

Approved 4/3/13

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

March 6, 2013

Commissioners Present: Jeanne McHallam, John Lewis, John Sullivan, Vivien Li

Commissioners Not Present: Charles Button, Stephen Kunian, Antonia Pollak

Staff Present: Stephanie Krueel, Executive Secretary

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- **Motion made by J. McHallam and seconded by J. Sullivan to appoint V. Li as acting chair (4/0/0 6:12 PM)**
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6:12 PM Notice of Intent for **DEP File No. 006-1335** from the Massachusetts Port Authority for geotechnical borings at 776 Summer Street, Reserved Channel, South Boston (Land Under Ocean, Fish Run)

Representatives: Jim Stolecki & Kevin McWeeney, Massport; Laureen Beintum, GEI

V. Li stated that Massport is a dues-paying member of her employer, The Boston Harbor Association.

J. Stolecki described the project. Each boring would take two days to complete, and would drive down to bedrock.

Ms. Li asked if Massport had purchased this property. Massport is currently in negotiations with Exelon. Mr. Stolecki will submit a project sign-off from the current owner. Massport is expecting to close on the property sometime this year.

J. Lewis asked about the purpose of the borings. They are for bridge abutments.

Mr. Stolecki confirmed that stamped drawings are required to be submitted.

Ms. Li asked Mr. Stolecki to provide staff with abutter notification forms as well.

- **Motion made by J. McHallam and seconded by J. Lewis to issue the Order of Conditions as amended (4/0/0 6:20 PM)**
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6:20 PM

Notice of Intent from the University of Massachusetts Boston for shoreline stabilization and Harborwalk upgrades, 100 Morrissey Boulevard, Dorchester, Dorchester Bay (Coastal Beaches, Land Containing Shellfish, Land Subject to Coastal Storm Flowage)

Representatives: Zehra Schneider Graham & Dorothy Renaghan, UMass; Pam Shadley, Shadley Associates; Ron Bourne & Seth Lattrell, Bourne Consulting Engineering

S. Krueel read into the record a letter from the Division of Marine Fisheries dated March 6, 2013 recommending that due to the intertidal work proposed, the applicant conduct a field investigation of the shellfish resource at the site in coordination with DMF. Any required shellfish mitigation would be based on an assessment of both permanent and temporary impacts to the shellfish habitat.

V. Li stated that UMass is a dues-paying member of her employer, The Boston Harbor Association.

Z. Schneider Graham described the project as first and foremost a shoreline stabilization project. The 800 linear-foot subject site is experiencing erosion at a rate of more than half a foot per year.

P. Shadley presented the Harborwalk portion of the project. The Harborwalk will consist of an asphalt walkway with an edge treatment similar to that at the neighboring JFK site. The swale indicated on the map is not a wetland; however the hydrologic processes would be preserved. The design stabilizes the shoreline and caps the contamination. Trees will need to be removed to accommodate the 2-foot high cap. This is also an opportunity to remove invasives and to open views, which will improve safety. The applicant is working with DCR to cap all the way to the shared property line and return the path to grade over DCR's property. The entire Harborwalk will be ADA accessible. Amenities include seating areas, one of which will be large and programmable. All LED lights will be equipped with baffles, and trash receptacles are designed to be rodent-proof. The packet distributed this evening contains a plan list. Of the 21 plant species listed all but 7 are on CZM's coastal-tolerant plant list. The others are additional coastal-tolerant plants. The landscape design does not provide any thickets or places for people to hide, and the plants chosen are appropriate for wildlife habitat.

Ms. Li noted that the landscape seems bare, and that more amenities such as stationary binocular views and public art are needed.

Ms. Shadley noted that this is not an urban location like other newer Harborwalk areas.

Ms. Li countered that Dorchester is in the process of being revitalized and is become more similar to other urban areas, and the Harborwalk design should anticipate that.

Ms. Shadley responded that the adjacent Lot D will eventually house a residence hall, and she was aware of the future plans for the area.

D. Renaghan asked Ms. Li what other particular amenities should be included, and Ms. Li suggested public art. Ms. Renaghan drew attention to the large programmable seating area, which has a flush, circular area for rotating sculptural displays. It is anticipated that students' capstone projects would be located here, along with coordinated unveiling events.

J. Sullivan inquired about a yellow sculptural piece in the vicinity of Morrissey Blvd, which Ms. Renaghan confirmed was an award-winning sculpture insured for \$3M.

R. Bourne presented the shoreline stabilization portion of the project. He noted that this is not a soft solution environment and overtopping will occur. He described the alignment choice and the excavation and fill amounts involved, and explained that UMass is looking to reuse the excess fill on campus wherever possible. The total intertidal impact, including removal and reestablishment, would be 2,800 square feet. In addition, a culvert would be installed to drain the swale.

