

APPROVED 1/23/13

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

January 9, 2013

Commissioners Present: Charles Button- Chairman, John Lewis, Vivien Li, Antonia Pollak

Commissioners Not Present: Stephen Kunian, Jeanne McHallam, John Sullivan

Staff Present: Stephanie Krueel, Executive Secretary

6:05 PM

Update on Order of Conditions for **DEP File No. 006-1311** from FPCHotel LLC issued for the construction of a six-story 135-room hotel, 66 Sleeper Street, South Boston, Fort Point Channel (Parcel E) *Continued from the October 17, 2012 Public Hearing*

Representatives: David Wamester, Boston Global Investors; Amy Auerbach and Charlene Smith, Boston Children's Museum; Adrian Nial, Reed Hilderbrand Associates

V. Li stated that BGI and the Children's Museum are dues paying members of her employer, The Boston Harbor Association.

D. Wamester provided background on the Seaport Square Planned Development Area (PDA) and the role that Parcel E plays as early action item originally tied to the development of Parcel A. Mr. Nial explained that the proposal for Parcel E integrates it into the redevelopment of Children's Wharf Park (CWP), of which the MBTA, BRA and Children's Museum are all owners. Parcel E itself is currently a loading dock. CWP was originally developed as part of the Silver Line tunnel and experiences drainage problems. The Harborwalk floods under the Seaport Blvd bridge. Project goals including providing more green high-performing landscaping; allowing for infrequent inundation; expanding the event lawn with "seating" on the knoll; improving the promenade and related circulation; and improving the service zone. The new service zone (or staging area) would have reduced impervious coverage based on the absolute minimums to allow service truck movements. The plan includes an internalized bus drop-off allowing for flexibility in the case that Sleeper Street becomes on-way.

Ms. Pollak confirmed that trucks have a separate curb cut from the buses, and that the service zone is fenced.

C. Button inquired about the construction schedule. A. Auerbach described a \$2M price tag for design and construction, which the Museum wants to raise as part of its 100th birthday celebration, as well as a \$2M endowment for maintenance costs. There is currently no construction schedule. An NOI will need to be filed for capital construction.

Mr. Wamester clarified that all open space for Parcel A will be located on Sleeper Street. The development of Parcel E as open space is required as mitigation for the PDA, NOT the hotel on Parcel A. Therefore the hotel is not in any way involved with Parcel E. BGI has made a financial commitment to the project in form of funding all design, providing some seed money for construction and working with the Museum to finance the remainder of the construction costs.

Ms. Li asked how much more money was needed to complete park construction, and wanted to clarify the amount contributed by the developer. No specific amount was identified.

Mr. Wamester noted that although BGI was ready to begin construction immediately on Parcel E, it makes more sense to develop it as part of a comprehensive site plan for CWP. The plan was presented to the BRA in December and the proponent met with abutters on 1/7/13. Ms. Auerbach noted that construction will not start until the Museum has all the capital costs and the endowment. She plans to communicate

with the Mayor, as state and city property is contained on site. Although she would support finishing the project in time for the Museum's October 2013 birthday celebration, she notes that that is not actually possible.

Ms. Pollak asked several questions related to the design of the park. The proponent responded that the lawn would be programmed with performances. He noted the bleak soil issues and the desire to lift the grade of the lawn to make Harborwalk the low point rather than the high point to help orient activity toward Fort Point Channel. Ms. Pollak noted that the street trees on Sleeper Street might be problematic combined with the curb cuts. Ms. Li noted that the design contains a lot of hardscape. The proponent noted that the bus drop-off would be pavers rather than concrete. All the additional green space is vertical as horizontal space is pretty much maxed out. Irrigation and under draining to support the proposed vegetation is a large part of the investment.

Ms. Li and Mr. Button requested a further update on the completion date and funding of the park from the applicant within six months.

6:35 PM

Request for Determination of Applicability from MassDOT for lining of a leachate collection pipe at Spectacle Island, Boston Harbor.

Representatives: Ron Killian, MassDOT Highway Department Division 6; Mike Richard, Weston & Sampson

V. Li stated that Weston & Sampson is a dues paying member of her employer, The Boston Harbor Association.

R. Killian described the existing leachate pipe system. In 2009 monitoring showed consistent flow with spike due to mistakenly-installed perforated pvc pipe in a portion of the system. Solid pipes at a two-foot-higher elevations should have been installed at the project location. Work is scheduled to begin on April 1, 2013 and take approximately 30 days, to be completed prior to bathing season.

C. Button asked why LCMH5 indicated on the plan was not scheduled to be lined. M. Richard responded that Leachate Pipe 5 was not experiencing groundwater infiltration. He noted that BMPs would include erosion controls on the south side of the dunes and that the two trucks involved in the project would be confined to the work limit on the existing path and direct access to three of the four man holes. MCMH3 is at a pump station outside of the resource area. The dunes are to be restored after work is complete. The liner will consist of a flexible fabric tube impregnated with resin and filled with forced air.

J. Lewis confirmed that the flow in the existing leachate soil is north to south, and that the south drumlin is made of soil excavated from the Big Dig.

Ms. Li asked how much dune grass would be adversely impacted. Mr. Killian responded that the area under the truck tires (50—70 feet per path) would be the only impact area. Ms. Li wanted to know the success rate of re-seeded beach grass. Mr. Killian reported that the re-seeding on the west beach revetment had experienced an extremely high success rate, so prognosis is very good. There should be new plants within one season, and the impact should not be noticeable by the second season.

