



## City of Cambridge Conservation Commission

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### **Public Meeting – Monday, October 19 at 7:00 PM 147 Hampshire Street, Main Conference Room MEETING MINUTES**

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

Present Commission Members: Jennifer Letourneau (Director), David Lyons (Vice Chair), Erum Sattar, Kathryn Hess, Kaki Martin, Elysse Magnotto-Cleary

Absent Commission Members: Ted Pickering, Purvi Patel (Chair)

Attendees: Tracy Dwyer, Cambridge Public Works; James Wilcox, Cambridge Public Works; Marissa Valentino, BSC Group; David Biancavilla, BSC Group; Jacob Vance, Cabot Cbot and Forbes; Betsy Frederick, Kleinfelder; Rob Kenneally, Kleinfelder; Alisa Lemberg, John Chun, Susan Holland, Mike Barry, Mitchell Goldstein, Christopher Schmidt, James Kelley, Danica Mari, Michael Brandon, Yen Ting

David Lyons opened the meeting.

#### **7:00 – Notice of Intent**

Mooney Street Redevelopment  
DEP File # Pending

Marissa Valentino from BSC Group went through the Northwest Quad Alewife Project otherwise known as the Mooney Street Redevelopment Project with the commission. Marissa stated that this project is located in the quadrangle area of Cambridge. The project is located on both the north and south sides of Mooney Street, bordered on the north by the MBTA, Blair Pond and Cambridge Highlands neighborhood to the west, warehouses east and offices to the south. The property has seven existing buildings as well as landscape/stockpiles and parking. The new development would consist six buildings of which two are resident buildings, one garage building and three office/lab space buildings.

Marissa stated that there would be flood storage facilities under buildings A and C, there would be pervious paving will be installed onsite and the will be meeting all of the stormwater guidelines and city standards.

There will be an increase in trees and pervious pavers to help with the stormwater runoff. Each building has own system and nothing with be going into the combined system. The goals is to

decrease runoff rates and meet guidelines of the Wetland Protection Act, City of Cambridge regulations and the stormwater guidelines.

Jim Wilcox, Director of Engineering Services for Department of Public Works stated that he asked Kleinfelder to review the submittal and submit a technical review of the project. The City is currently leasing 50 Mooney Street for the Department of Public Works operations. Betsy Frederick from Kleinfelder went through her review with the commission. Betsy stated that there was a conflict with some of the numbers that BSC had provided in their tables. They did not identify the Wetlands that were nearby to the project on their plans and did not document the habitat value.

David Lyons of the Conservation Commission asked about the pond to the west of the project and is that considered outside the buffer zone?

Marissa stated that it was located outside the buffer zone.

Betsy went on to state that there was no Engineering certification and that their plan lacked details and what the phasing of work would look like. She asked what the controls while in construction in regard to stormwater storage would look like.

Rob Kenneally from Kleinfelder commented on the combined sewer and the Hydro cad model does not reflect what they would be doing with the discharge to the East and what was going to discharge to the southeast corner and what impact it would have. He stated that should be in the hydro cad model.

Marissa stated that whatever building will be built first that they will look at the flood storage areas and make sure that they are met and update the hydro cad model and points of analysis to make it clear.

Betsy stated that the erosion and sediment plan presented and written were generic and felt they should commit to more details. The O & M plan should include inspections on the flood storage areas, cleaning of debris and the manufacturing recommendations. Catch basin requirements should meet all city infrastructure standards and MS4 permitting.

Snow disposal and plowing off site and maintained on site and how pervious pavement will be maintained should be talked about.

Marissa stated that once the project phasing is completed, they will make those updates.

Betsy stated a construction timetable, BMP standards and SWPPP should be more developed.

Marissa said they will provide more information.

David Lyons asked about section 2, standard 3 in the stormwater report, the checklist does not indicate that the property includes a 21E site but David stated that he did find information that it was a 21E site.

Marissa stated that the stormwater infiltration system had a closed bottom.

Erum Sattar from the commission referred to section 3, flood storage area site design to repeat original flood predevelopment.

Marissa said that the flood waters come from north Little River, they intend to keep open to increase flood storage in buildings A & C.

Erum asked if it floods now?

Marissa said that it has not flooded recently, they have back-up's in the storm drain and not entering from Little River.

Erum asked about the stormwater system back up.

Marissa stated that the system was designed fifty (50) + years ago and has been taxed but they intend to put less in now, by reducing the peak rate and holding peaks till the storm passes.

Erum asked about their maintenance plan for cleaning and how they would be cleaning it and when?

Marissa stated that they would be adding that into the O & M plan with a time frame.

Kathryn Hess of the commission asked about the design points? How much is going into the combined sewer? And how the amount of water? How much would be reduced? And why it was not accounted for in the model.

Marissa stated that from the cul-de-sac northwest to Mooney St will all be removed and will clarify that in the model.

Kathryn asked about the pervious pavers and the Operation and Maintenance and will they update the plan for that? Also, she asked about Mooney St being private and what that means for snow clearance.

Marissa stated that there is a portion of Mooney St that is private but would be all public. They would provide snow clearance on all private property and the City would provide snow clearance on all public property.

Kathryn asked about the treatment of the stormwater.

Marissa stated that the treatment would be will deep sumps and hoods in catch basins for the removal of solids.

Kathryn asked about the sequencing of buildings and would buildings A or C be built first since that is where the flood storage will be?

Marissa stated that there were no decisions on the construction phasing at this point and that some of the buildings block the floodwater, but they are confident that they would maintain flood storage during construction.

