

Somerville Conservation Commission
IKEA Public Hearing, NOI DEP file #287-0019
Opened Wednesday, May 29, 7:00 pm
Continued June 17, 2002
Continued July 8, 2002
Closed July 29, 2002
Minutes

Hearing Opened, Wednesday, May 29
Somerville City Hall, Bd. of Aldermen's Chambers

Present were: Cassandra Koutalidis, Chair, Michael Fager, John Reinhardt, Elisabeth Miley, Rachel Evans, and Leslie Brayton, of the Conservation Commission, and agent, Anne Phelps.

Doug Hustid, Bill Dillon, Sue McArthur, present for IKEA.

Anne Phelps accepted receipts from abutter notifications and the DEP file number for this project, 287-0019.

Hearing Opened: The hearing was opened at 7:10 pm by Cassandra Koutalidis.

Cassandra noted that due to insufficient [notification] time to abutters the Conservation Commission (CC) requests the hearing be continued until proper notification can be made. IKEA representative Doug Hustid said that was acceptable to IKEA. Discussion led to June 17th as date of next hearing. IKEA agreed to notify abutters and be responsible for a public hearing notice in a local newspaper.

IKEA requested a time be set for a site walk. A tentative date and time was set for June 13th at 7pm.

Mr. Hustid requested the CC encourage Green International to substantially complete its peer review of the stormwater management plan for the project site by the date of the next hearing.

Hearing adjourned: 7:16 pm.

IKEA Hearing, continued, June 17, 2002

Cassandra Koutalidis, Chair, opened the hearing at 7:12 pm.

Other Conservation Commission (CC) members present were, Leslie Brayton, Elisabeth Miley, John Reinhardt, Michael Fager, and Rachel Evans; Associate member(s) Janet McGowan and Lisa Brukilacchio, and Agent, Anne Phelps.

Also present were, Jeff Levine, Steve Post, and Stuart O'Brien, of OHCD, Bill Dillon and Rich DiGirolamo, Attorneys for IKEA, Pat Smith, IKEA, Bob Brooks, Halvorson Co. Landscape Architect, Susan McArthur, wetlands scientist, Mark Verostick, project engineer, and Frank DiPietro of VHB, Dennis Carlberg (Arrow St., Inc. – Architect), Paul Jean, __ Worldwide, John Cole, Lynn McWhood, Don Megalio, Duncan Wood, Sanborn Head & Assoc. (Geotechnology), Greg Carrafiello (working on Ch 91 license), Fort Point Assoc., John Civilinski, Gravestar, Inc., Bill Dillon and Doug Husid, Attorneys for IKEA, Lawrence Paoella, MVTF, Lori Segall, Commission on Climate Change, and Wig Zamore.

CK stated, for the record, the last hearing was opened and continued with no discussion.

A brief agenda was proposed for tonight:

- Brief Introduction to Project
- Presentation by IKEA representatives
- Comments, questions from the CC
- Comments from the public
- Requests for further information

CK said we are here because IKEA proposes to do work in wetland area, and CC administers Wetland Protection Act. CK read from the Notice of Intent, including description of the project, and wetland areas where work is proposed, including: the buffer zone, 100 ft. from delineation of the resource area and IKEA plans about 35,000 ft. of work in buffer zone; land under water bodies and waterways (450 sq. ft. of work for installation of 24 in. diam. drain pipe; and bank of the Mystic River, 45 linear feet, in association with the drain line. Somerville has a 25 ft. riverfront area (as compared with 200' riverfront area in less-populated locales), measured from mean high waterline, inland. IKEA is seeking a seeking a Ch 91 permit to work in the riverfront area, but that is a non-issue for the CC.

CK said the CC is most interested in protecting functions of stormwater, flood control, prevention of pollution, fisheries, and wildlife habitat.

CK turned presentation over to IKEA.

William Dillon

Bill Dillon began the presentation for IKEA, describing the history of the site. He said

site had industrial buildings on it for about 50 yrs. In 1998 industrial remediation occurred. Buildings and surfaces were removed. A city's request, a 36" drain line was mostly replaced with a 60" drain line, which has yet to be connected to its ultimate destination, the MWRA marginal conduit, which runs between the site and the Mystic River. The Somerville CC previously granted an Order of Conditions for construction on the site to a prior owner for a comparable (Stop & Shop) project on the site. That was in 1995.

