



Cambridge Watershed Site Monitoring Program Report

December, 2016

Introduction

The Cambridge Watershed Site Monitoring Program Report is a summary of the monitoring, outreach, and planning efforts of the Cambridge Water Department (CWD)'s Watershed Management Division. Through the Site Monitoring Program, CWD identifies possible sources of contamination in the water supply, seeks mitigation of impacts through the implementation of Best Management Practices (BMPs), and explores opportunities to realize improvements to watershed water quality. This report contains status updates, as well as locational maps, for the following sites of interest during 2016:

- Ten (10) new construction, redevelopment, and restoration projects completed since the previous Cambridge Watershed Site Monitoring Report issued December, 2015
- Twelve (12) active construction or long term monitoring sites
- Ten (10) proposed projects for which CWD completed site plan review and submitted formal comments and recommendations

The following sections contain detailed updates on the abovementioned watershed sites. The site locations are indicated on the report maps according to the numbers below.

Projects Completed from Previous Period

Cambridge

1. **Glacken Slope Phase V** – The project implemented drainage improvements to the Fresh Pond perimeter road between the Weir Meadow and golf course. The construction period ran from July through September 2016.

Waltham

2. **1265 Main Street (Former Polaroid Site)** – Phase I of the project is complete. Regular Stormwater Pollution Prevention Plan (SWPPP) inspections were performed by RJO'Connell & Associates. Phase II of the project is now in the permitting phase. CWD attended a MEPA site walk on 8/25/2016 and submitted MEPA comments on 9/9/2016.
3. **10 - 52 Second Avenue** – Construction of a new parking deck is complete. A Stormceptor[®] proprietary water quality unit treats surface runoff from the roof parking area, while the interior of the parking facility discharges to the sanitary sewer system.

The property obtained a Fuel Storage License for the 1,500 car garage and a new 300 gallon diesel tank for an emergency generator.

4. **168 (130/180) Third Avenue** – Construction is complete. Although many SWPPP violations were observed by CWD during construction, the finalized site is an improvement over prior conditions and complies with the Massachusetts Stormwater Management Standards.
5. **404 Wyman St**– This wetland restoration consisted of removing gravel and sediment that washed into the wetland, improving the outlet drain by removing sediment and adding rip rap, and revegetation. The restoration work began in July 2016 and was complete by the end of the summer. Continued monitoring will be necessary to ensure the survival success of the plantings.
6. **170 Tracer Lane** – Construction is complete. The project replaced an existing office building with a new structure in the same footprint. The redevelopment decreased the total impervious area on the site and incorporated stormwater treatment in the form of bio retention areas, deep sump and hooded catch basins, and Stormceptors®. CWD staff observed excessive sediment piled on a silt fence near the Tracer Lane tributary, breaches in erosion control, and insufficient street sweeping during the construction period. Corrective actions were taken by the site managers.

Lexington

7. **Route 2 Bridge Reconstruction and Route 128 Resurfacing Projects** – Construction was completed in August 2016. The project installed the following best management practices (BMPs): subsurface gravel wetlands (6), wet ponds (3), and infiltration basin/systems (2). Stormwater prior to construction discharged unmitigated into the Hobbs Brook Reservoir.
8. **Route 2 and Route 95 Drainage Ditch Restoration** –MassDOT removed *Phragmites* and accumulated sediment from a drainage ditch located in the 95 / Rt. 2 clover leaf abutting the Hobbs Reservoir. The restoration was completed in July of 2016.

Weston

9. **Cambridge School of Weston** – Construction of a new 40,000 sq. ft. Health and Fitness Center is complete. A proprietary water quality unit treats stormwater runoff, which is then routed to a subsurface infiltration system. Overflow from the infiltration system flows into a pre-existing drainage system that discharges into a wetland.
10. **Warren Ave Housing Redevelopment** – Construction is complete for this three building redevelopment project, which includes the repurposing of the old Water Department Superintendent Residence. A new septic system services all three buildings.

