



City of Cambridge Conservation Commission

147 Hampshire Street
Cambridge, MA 02139
Ph. 617.349.4680

Jennifer Letourneau, Director

jletourneau@cambridgema.gov

Public Meeting – Monday, November 19, 2018 at 7:00PM 147 Hampshire Street, Main Conference Room

MEETING MINUTES

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

Present Commission Members: Purvi Patel (Chair), Ted Pickering, Kaki Martin, Elysse Magnotto-Cleary, Kathryn Hess, Kenneth Nugent and Jennifer Letourneau (Director)

Absent Commission Members: David Lyons

Attendees: Tracy Dwyer, Cambridge Public Works; Carol Dennison, WSP; Andrea Varuth, Landworks Studio; Ann Stewart, Resident; Reed Joseph, WBProperties

Purvi Patel opened the hearing.

**7:00 - Request for an OOC Extension for the Glacken Slope Restoration Project
(Phases 4 and 5)
250 Fresh Pond Parkway, Fresh Pond Reservation
DEP File#123-242**

Proponents were not present, Jennifer explained what the extension was for and provided an update to the Commission on the project. Jennifer stated that they are asking for a one (1) year extension to complete the plantings and provide as-built's of the project. Jennifer stated that the project has been going very well and that it looks great and she would like the Commission to join her in the spring for a visit to see the project.

Public comment was opened. There was no public comment and the Commission granted the extension unanimously.

The Commission agreed to extend the project with a deadline of November 2019.

**7:05 - Notice of Intent
55 Wheeler Street
DEP File #123-288**

Reed Joseph the owner of the developer representative opened up the meeting discussing the status of the property and permits to date. He has received his special permit and is coming to the Commission because of the impacts to the floodplain area of the property which is adjacent

to the property and south of the railroad tracks. The floodplain area is currently paved with asphalt, but they are proposing to remove the asphalt and make it a natural resource area with native trees and bushes. Carol Dennison discussed the change in the landscape will not increase the amount of water to the area. She also discussed that the build out is a two (2) step process, first starting with the foundation, where there will be no storage within the floodplain area. After the foundation is erected they will start the building. The floodplain will have erosion and sediment controls during construction.

Reed discussed that the site improvement permit will be applied for in December 2018 with the Inspectional Services Department; they have already received a curb cut permit and approval; the Department of Public Works as worked with them on their stormwater control permit, no other permitting is needed for the floodplain area because the elevations will remain the same.

Jennifer went over Jim Wilcox technical review of the submittal. Jennifer noted that in the first bullet there was a correction, the resource area will be hydraulically connected to the flood plain of Blair Pond, not Little River as Mr. Wilcox stated. In the second bullet Mr. Wilcox noted that there was no net change in the flood storage to the area, but the commission all agreed that the client never provided any calculations and the commission would like those submitted. Also, Mr. Wilcox stated that sheet L-4 needed to clearer copy and the commission has agreed to that as well as L-5. Jennifer also stated that the commission has a plant warranty; which is three (3) years – that is three (3) growing seasons and that the area needs to be 90% weed free. Kaki confirmed with Jennifer that is the warranty and she also asked if David Lefcourt the City's Arborist reviewed the species of the plants. Jennifer and the client confirmed that David has reviewed the list of trees and plants that they would be planting.

Ted wanted to know if they would encounter groundwater and would they be dewatering. Jennifer and the client both stated that they would most likely encounter ground water during excavation and that they would be dewatering into the City's water combined water system and will be applying for a NEPDES permit. Ted also asked if they would be encountering contaminated soils. They aren't sure, since no borings have been done. They will most likely have a 21E situation on the site.

Kathryn asked what the floodplain area is and stormwater area and asked if the resource area will be distributed by construction traffic, the client said it wouldn't.

Ted asked when the building was built that is currently on the property and the client answered in the 1960's.

Jennifer reviewed the special conditions if the commission approved the NOI. They would need erosion and sediment controls on-site and maintained throughout the construction. Jennifer should have a 72-hour notice for inspection. The client would have to submit copies of the SWPPPs, if there was any contamination an amendment to the NOI would need to be made and they would have to adhere to the three (3) planting warranty.

Kaki asked the client and his team to review sheets L-3 and L-4 again, the client explained that these sheets show existing conditions, the limit of flood plain and the regrading of the area with no change to the elevations or existing grades. Kaki also asked if they could review sheet C-105, Jennifer asked if they could provide a call-out on the plan to see grading plan. Jennifer said that

if the commission did not feel comfortable with their submission they could continue to the December 17th meeting. Kaki asked again if David Lefcourt approved all the species of the trees and reiterated the three-year warranty on the plantings. The client and Jennifer agreed David approved the species and they said he did change some of the species of their street trees that proposed. Jennifer asked the client to explain to the commission the size of the resource area that they are proposing. The client said they area is 150 feet long and 50 feet wide, so it's not that big. Jennifer asked Kaki to review the species list and the number of trees being planted because she felt like it might be too much and some overcrowding once the trees start to grow, since the client was looking for a low maintenance area. Kaki said she felt like it was the right number of trees but that they should put together a vegetation management plan.

Kathryn asked if there will be foot traffic in the resource area. The client explained that there is a small stone wall separating the resource area they aren't keeping people out of it, but their intent was for this area to be just something to look at, that there would be a lookout area constructed, but there are no walking paths.

Purvi asked Jennifer if the commission approved this NOI would she feel comfortable and was able to collect and follow-up with the client on the missing information that would need to be submitted. Jennifer stated she could follow-up with the client to ensure the commission receives the missing information. She said they would need to submit a revised page 3, a FIRM map, revised figures, reference the "L" sheets, calculations, notes for ES1 and revised sheets L 3-6 and combine sheets 4 and 5. Also if the calculations are the same then demonstrate the no change in the resource area with a grading plan prepared by a professional land surveyor or professional engineer.

Public Comment was opened. There was one person who spoke in favor of the Wheeler Street project, Ann Stewart of 31 Wheeler Street. She stated that this project she said it would be an asset to the area. She stated that the only flooding she has seen since moving there in 2012 was at the bend of Wheeler Street otherwise she said there has been no flooding in the area due to the separation project of CAM 400. There was no other public comment and it was closed.

Kaki asked that the client and his team review sheet L4, she stated there were no lines on the copy given to the commission and was unclear about what they were trying to depict. They stated it was showing the contours of the resource area, Kaki questioned them about how the contours stay the same. She said they need a more realistic grading plan. Jennifer said to the client with the temporary construction impacts to the area with the removal of the asphalt and equipment on-site there will be some impacts to the contours. Jennifer stated that they provide a diagram of how construction equipment will impact the area.

The Commission voted to continue the Notice of Intent to the December 17 meeting.

8:03 - Administrative Topics

Jennifer introduced the two new members to the Commission, Kathryn Hess and Kenneth Nugent. They both gave the Commission an overview of their backgrounds. The Commission is happy to have a full board. Jennifer stated that she is still working with FAR on a letter. Jennifer will be providing to the Commission at the December 17th meeting the information submitted by the Boston Duck Tours which was heard at the October 22 meeting to complete their NOI. The

Commission also discussed voting someone to be Vice Chair of the Commission at the December 17th meeting.

8:18 - Meeting Adjourned

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