Mr. Lewis confirmed that crystallization in the leachate pipes was not a problem in the new system.

In response to Ms. Li's question, Mr. Killian explained that the pre-existing asbestos issue on Spectacle Island was still being worked out with DEP, and that it did continue to be a problem all these years later.

Ms. Li suggested that the following condition be added: "Any affected dune area shall be restored prior to project completion. The applicant shall provide a report to the Commission regarding the state of the restoration one year after project completion."

- **Motion made by V. Li and seconded by J. Lewis to issue a Conditional Negative Determination as amended (3/0/1 [Pollak] 6:55 PM)**
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7:15 PM

Notice of Intent for DEP File No. 006-1327 from U.S. Postal Service for redevelopment of paved loading areas at 25 Dorchester Avenue, Downtown, Fort Point Channel (100 Foot Buffer to Coastal Bank)

Representatives: Todd Ravenelle, Gordon R. Archibald, Inc.

T. Ravenelle described the project and its impact on the stormwater drainage system. A trench drain will be installed connecting to the existing basin, and BMPs will be used during construction.

A. Pollak asked what “rehab” means for this project. Mr. Ravenelle explained that both concrete and bituminous work was proposed.

V. Li noted that the walkway captured in the photos is in poor condition and wondered if it would be fixed. Mr. Ravenelle replied that the photo was included to show the relationship between the project area and the channel, not to indicate that repairs to the walkway were included in the proposal. He noted that it was accessible to employees, but not to the public. Ms. Li noted that it is still dangerous for employees. She was disappointed that a representative from the USPS was not present at the meeting. She is interested in establishing the Harborwalk outside of the secured area (between the guard gate and Summer Street). It was unclear whether this property belonged entirely to the USPS or to the adjacent office building. Ms. Li also noted that the USPS employee parking lot on A Street suffers from a lack of maintenance. She proposed that the following conditions be added:

- The Applicant shall provide an update to the Commission by April 10, 2013 regarding safety improvements to the asphalt walkway along the Fort Point Channel.
 - The Applicant shall submit a maintenance plan for the USPS employee parking facility located on A Street by January 24, 2013.
 - The Applicant shall provide an update to the Commission regarding the potential for a Harborwalk between Summer Street and the USPS guard shack.
- **Motion made by V. Li and seconded by A. Pollak to issue the Order of Conditions as amended (4/0/0 7:10PM)**
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7:10 PM

Notice of Intent for DEP File No. 006-1328 from the City of Boston, Department of Neighborhood Development for demolition of an existing building at 12 Fairmount Court, Hyde Park, Neponset River (Riverfront Area)

Representatives: Jamie Smith, COB DND; Michele Simoneaux, GZA GeoEnvironmental Inc.

The representatives described the existing conditions, proposed project and BMPs to be utilized during demolition.

A. Pollak had been in the building in the past and remembered there being a drainage system of some sort within the slab. M. Simoneaux was not aware of such a system, but noted that the surveyors documented existing utilities. She noted that if any drainage system was found it would be addressed (capped) since it could be a hazard. BWSC is involved with the project and will be consulted.

J. Lewis asked what the most recent use for the building was. Ms. Simoneaux replied that Lewis Chemical Company occupied the building from 1963 to 1983 and processed hazardous material.

- **Motion made by J. Lewis and seconded by A. Pollak to issue the Order of Conditions as written (4/0/0 7:17PM)**

7:00 PM

Notice of Intent for **DEP File No. 006-1326** from Pembroke Real Estate, Inc. for floating dock replacement and pump-out facility repair, 200 Seaport Blvd, South Boston, Boston Harbor (Coastal Bank, DPA)

Representatives: David Porter, Childs Engineering; Jim Stolecki, MassPort

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

C. Button inquired about the electronic signatures provided on the NOI.

D. Porter described the existing conditions and the proposed project, noting that there would be no change in the size or placement of the floats. They are to be constructed off-site of commercial grade treated timber and are designed to last approximately 15 years.

Ms. Li asked how long the project would take. Mr. Porter replied that the on-site portion of the project would take less than one month and would occur prior to the boating season. The site provides a pump-out station for commercial vessels. The project also involves widening the trough that holds the sewer pipe, which is located on private property and is BWSC approved. There will be no flow change and there have not been any freezing issues.

Ms. Li inquired about the status of Harborwalk Signage in the area. J. Stolecki noted that MassPort is still working on it and that signage will be installed prior to submitting a request for Certificate of Compliance for the Fish Pier project.

- **Motion made by J. Lewis and seconded by A. Pollak to issue the Order of Conditions as written (4/0/0 7:25PM)**

7:15 PM Updates and General Business

Ms. Kruel presented a resolution to accept the transfer of West Austin and Deforest Street Urban Wild properties from the Department of Neighborhood Development.

- **Motion made by V. Li and seconded by A. Pollak to accept the resolution as written (4/0/0 7:28PM)**

The commission reviewed and commented on the minutes from the 12/12/12 and 5/16/12 meetings.

- **Motion made by A. Pollak and seconded J. Lewis by to approve the minutes of the May 15, 2012 meeting as written and the December 12, 2012 meeting as amended (4/0/0 7:29PM)**

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- **Motion made by A. Pollak and seconded by V. Li to adjourn the meeting (7:33pm)**

Respectfully submitted,

Stephanie Kruel

Executive Secretary