Active Construction and Site Monitoring

Cambridge

1. **343 Fresh Pond Parkway** – Mobile Station #1405 continues to monitor groundwater and soil contamination from petroleum. There is no active treatment, only monitored natural attenuation (MNA). Groundwater sampling on 9/13/2016 from a monitoring well located between the site and the Fresh Pond bike path did not detect hydrocarbons.
2. **480 Concord Ave** – A 550 gallon UST (underground storage tank) for waste oil was removed on August 29, 2016. No evidence of tank leakage was found.

Waltham

3. **132 West Street** – Demolition of the Weston Racquet Club is complete. Construction of the expanded National Grid facility is ongoing. This project will use deep sump hooded catch basins and bioretention ponds to increase infiltration rates at the site and increase the level of stormwater treatment compared to existing conditions.
4. **135 Second Avenue** – Construction is underway for a 138+ room hotel. The new stormwater management system, which includes water quality treatment units and two subsurface infiltration systems, will be an improvement over existing conditions; stormwater currently flows untreated into wetlands feeding Hobbs Brook. No significant impacts were observed during site visits in July and September of 2016. Excessive sediment and a missing silt sack were observed 11/15/2016. The site managers were contacted by CWD and the problem was corrected.
5. **175 Wyman Street** – Hewlett Packard/GZA remediation of TCE/PCE groundwater plume is ongoing. The latest surface water sampling results in the Hobbs Brook Reservoir indicate no migration of known VOCs into the reservoir.
6. **200 Smith Street** – Construction is underway. CWD conducts monthly site walks with the SWPPP inspector, construction managers, and Waltham Conservation Commission. No significant issues have been observed. CWD submitted a letter to the Conservation Commission approving of a change in plans to regrade the western parking lot and remove a subsurface infiltration basin. Stormwater will instead be treated using deep sump catch basins with Silt Prison inserts and a Stormtech water quality unit; treated stormwater will discharge to an abutting wetland via a level spreader.
7. **860 Winter Street** – Construction is ongoing for a 100 car lot on an empty field. The site drains to Hobbs Brook reservoir. CWD met with the proponents on February 2, 2016 and submitted a letter to the Conservation Commission on 4/27/2016. CWD received documentation that the project complies with the Wetland Protection Act and removes 65 percent of phosphorus as required by the TMDL for the Upper and Middle Charles River Watersheds.
8. **Care Dimensions Hospice 121-129 Winter St., Waltham/Lincoln** – Construction is underway for a hospice facility located on Winter Street across from the Hobbs Brook Reservoir. The lot previously contained a single family home. CWD staff inspected erosion control prior to ground disturbance on 8/16/2016. A follow up site visit was conducted on 10/3/2016.

Lexington

9. **Lexington Rest Stop** – AECOM continues quarterly site inspections to identify potential water quality risks, assign required actions, and document compliance. CWD met in April of 2016 with MassDOT, AECOM SWPPP monitors, and rest stop managers to discuss neglected maintenance problems at the site. MassDOT committed to developing a plan to restore curbing and discuss opportunities to update the southern detention basin to improve stormwater treatment capacity.
10. **435 and 439 Lincoln St. Subdivision** – Construction is underway for a 14 unit subdivision on Lincoln St., across from the Hobbs Reservoir. CWD is working with the proponent to develop a trail that will ultimately connect to Minute Man National Historical Park. A license agreement for the walking trail to the Eversource easement is still in progress.

Lincoln

Care Dimensions Hospice 121-129 Winter St., Waltham/Lincoln – See #8 description in Waltham section.

Weston

11. *Sibley Road Mobil Station, 84 Boston Post Road* – Groundwater & Environmental Services (GES), Inc. monitors levels of MTBE and other petroleum-associated groundwater contamination near Stony Brook. Active, on-site groundwater treatment has ceased, but groundwater and surface water are monitored to detect potential rebound. The latest groundwater results show no evidence of increasing concentrations, so the treatment system remains off. Surface water sampling in the abutting Stony Brook did not detect contaminants or detected pollutants below MA Drinking Water Guidelines.
12. *Meadowbrook School* – Construction is ongoing for a new learning center within an existing building foot print, with a slight loss of grass area to roof area. The proponent also plans to construct a 3,272 square foot parking lot in the Zone A and 100 foot wetland buffer zone. Runoff from the lot will be treated in a Stormceptor® prior to infiltration in a rain garden. A site visit on 8/22/2016 found no significant impacts.