The work to be done by IKEA includes: 1) Landscaping along the bank resource area, with removal of some invasive species, refurbishment of MDC park, and creation of a new 3-acre park on the IKEA site; this work is in the buffer zone; 2) Installation of 2 drain lines, a) For clean roof run-off – a 24" drain pipe and some treated surface stormwater (MDC suggested a new pipe to bypass their 60" line, which is full) and b) Replacement of the remainder of the 36" drain line with 60" line and a new connection with the MWRA conduit. Two resource areas, land under water (drain work), and bank (landscaping and drain work), will be affected. Also, the Ch 91 license, which is required for this project under the Wetlands regulations, does not provide jurisdiction under the Rivers Act; however IKEA has designed the work in that area to meet the standards that would be applicable under the Rivers Act. IKEA plans to show their work proposed is consistent with the interests of the Wetlands Protection Act.

Pat Smith

Pat Smith talked about IKEA's environmental/social responsibility. Historically, he said, IKEA has had a goal of striving for low cost solutions; it seeks to use raw materials, energy and other resources as economically as possible. IKEA uses lots of recycled materials in their products. It tries not to accept wood from old growth forests, and has formed a 3-year partnership with World Wildlife Fund (WWF). IKEA has also had a partnership with American Forester in the U.S. IKEA tries to encourage and use rail transportation, employ flat-packing of furniture and encourage use of public transportation. It tries to set minimum standards for suppliers (IKEA has a no tolerance policy for child labor, for ex.). Its goal is to recycle 75% of their trash, and it has set up recycle stations and employs an environmental compliance officer at every store to help accomplish these policies.

Dennis Carlberg – programming for the site

Dennis presented drawings showing existing conditions at the site, and IKA's plans for it. Anne asked what the final site coverage would be. Pat said 80% of the site would be covered with impervious surface at the end of Phase II. Dennis said IKEA wanted to create more wildlife habitat along the water's edge. He said IKEA also wants to create a nice park for people. CK asked Dennis to recapitulate what would happen in Phase I and Phase II. Dennis explained. CK asked when Phase II would be completed. Answer: the office building would depend on the market. IKEA has asked to get its project certified as a "Green Project" by Leadership in Energy and Environmental Design (LEED). To this end, IKEA is supporting an extension of the bicycle path and a new MBTA station. Although not using "green roof" technology, because of cost and maintenance issues, IKEA will use reflective roof material, and plan to store approximately 100,000 gal. of roof runoff for irrigation of nearby plantings. IKEA will also install low-water use toilets

to try to reduce amount of water that flows into the MWRA system. This may be largest LEED-certified project in U.S., but IKEA won't know until the project is finished whether it is certified and at what level: certified, silver, gold, or platinum. IKEA is hoping for a silver rating.

CK asked what is the dominant site cover. Rachel asked what the outcome of remediation was. Answer: There is an activity and use limitation (AUL) on each of the two sites involved, because of previous contamination of the soil.

Duncan Wood, geotechnical and environmental engineer, said he worked on remediation that occurred in 1998 and 1999. He said the existing surface soil was a combination of processed soil, ground up cement and emulsion, concrete, and native fill. In 1980, some of the site received urban soil fill. The soils are not uniform over the site; there is processed "soil" that has been added when buildings were removed. The AUL specifies no residential use of the site is allowed. Parkland is allowed. The parkland will not have the soils currently present. It will have to be re-engineered and constructed.

CK asked if DEIR specified boundaries of remediation. Duncan Wood said the DEIR doesn't have the RAOs for each property. CK asked if the CC could get a copy. Rachel asked if Response Action Outcome (RAO) had been filed with DEP, and asked if she could get a copy.

Sue McArthur

Sue McArthur (VHB) talked about the proposed modifications to MDC land. She said the bank is presently covered with riprap and invasive species. Part of the area was previously disturbed to install the existing concrete path. She gave examples of plant species present.

Sue said IKEA is seeking a Ch 91 waterways license because some of land is filled (tidelands) under 310 CMR 9, but claiming an exemption under 310 CMR 58(5).

CK said that Sue mentioned the mean high waterline was determined by staining; she asked if there were other ways to determine the mean high waterline. CK said she thought Stop & Shop had used another methodology. CK said, since water levels had been low because of recent drought, other ways of measuring might be more accurate. Sue said MDC may have been contacted to obtain information about water levels at the Amelia Earhart Dam.

