

**Boston Water and
Sewer Commission**

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June 2, 2017

Mr. Raul Duverge
Project Manager
Boston Planning & Development Agency
One City Hall Square
9th Floor
Boston, MA 02201-1007

Re: Boston Real Estate Capital
Small Project Review Application 2017-05-11

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 191 and 211 Condor Street, located in the East Boston section of Boston. This letter provides the Commission's comments on the SPRA.

Boston Real Estate Capital proposes to demolish the existing structures and construct two, 4-story residential buildings with 23 residential units and up to approx. 25 off-street parking spaces.

Water usage and wastewater generation estimates were not stated in the SPRA.

Water service to both 191 and 211 Condor Street is served by a 12-inch water main within Condor Street. The water main is part of the Commission's Northern Low Pressure Zone.

For sewer and storm drain service, the site is served by commission owned sewers and drains. There is one 24-inch drain, and one 12-inch sanitary sewer line, as well as a 48-inch MWRA owned sewer drain in Condor Street.

Boston Real Estate Capital will not be permitted connection to MWRA's 48-inch Interceptor.



General

1. Prior to demolition of any buildings, all water, sewer, and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. Boston Real Estate Capital must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers, and storm drains must be designed and constructed at Boston Real Estate Capital's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the designs of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers, and drains which serve the site, proposed service connections, as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



- 3a. Boston Real Estate Capital should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes green spaces, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. Boston Real Estate Capital should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Boston Real Estate Capital will be required to apply for a RGP to cover these discharges.
6. Boston Real Estate Capital is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
7. The Commission will require Boston Real Estate Capital, to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Boston Real Estate Capital, to re-inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is Boston Real Estate Capital's responsibility to evaluate the capacity of the water, sewer, and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Boston Real Estate Capital must include a detailed capacity analysis for the water, sewer, and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer, and storm drainage systems.



Water

1. Boston Real Estate Capital must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Boston Real Estate Capital should also provide the methodology used to estimate water demand for the proposed project.
2. Boston Real Estate Capital should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Boston Real Estate Capital should consider outdoor landscaping which requires minimal use of water to maintain. If Boston Real Estate Capital plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Boston Real Estate Capital is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Boston Real Estate Capital should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. Boston Real Estate Capital will also be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. Boston Real Estate Capital is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Boston Real Estate Capital should contact the Commission's Meter Department.

Sewage / Drainage

- In conjunction with the Site Plan and the General Service Application Boston Real Estate Capital, will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
- Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater, or construction debris to the Commission's drainage system when construction is underway.



- Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.

Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.

Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control or treatment structures to be utilized during construction.

Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.

2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Boston Real Estate Capital is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
3. The Commission encourages Boston Real Estate Capital, to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Boston Real Estate Capital is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Boston Real Estate Capital will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. Boston Real Estate Capital must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.



6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that Boston Real Estate Capital, install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Boston Real Estate Capital should contact the Commission's Operations Division for information regarding the purchase of the castings.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.

Chief Engineer

JPS/es

cc: Joe Hassell, Boston Real Estate Capital
M. Connolly, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 191/211 Condor Street1 message

kentico@boston.gov <kentico@boston.gov>

Wed, May 24, 2017 at 7:02 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

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Form updated: 5/24/2017 7:02:21 PM

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First Name: Frances

Last Name: Ippolito Riley

Organization: Resident

Email: [REDACTED]

Street Address: 193 Trenton Street

Address Line 2:

City: East Boston

State: MA

Phone: [REDACTED]

Zip: 02128

Opinion: Oppose

Comments: Who is submitting this proposal? What Agency? It is too high, too dense. This is way too big. Condor Street has too much traffic as it is. Not to mention the addition of another 25 cars maybe more. Since the average household in America has two or more cars. Why not leave it as a place to make a Victory Garden, for residents to grow vegetables and or flowers. There is overdevelopment as it is in East Boston. I am opposed to any further Condo development in neighborhoods where it does not contribute but takes away the sense of family life. Fran Ippolito Riley

PMContact: raul.duverge@boston.gov

Project ID: 2562



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 191/211 Condor Street1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Jun 8, 2017 at 9:56 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

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Document Name Path: /Development/Development Projects/191-211 Condor Street

Origin Page Url: /projects/development-projects/191-211-condor-street

First Name: Lilliana

Last Name: Arteaga

Organization:

Email: [REDACTED]

Street Address: 146 Falcon Street

Address Line 2: Apt.#1

City: East Boston

State: MA

Phone: [REDACTED]

Zip: 02128

Opinion: Oppose

Comments: I have concerns regarding this project. This is mainly a two family/two story zone and this buildings seem to be a lot bigger than anything else around here. We already face too many environmental challenges to populate this section more. And my biggest concern is parking. Parking is a major issue in this area and our only hope every night is to park on Condor St, which will become extremely challenging as this project only offers up to 25 parking spaces. Real life is, we are really not close to public transportation and most households have at least 2 cars. For example, we have a three family dwelling and only the first floor own 3 vehicles and our next door neighbors own a tow family home and own at least five vehicle. Reality ii that those new living units will each own not one but 2 or more vehicle and will cause a major parking issue, traffic, safety issues, etc...

PMContact: raul.duverge@boston.gov

Project ID: 2562



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 191/211 Condor Street1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Jun 9, 2017 at 4:18 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1778

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Document Name Path: /Development/Development Projects/191-211 Condor Street

Origin Page Url: /projects/development-projects/191-211-condor-street

First Name: Feruza

Last Name: Acevedo

Organization:

Email: 

Street Address: 7 Putnam St

Address Line 2: Apt 2

City: East Boston

State: MA

Phone: 

Zip: 02128

Opinion: Oppose

Comments: I'm writing this in opposition of the project at 187-191 Condor St. We're the direct abutters to this property on Putnam St. The project will be a mere 5 feet away from our property which is a lot less than the required backyard setback of 30 feet in 2F-2000 zoning area. Zoning requirements are set for a reason to provide safe living conditions to all neighborhood residents. The close proximity of new construction property will jeopardize the safe living conditions of occupants of our property at 7 Putnam St. The construction of the building on 187-191 Condor St will negatively affect the structural integrity of our property at 7 Putnam St. Because of how close the developer will be excavating based on his current plans in order to put the building foundation in and how deep it will be to accommodate parking which will cause imminent damage to the foundation of our property. While some of it may be immediate and obvious, other effects of the foundation damage may not appear till after the construction done and will result in settling of our property which will result in more cracks, floors becoming uneven, not being able to shut the doors, etc. In addition, because of the slope and the depth of the foundation which would be deeper than the foundation at 7 Putnam St, the ground from under the property of 7 Putnam St will begin to move towards the newly excavated area thus causing additional structural damage of our property. I am asking that BPDA does not allow the rear yard variance for the property at 187-191 Condor St as it would jeopardize the structural integrity of property at 7 Putnam St given the slope of the surface where both 7 Putnam and the proposed construction are located, the proximity of the construction site to the existing structure, and the depth of the below-grade level.

PMContact: raul.duverge@boston.gov