Site Plan Review for New Projects

Cambridge

1. *Fresh Pond Drainage and Community Gardens Improvement Project* – CWD is preparing updated plan sets for permitting and will target a spring 2017 construction start date.

Waltham

2. *40 Green Street, Waltham* – Hobbs Brook Management has purchased the Route 128 Used Auto Parts & Sales, Inc. property for redevelopment. Watershed staff will meet with the proponent, their engineers, and MassDEP Bureau of Water Resources to review 2007 permits for applicability to the new redevelopment proposal.
3. *256 Second Ave* – A new Notice of Intent was filed with the Waltham Conservation Commission in December 2015 for the construction of a Marriot Hotel and associated parking lot. The site currently hosts a demolished office building and parking lot. The finalized project will provide treatment of parking lot runoff and be sized to infiltrate 100 percent of stormwater from the 100 year design storm. The project also proposes to make significant improvements to a Massachusetts Department of Transportation (MassDOT) drainage swale that abuts the site. Stormwater currently sheetflows without treatment to Second Ave. The Proponent, represented by Paul Finger Associates, received approval from the Waltham Conservation Commission as well as MassDOT to improve the drainage swales. Construction is anticipated in fall of 2016.
4. *71 Second Avenue (Costco), Waltham* – Costco applied for a Certificate of Compliance with the Waltham Conservation Commission. CWD staff noted that Costco was not in compliance with the Order of Conditions regarding sodium chloride usage. CWD staff met with Costco staff and created a mutually agreed upon deicing strategy that would result in a significant decrease in deicing material applied during winter storm events. The reduced salt deicing strategy was approved on a probationary

basis by the Waltham Conservation Commission on 3/31/16. Costco will submit documentation of salt applied during winter storms to the Waltham Conservation Commission and CWD to help gauge the success of the program.

5. **830 Winter St** – CWD wrote a letter of support dated 6/6/2016 for expansion of the building and a new parking garage adjacent to CWD property. CWD requested that the southern boundary to City property be staked with granite bounds or similar permanent monuments. As designed, the CWD believes the expansion will sufficiently mitigate water quality impacts. CWD conducted a site walk on 10/26/2016 to confirm the installation of the granite bounds, and inspected the preconstruction erosion control installation on 12/5/2016.

