

APPROVED May 15, 2013

City of Boston Conservation Commission
Public Hearing Meeting Minutes
Boston City Hall, Hearing Room 801
Boston, Massachusetts, 02201

April 3, 2013

Commissioners Present: Charles Button, Jeanne McHallam, John Lewis, Vivien Li, Antonia Pollak, John Sullivan

Commissioners Not Present: Stephen Kunian,

Staff Present: Stephanie Krueel, Executive Secretary

6:00 PM Notice of Intent from the City of Boston, Property and Construction Management Department for site and drainage improvements for the Boston Fire Department Fire Alarm Headquarters Building at 59 Fenway, Fenway, Muddy River (Bordering Vegetated Wetland, Bordering Land Subject to Flooding, Riverfront Area)

Representatives: Scott Dupre, Boston Public Facilities Department; Simon Alexandrovich, Ammann & Whitney

As the land at 59 Fenway is owned by the City of Boston Department of Parks and Recreation, A. Pollak recused herself from the discussion.

S. Dupre described the site and drainage characteristics/issues. He noted frequent flooding problems, particularly in the building's radio room. The grass swale is a major component of dissipation. Construction is planned to begin this summer.

J. Sullivan confirmed that the site was smaller than 1 acre. He also noted that the proponent's consultant did not respond to BWSC comments last year. Mr. Sullivan does not think the swale will hold enough water.

Mr. Dupre stated that he spoke to Matt Tuttle at BWSC and affirmed that infiltration is difficult on the site due to the high water table. Mr. Sullivan also spoke to M. Tuttle on 4/3/13, and reiterated that the swale needs to hold the first 1 inch of water runoff.

S. Alexandrovich claimed that the swale holds 12 inches of water. Mr. Sullivan remarked that silt will build up in the swale due to the lack of catch basins. Mr. Dupre is anticipating that a maintenance plan will be given to the Fire Department. Although the Parks Department owns the land, he assured the Commission that BFD would be responsible for maintenance.

V. Li asked for confirmation that Mr. Sullivan would not vote in support of approving this proposal tonight. Mr. Sullivan reiterated that the swale only has to retain 1 inch from the parking lot runoff. The rest can overflow.

C. Button drew the Commission's attention to the maintenance plan included in the NOI, which specified periodic silt removal.

Mr. Sullivan asked if the reason the proponent submitted a letter to the Boston Groundwater Trust is because project is within the GCOD. If that is the case, then a letter from BGWT is needed as well. He declared that entirely new plans would be needed to accommodate the 1" retention requirement, so the existing plans will not be accurate. He also noted that maintenance activities probably should not include mowing.

Ms. Li asked for confirmation from Mr. Sullivan that the proponent would need to return to the Commission with a different plan. Mr. Sullivan suggested that the hearing be continued.

Mr. Alexandrovich stated that the swale cannot be made deeper due to the water table level, and it can't be made wider because parking space would be lost. Mr. Sullivan replied that designers are trained to deal with these issues.

J. Lewis brought up the issue of fertilizer and asked if the Commission wanted to comment on that. Mr. Button suggested it be addressed in the revised submittal.

Mr. Dupre noted that the Corrections Department does intermittent landscaping maintenance at the site.

- **Motion made by V. Li and seconded by J. Lewis to continue the hearing to the April 17th, 2013 meeting (6:20 PM 5/0/1 Pollak).**

6:20 PM Notice of Intent for **DEP File No. 006-1336** from Boston Waterboat Marina for replacement of timber piles, pile caps, stringers and decking at 66 Long Wharf, Downtown, Boston Inner Harbor (Land Under Ocean)

Representatives: Chris Canon, BWM; Rebecca Skalaski, Childs Engineering Corp.

J. Lewis recused himself.

V. Li stated that Boston Waterboat Marina and Childs Engineering Corp. are dues-paying members of her employer, The Boston Harbor Association.

R. Skalaski described the purpose of the project as to replace a deteriorated pier in kind and replace a floating office.

C. Button confirmed that the Commission had stamped plans.

Ms. Li inquired as to the length of the project. It would begin in November after the boating season is closed and be complete by the first of the New Year (2014). The project is funded.