Jennifer Letourneau summarized the list of items that the commission was looking for:

- DEP – confirm file fee and review
- Comments from Kleinfelder
- Distance to Blair Pond and other resource areas (depict on plans)
- Phasing of work, BMPs
- Hydro cad model
- Operations and Maintenance
- SWPPP

Susan Holland of the Friends of Alewife would like to have Blair Pond location on plans for reference.

Mike Barry asked about the rainfall 2030 calculations – is this design built for economic life of the project, which is far beyond 2030.

John Chun asked where would all surface water go during a 10- or 100-year event?

Marissa said that this would happen with the landscaped areas, catch basin, floodwater 2030-100-year stormwater 2030 storm.

Danica Mari stated that she was confused about how it protects the Cambridge Highlands neighborhood.

Marissa stated that the Cambridge Highlands neighborhood is lower at the property line in the west, the high elevation is a smaller portion and that it sheets flows to the west and they intend to maintain and redirect to the east.

Michael Brandon of 27 Seven Pines asked pending zoning amendment with the City will this effect this project. Also, he stated that the plans for pedestrian/bicycle bridge in the railroads right of way would the Conservation Commission review and would this be subject to the Wetlands Protection Act?

Marissa stated that the project is pending zoning, it would not affect Wetland Protection Act with the building footprint, they were going for the height variance. There would be no changes flood

calculations. The bridge project would be outside the area and would need another Notice of Intent.

Kathryn asked about the location of the bridge?

Marissa stated that the bridge would be near building B and details are being worked out.

David stated the commission would have to review elements of the bike path and the Little River is close to the site and asked BSC to point out resource areas.

Jacob Vance from Cabot Cabot Forbes explained that the bike/pedestrian path would be at the end of Cambridgepark Drive, west of 200 Cambridgepark Drive and connect to T Stop via Cambridgepark Drive, this is intended connect to the cul-de-sac and not the bike path.

Mike Barry state that the 2030 economic life of the buildings is beyond that stormwaters would stay where you want them to? Will it improve stormwater runoff? Will the floodwater stay where you want it to?

Mitchell Goldstein lives west of the site near the wooded area. He asked if there was an option on drainage and will it affect the area?

Marissa stated that the west end meets existing grade as far as stormwater and will be collected but a catch basin and drained to the east. Property will meet the guidelines and there will be less area draining west.

Yen Ting stated concern about building B behind Normandy Terrace. She referenced the letter that the residents received from Marissa but was concerned that the letter did not reference the stormwater and flood water.

Marissa stated that the stormwater would be managed underneath buildings A and C and it would not reach building B. She explained that the flood water runs north to south and wont reach building B.

Yen asked about the low elevation on the street and explained that the street sloped down and water runs down the street from Loomis Street and with building B being elevated will there more run off from the construction.

Marissa stated that the elevation of the wooded area would be maintained and also near building B along the property line.

Yen asked with building B being elevated how will the water be maintained and how would they isolate it.

Marissa explained the property line is lower than adjacent properties to the south existing wall and to the west the grade will be maintained along the buffer.

Michael Brandon asked because the project is pending zoning approval will that have an effect on plans and the Wetland Protection Act? Is this project in the City's flood plain district?

Michael asked about the recording of this meeting be made available online.

Jennifer stated that she and Swathi Joseph from Zoning coordinate internally on projects like this. Jennifer stated she will work on making this recording available online.

Kathryn stated that she was worried about the sequencing of the construction and would like details along with a plan for stormwater/flooding. She said we have heard enough from the Cambridge Highland neighbors we now need to hear and see from BSC.

Kaki stated that the commission needs to be consistent, we need to know when projects are pausing that their wont be a deficit problem with the stormwater and flood storage.

David stated that maybe there are some ways they could enhance the flood storage in the wooded area in between Normandy and the site.

Jim Wilcox stated again the the City is leasing the property at 50 Mooney Street and that they City had a topographic survey done, there are flags on land subject to flooding and BSC should how on plans.

David stated that resources areas that could be affected should be on the plans too.

Erum asked about the timeline for the project.

Jennifer stated that Kleinfelder, the City and BCS met and David Biancavilla asked about the order of conditions being for five (5) years, this could be referenced under special conditions. Jennifer stated that this typically is for landscaping projects which need time to mature and grow. She said the commission could do the three (3) year option and they can come back unlimited times for an extension, this way the commission has time to tweak construction measures.

David agreed three (3) years would be best for this project so they could keep an eye on the project.

Kathryn stated since there is concerned with the residents about flooding did anyone reach out to DCR with a request to send more water into Blair Pond, in the northeast corner area.

Jacob stated that they wanted to get through the hearing that they had not reached out. He said there has been talk about bringing more foot traffic to the area, walking trail, a park for Blair Pond. He stated that the zoning petition is similar to the PUD application and the language in the permit is similar. When they went to the Planning Board they wanted to be flexible in regards to their plan with phasing. He asked if they were looking more for a phasing plan from the general contractor?

Jennifer stated that the project at Acorn Park Drive was similar to this one and Charles LeRay from Cabot Cabot Forbes. Jennifer explained that the Conservation Commission made a performance measure so that they were never below existing flood storage and that a bank was created.

Jacob stated that they are committing to what they did show in the plans.

Kaki Martin of the commission stated that the Acorn Park Drive project had created a spreadsheet and graphics to support flood storage during construction, no narrative was given.

Jennifer stated that they should think about their phasing and buildings and some back to the commission with a spreadsheet to show their flood storage.

Jacob asked if they needed to start building A and C first?

Jennifer stated that they don't but they need to figure out how they will store stormwater and flood water.

Kaki stated that the measures can be temporary.

8:47 – The Commission unanimously agrees to continue the hearing.

**8:49 – Administrative Topic**

Meeting Minutes from September 21, 2020 were approved.

The next meeting will be November 16, 2020

**8:56 – Meeting Adjourned**