Lexington

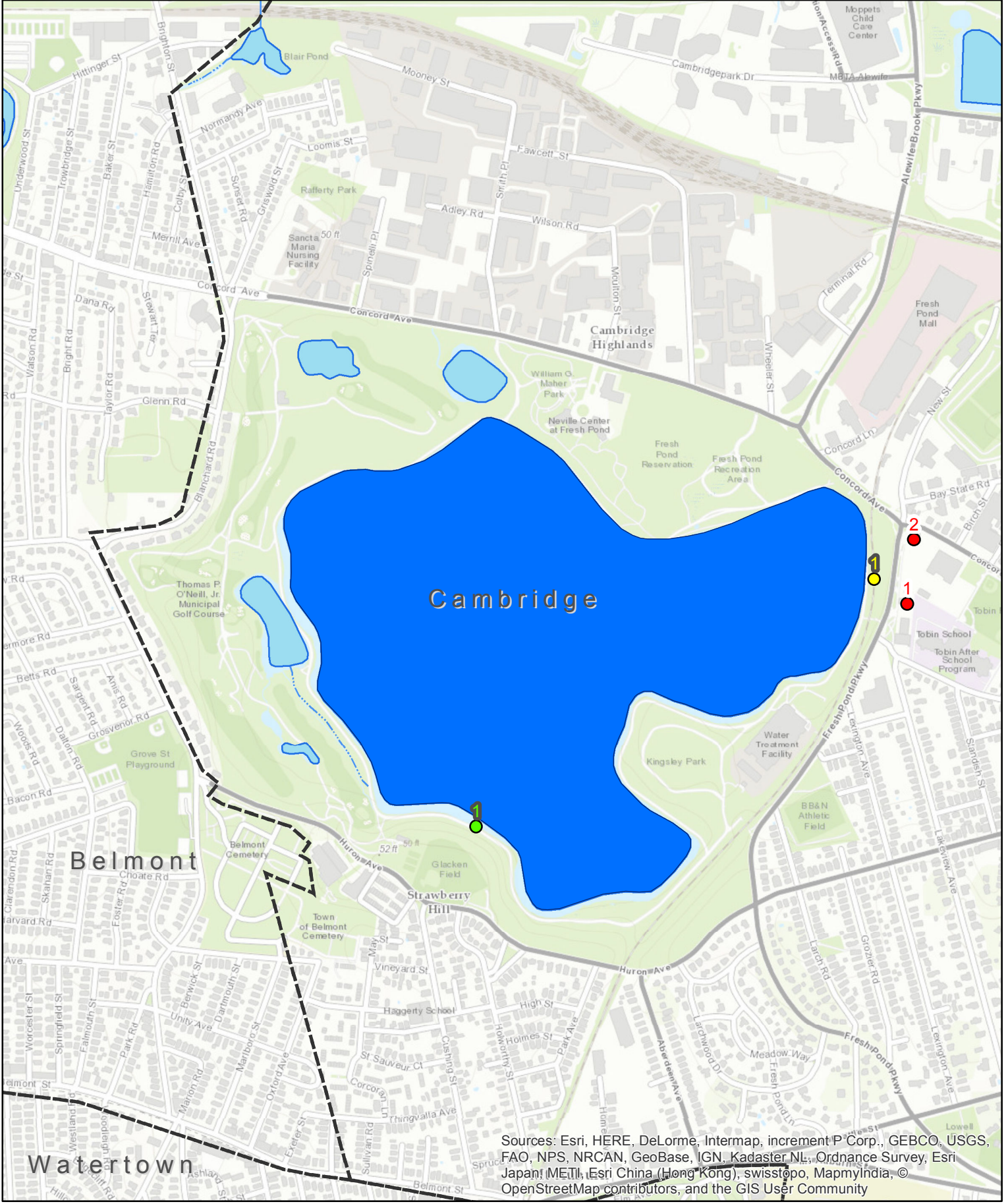
6. **Tracer Lane Lexington Solar Farm** – Project proponents sought CWD input and access to install a solar farm at the Lexington/Waltham border adjacent to Cambridge watershed property. The site is currently a mix of forested land, grass, and shrubs. CWD met with the developers in July 2016 to discuss the proposal.

Weston

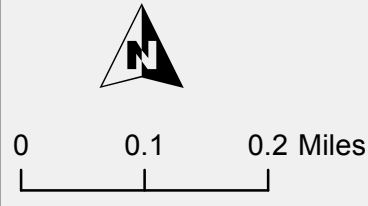
7. **269 North Ave** – CWD conducted a preliminary site visit for a proposed 40B residential development on 3/24/2016. On 11/1/2016, CWD submitted a comment letter to the Proponent’s consultant requesting missing information necessary to comprehensively evaluate the project.
8. **Weston Golf Club** – CWD reviewed a proposal for a proposed maintenance facility building. CWD submitted a comment letter to the Weston Conservation Commission on 11/14/2016 expressing concerns over the use of a wet pond towards credit for an infiltration under Stormwater Management Standard 3 of the Massachusetts Stormwater Standards.
9. **104 Boston Post Road** – CWD conducted preliminary meetings and site walks with the proponents on 11/1/2016, 11/18/2016, 11/28/2016, and 12/6/2016. The proposed new development, a 40B apartment complex, includes significant development in the Riverfront Area. CWD submitted a letter to MassHousing on 12/21/2016 stating that CWD will review the project for compliance with the Wetlands Protection Act, Massachusetts Rivers Protection Act, and relevant drinking water regulations.
10. **Eversource Access Road** – Eversource proposed the construction a 3 mile access road over the right-of-way in Weston. CWD submitted comments to the Weston Conservation Commission on 12/13/2016 requesting additional erosion control near stream crossings as well as the mapping of crossings missing from the initial plans.