A. Pollak requested a photo of the site. S. Krueel circulated an aerial photo from Google.

- **Motion made by V. Li and seconded by A. Pollak to approve the Order of Conditions as written (6:25 PM 5/0/1 Lewis).**

- **Motion made by V. Li and seconded by A. Pollak to approve the minutes of the February 20, 2013 meeting as amended (6:27 PM 6/0/0)**
- **Motion made by V. Li and seconded by A. Pollak to approve the minutes of the March 6, 2013 meeting as amended (6:28 PM 5/0/1).**

6:30 PM Notice of Intent for **DEP File No. 006-1340** from the Massachusetts Department of Conservation and Recreation for redevelopment, historic building stabilization, and landscaping and stormwater improvements at The Plaza at Mattapan Square, 1674 Blue Hill Avenue, Mattapan, Neponset River (Bank, Riverfront Area)

Representatives: Robin Pfetsch & Cathy Garnett, DCR; Carolyn Campbell, CSS; Peter Reed & Jeff Malloy, BSC Group

V. Li stated that DCR, the Parks Department, and BSC are dues-paying members of her employer, The Boston Harbor Association. Ms. Li excused herself from the meeting.

S. Krueel read into the record a letter from the Neponset River Watershed Association dated March 13, 2013. She also asked the proponent to address the TMDL for pathogens for the Neponset River at the appropriate time in the presentation.

R. Pfetsch described the project, which includes demolishing 2 buildings and rehabilitating the site. She also described some past uses of the building. The proponent intends to create a plaza and work with the community to find a suitable use for the building. The work will take place from June to August 2013.

C. Garnett explained that this is part of the larger, 11-mile Neponset River Greenway, which has the Mayor's support. In late April a public meeting will take place to solicit ideas for uses for the plaza and the building.

P. Reed described the drainage plan. All roof runoff would be discharged above grade following the pitch of the roof, with half going to the north and half to the south of the centerline. The proponent has met with BWSC, which required 1 inch of infiltration for the front area, where there is impervious coverage. An

infiltration basin will be located under the middle of the plaza, and will overtop to a new outfall adjacent to the river, where there is a 1:1 slope with rip rap a distance from the top of the bank. During demolition, erosion & sediment controls will be placed along the top of the bank, and polysheets will be installed to catch any asbestos in the caulking on the exterior of the building. The asbestos will be hand-removed, contained, and disposed of properly. The flat concrete slab foundation under the shed will remain because it is embedded in the bank. When the trail connection is designed, the proponent will return to the Commission for approval to remove the foundation. In the meantime the area will be fenced off from the public (the plaza will be open to the public). Potential uses for the area could include bike repair or a farmers market.

J. Sullivan asked for clarification regarding the length of time the foundation and associated rubble would remain. Mr. Reed reiterated that the foundation would remain until further notice, and no rubble would be present. Water would continue to sheet flow to the river, much as it does now off the roof of the building. The ground behind the historic building is currently vegetated. The project will provide a 70% reduction in impervious surface within the Riverfront resource area. The proponent will monitor the area for any erosion issues.

Mr. Sullivan asked why the southern half of the roof runoff could not be piped to the north side of the building. He also conceded that it would be okay for the runoff to land in the grass. Mr. Reed suggested that the runoff could be piped as part of the building fit-out when a re-use is established.

Mr. Sullivan confirmed that no utility work would be done associated with this project. Work in the sewer line will be videotaped as per BWSC's request. There is an existing sewer pipe in the northeast corner of the building. There is no electrical service. The water has been shut off. Mr. Sullivan noted that the lining type of the sewer line should be confirmed (copper or lead) so that it could be addressed now prior to paving of the plaza. A test pit can be dug during construction to locate the pipe underground. The proponent clarified that the building fit-out and the plaza work would be done concurrently. The plaza will be paved with concrete, sidewalk style.

C. Button asked the proponent to make sure that the grass is maintained well early on to allow it to establish and to avoid gullies.

J. McHallam inquired about the bidding process. The project will go out to bid in April, begin in June, and last a couple of months. Currently there is funding only for the stabilization and plaza work.

J. Malloy confirmed that there are no performance standards associated with the TMDL for the river.

- **Motion made by A. Pollak and seconded by J. McHallam to approve the Order of Conditions as written (6:50 PM 5/0/0)**

6:45 PM Notice of Intent for DEP File No. 006-1339 from the Massachusetts Department of Conservation and Recreation for the Neponset River Greenway Project including construction of a pedestrian pathway from Ryan Playground in Boston to Central Ave in Milton, including a footbridge across the Neponset River, Mattapan/Dorchester, Neponset River (Riverfront Area)

Representatives: Robin Pfetsch & Cathy Garnett, DCR; Carolyn Campbell, CSS; Peter Reed, BSC Group; Sean Hale, Epsilon Associates; Rick Devanna, AECOM

C. Garnett explained that DCR has been working on this project since 2000, and she described the currently proposed trail segment.

C. Campbell showed the proposed trail location on an aerial map and described it as a 10-foot wide bituminous multi use path along an existing dirt path, with a deck transition to the pedestrian bridge and a bituminous path to Ryan playground. Construction staging will take place in the playground.