Mr. Sullivan asked if the 30" pipe would be used as an outfall in the future, and suggested a larger pipe of 48" could be installed for future tie-in. Ms. Renaghan explained that the UCRR Project already takes into account drainage for the entire campus, so all future stormwater management will be accounted for. The UCRR project will be tested against the shoreline design, which can be amended if necessary.

Mr. Bourne identified the location of the temporary Harborwalk route during construction, and noted that construction access to the site was extremely difficult. The applicant's goal is to begin construction in August/September 2013 so that the Harborwalk can be open to the public around Memorial Day 2014.

Ms. Li stated that Bourne Consulting Engineering is a dues-paying member of her employer, The Boston Harbor Association. She indicated that she was not sure if the chosen alignment was the most "environmental" option.

Ms. Schneider Graham stated that UMass had met with DEP two weeks ago, and the Written Determination should be completed within the next 3-4 weeks.

Ms. Li asked if DEP was comfortable with the chosen alternative. Mr. Bourne responded that there were no clear objections, and noted that this project proposed more balanced cut and fill than similar revetment projects.

Ms. Li confirmed with the applicant that a shellfish study would take at least a couple of weeks to complete. Although Ms. Li wants the Harborwalk completed sooner rather than later, she conveyed that she is very concerned about protecting the resources on site. She noted that State agencies take a long time to process permits, and believes that an August/September start date may be too ambitious.

Mr. Sullivan indicated his desire to move ahead with approvals at this hearing. He mentioned that there once was a real beach adjacent to the subject site and wondered if it could be restored. Ms. Renaghan noted that although the property does not belong to UMass, she had discussed this with the Harbor Point residents early on, and at the time there was no funding available. Legislative leaders asked for a study that was then provided by LEC. It indicated that this location should not be a beach for several reasons including that the existing surface material is not compatible with sand, any sand deposited would quickly wash away, and there is shellfish habitat present.

Mr. Bourne noted that with regard to the DMF letter, any mitigation would have to be done off-site because reseeding in a closed shellfish bed is not permitted.

Ms. Li expressed confidence in Mr. Bourne's work, but conveyed that the alternatives analysis had given her pause.

A UMass student in the audience stated that the campus is beautiful and will be even more so upon the completion of this project.

- **Motion made by J. McHallam and seconded by J. Lewis to issue the Order of Conditions with the following amendment: Before construction commences, the Applicant shall investigate the possibility of including additional amenities along the Harborwalk, including, but not limited to, stationary binocular viewers and public art. (4/0/0 7:10 PM)**

7:10 PM

Notice of Intent from the Massachusetts Port Authority for barge repairs at the Piers Park Community Sailing Center, 95 Marginal Street, East Boston, Boston Inner Harbor (Buffer Zone to Coastal Banks)

Representative: Jim Stolecki, Massport

V. Li stated that Massport is a dues-paying member of her employer, The Boston Harbor Association. She then excused herself from the remainder of the meeting. J. McHallam became acting chair.

J. Stolecki described the dock rehabilitation project, noting that the deterioration of the barge coating had become a safety hazard.

J. Lewis inquired about the age of the coating. Mr. Stolecki recalled that it had been applied in the late 90's and was close to 15 years old. He believes the new coating will be more durable and longer-lasting. Ultra-high pressure water will be used to remove the existing coating. The specs require the contractor to provide containment, and the application management plan will be provided to staff as soon as the contractor submits it. The work will take approximately 6-8 weeks and would avoid impacting the sailing schedule. The high project cost of \$250,000 is due in part for the need for a crane to lift the gangway and shack.

J. McHallam asked for more information regarding containment. Mr. Stolecki replied that the contractor would be responsible for developing a plan, and that there would be zero tolerance for pollution.

Ms. Krueel noted she would email the approved special conditions to Mr. Stolecki.

- **Motion made by J. Lewis and seconded by J. Sullivan to issue the Order of Conditions as written (3/0/0 7:18 PM)**
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7:18 PM *Updates and General Business*

- Request for Certificate of Compliance for **DEP File No. 006-1281** from Pembroke Real Estate Inc. for pier rehabilitation work involving structural repairs to building foundation components including a seawall, concrete grade beams and deck structures associated with the pier apron, at the World Trade Center, 200 Seaport Boulevard, South Boston, Boston Inner Harbor (100-foot Buffer Zone).

S. Krueel described the project, noting that all conditions have been met, all the required documents have been submitted, and a stamped letter from the engineer was provided.

- **Motion made by J. Lewis and seconded by J. Sullivan to issue the Certificate of Compliance (3/0/0 7:20 PM)**
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The meeting was adjourned at 7:20 PM

Respectfully submitted,

Stephanie Krueel

Executive Secretary