

Boston Groundwater Trust

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February 15th, 2017

Casey Ann Hines, Senior Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 47-55 LaGrange Street Project Notification Form

Dear Ms. Hines:

Thank you for the opportunity to comment on the 47-55 LaGrange Street project notification form (PNF) located in the Mid-Town Cultural District. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the PNF and confirmed at the scoping session the project is proposed to be designed and constructed to comply with the requirements of Article 32.

Also stated in the PNF and confirmed at the scoping session compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. The PNF states that the proposed new building is anticipated to be supported on either a shallow mat foundation bearing on the natural, inorganic Marine Deposits or on deep foundations bearing in dense glacial soils or bedrock. The PNF also states that development of the Project site will require excavation to depths of approximately 15 feet for construction of foundations and below-grade basement.

As stated in the PNF and confirmed at the scoping session, temporary earth support walls will be needed to excavate the basement level and construct below grade foundations. The type and design of both the temporary earth support system and foundation system will provide for adequate support of the structures and utilities and be compatible with the subsurface conditions.

As stated in the PNF and confirmed at the scoping session, the Project will result in no negative impact on groundwater levels within the lot in question or adjacent lots. The proponent also stated at the scoping session that the basement will be waterproofed. Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in cursive script that reads "Christian S. Simonelli".

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, BED