P. Reed described the drainage plan.

A. Pollak confirmed that no new plantings are specified in this plan. Ms. Campbell explained that 9 large-caliper trees would be removed for bridge construction access and 20 smaller caliper trees would be removed along the trail. These trees are Cherry, Red Maple, Black Locust, and Birch.

C. Button asked if pervious paving made sense in this location. If so, it would be good to consider, but it is not required by the Commission.

Ms. Garnett agreed that no sanding, salting or plowing is anticipated.

S. Hale noted that the work is entirely within upland areas with the exception of work in the Riverfront resource area and the 100-foot Buffer to the bank. All work is outside of the floodplain, and there is no in-water work. The project meets two limited project provisions for foot bridges and pedestrian pathways. Nevertheless, the project still complies to the extent practicable in the Riverfront Area.

Mr. Button drew the proponent's attention to a clerical error on page 11, Section 5.1 of the narrative (the square footage is missing). Mr. Hale noted that the square footage (6,000) of altered resource area is indicated on Form 3. Mr. Button asked to be notified of when the bridge was being built so he could watch.

Ms. Garnett returned to the conversation regarding pervious pavement and noted that DCR has had bad experiences with stabilizers, which do not hold up like bituminous pavement. Mr. Button suggested looking at other kinds of pervious pavement.

J. Sullivan requested that the proponent talk to MWRA regarding drains near the sewer. Mr. Reed indicated that the locations had all been identified and the section 8 form completed. The crane will stay out of the influence zone of the sewer. It will be set on a mat overlaying gravel.

J. Lewis asked for an update on the Port Norfolk area. R. Pfetch replied that a request for funding from MassDOT had been submitted.

Mr. Sullivan confirmed that the trail was in fact a multi-use trail. It would have a painted centerline, but no exclusive bike lane. It will be open from dawn till dusk. There will be access for emergency and patrol vehicles on the pathway, but not on the bridge. LED security lights will be located on the bridge, but there will be no lighting on the pathway.

- **Motion made by A. Pollak and seconded by J. McHallam to approve the Order of Conditions as written (7:10 PM 5/0/0)**

7:00 PM Notice of Intent for **DEP File No. 006-1338** from the Luna Preservation Society for Construction of a Floating Dock for the Historic Tugboat Luna at Pier 4, Charlestown, Boston Inner Harbor (LUO)

Representatives: Robert Welch, Childs Engineering Corp; Tom Sullivan & Michael Rauworth, Luna Preservation Society

R. Welch described the project.

J. McHallam asked if the project met ADA requirements. Mr. Welch explained that since the Luna is not a transport vessel, it is not required to be ADA compliant down to the floating dock. The boat is viewable from Pier 4.

J. Sullivan asked if there will be any utility connections. Electricity will be supplied for lighting only.

J. Lewis inquired about the condition of the Luna. T. Sullivan provided before & after restoration photos.

Ms. McHallam confirmed that the project is funded. The LPS has secured \$150,000 to construct the dock.

- **Motion made by J. Lewis and seconded by J. McHallam to approve the Order of Conditions as written (7:20 PM 5/0/0)**

7:15 PM *Updates and General Business*

- Request for Certificate of Compliance, **DEP File No. 006-1017**, Charlestown Navy Yard, Pier 4 Improvements and Dredging Project

S. Krueel reported that she had conducted a site visit on April 2, 2013. She described the projects and noted that the proposed guard booth, gates and fencing had not and would not be constructed; therefore the conditions related to signage were not applicable. Also, the project became part of the Army Corps'

Boston Inner Harbor Maintenance Dredging Project, and so the dredging spoils were disposed of in CAD cells, therefore the conditions related to dewatering and spoils testing were not applicable. Work was completed in January of 2009. The Commission requested that a letter be obtained stating that the guard shack would not be constructed.

- **Motion made by A. Pollak and seconded by J. McHallam to issue the Certificate of Compliance for the work that was completed (5/0/0 7:23PM)**
- Request for Certificate of Compliance, DEP File No. 006-1228, Site Improvements, 170 Maverick St, East Boston

S. Krueel reported that she had conducted a site visit on March 28, 2013. All field-viewable conditions had been met. All required documents had been submitted.

- **Motion made by A. Pollak and seconded by J. McHallam to issue the Certificate of Compliance (5/0/0 7:24PM)**

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- **Motion made by A. Pollak and seconded by J. McHallam to adjourn (5/0/0 7:25PM)**

Respectfully submitted,

Stephanie Krueel

Executive Secretary