 – In favor, 0 – Absent, 0 – Abstained