Please direct any questions or comments about this report to

Jamie O’Connell, Watershed Protection Supervisor
City of Cambridge Water Department
250 Fresh Pond Parkway
Cambridge, MA 02138
joconnell@cambridgema.gov
617-349-4781



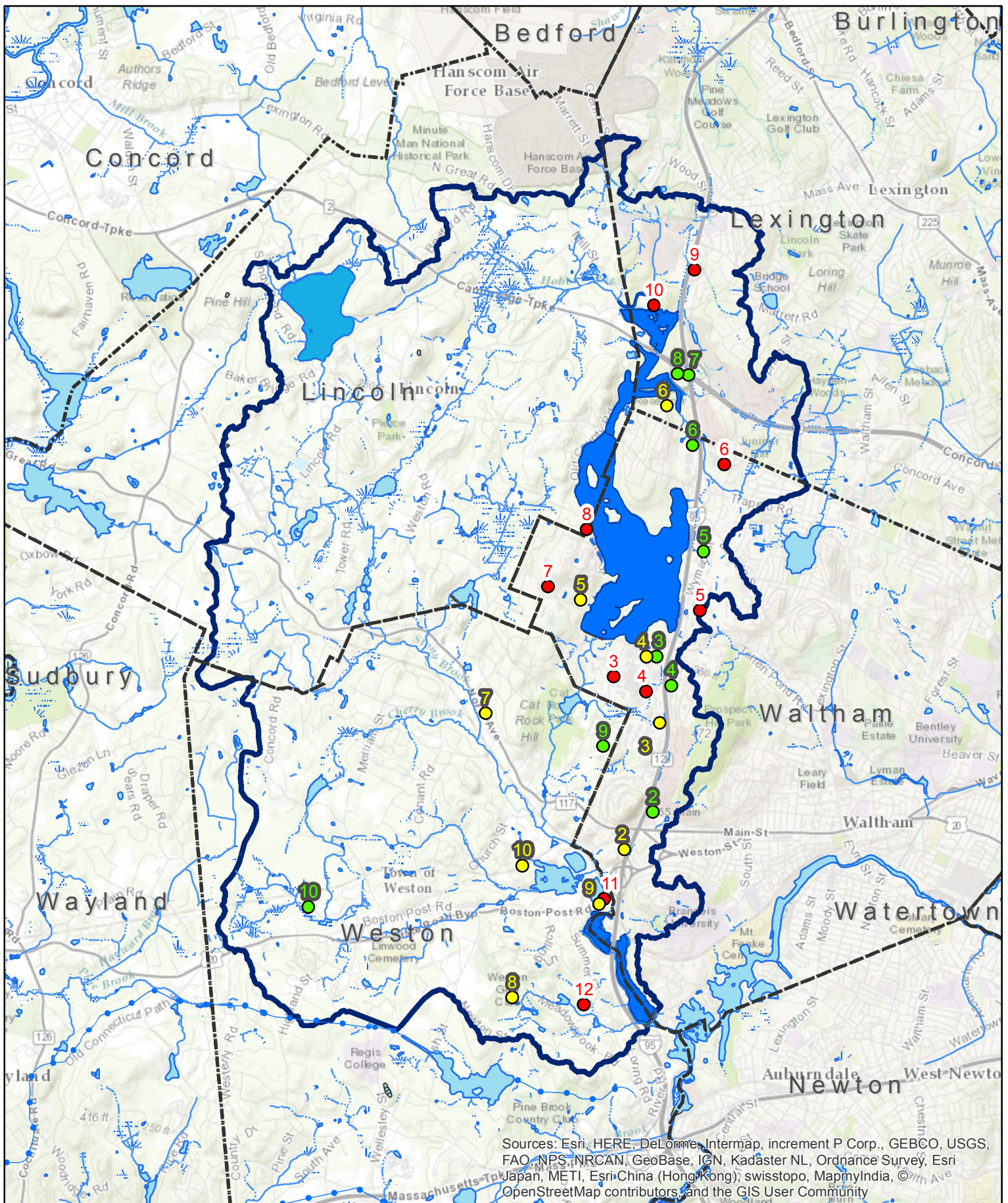
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- Legend**
- Reservoirs
 - Watershed Divide
 - MA Towns
 - Completed Projects, Dec 2016
 - Active Site Monitoring, Dec 2016
 - Site Plan Review, Dec 2016

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0 0.6 1.2 Miles

Legend

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