Rachel asked if Sue could summarize the performance standards for the riverfront area (Ch 91). In response, Sue said

Proposed work is improvement over existing conditions

The stormwater management plan meets DEP standards, with the exception of installation of the 24" drain pipe,

Removal of the bike path and plantings won't affect any other areas; debris will be removed, and area will be seeded and planted for erosion control

CK asked who flagged the bank. Sue said that person wasn't here tonight. Sue continued with description of proposed work along the bank, including plans to remove some invasive species by mechanical means. Hay bales will be used to prevent erosion as much as possible, and netting along the water line may be used. The concrete bike path

will be moved to provide a 25' buffer zone to the bank, and the path will not be widened.

Bob Brooks

Bob Brooks said the MDC park supports some interesting species, but could do more. The current vegetational cover is 80%. During a study of the Mystic River, an ecologist consulted said a minimum of 25' is necessary for habitat for nesting cover, shelter for species such as muskrats and ground-nesting birds (this is justification for moving MDC path to allow 25' buffer zone to river). IKEA plans plantings of native species, some of which will be planted on the upland side of the path; non-native plants, knotweed, phragmites, etc. needs to be removed. CK asked if IKEA was measuring 25' from the riprap. Bob said he's measuring from the water; the riprap averages 5' maximum, horizontally, but possibly more in spots. Chain saws and clippers will be used to remove invasive plants along the bank, and to maintain the vegetation.

Michael asked whether the riprap would be vegetated. Bob said some areas will be planted with a native seed mix recommended by MA Audubon.

Leslie asked if this is a general list of species (in the mix). She said it's common to plant a wide range of species because not all species will thrive. Leslie asked if there would be multiple mowings, so there's always some cover. Bob said it was probably a good idea, and to add interpretative markers so that people knew that some areas were deliberately left unmowed.

Rachel asked who will maintain this area? She said MDC is not signatory to the NOI so they can't be held accountable. Doug Hustid said IKEA will enter into a maintenance agreement with MDC, in which IKEA would promise to do the maintenance, because it will be treated as one integrated park with property IKEA sets aside as park. He said MDC will be participant in the Ch 91 process and a maintenance agreement will be part of that process. MDC will be obligated to honor that agreement.

Michael asked for a letter of agreement from MDC regarding maintenance of the area, saying that moving toward that goal.

Elisabeth asked about dog waste. Bob said there is no dog policy, yet, but the pull-down baggies used at Fresh Pond might work here.

Leslie asked if IKEA were bought out, would they maintain the agreement- keep it in effect. Doug said the Order of Conditions goes with the land to any future owner. The commitment can be embodied in the OOC.

Rachel asked about status of IKEA's application for Ch 91 license. Doug said can't proceed on that until finished with MEPA and EIR

CK asked whether IKEA needed the MEPA certificate on FEIR before it can start the Ch 91 process. Greg Carrfiello said DEP can't schedule public hearings on Ch 91 until the certificate for FEIR is issued. CK asked about accessibility to the park and asked what the slope of the new park would be. Bob said the slope was equal to 4:1. CK said that's a hike up a hill to get a view. More discussion of the slope and points of access followed. Bob said the main points of access are from Main St. and from the (proposed) bike connection to the neighborhood at the opposite end of the site.

Michael asked where the stormwater would be stored. Bob said that 1 storage tank would

be under the garage and another would be under the parking lot. Michael asked about mosquito access to underground storage tanks. Bob said access can be prevented. Michael asked what happens to the water when the storage tanks become full. Mark said the water would just flow through the tanks.

Leslie asked whether the slope being created to accommodate the parking garage will increase the velocity of rainwater drainage to the river. Bob said yes, but plantings and decreased grade at bottom will slow rate of runoff. Anne asked how the plantings will be watered. Bob said they will use underground irrigation pipes. CK asked whether native plants with low maintenance actually encouraged park use. Bob said the upper part of the park will be mowed (a more manicured area). CK asked what would be done to encourage people to use the park, and not just think of it as IKEA's landscaped area. Bob said there would be granite benches and it will be as inviting as park designers can make it. Leslie asked if the shrubs will be mowed. Bob said no; they will be planted in clumps. CK asked if stabilizer had been looked at for the path material. Bob said right now it is a bituminous path, but that could change.

Mark Verostick (VHB Project Engineer for civil design, drainage)

Mark said, in 1998, the pre-existing condition was that site was entirely developed; 90% of the surface is impervious. CK said that the present condition should be considered the pre-existing condition, that she doesn't think it was 90% impervious when IKEA bought it she asked was the site 90% impervious when IKEA purchased the site? Mark said it was in a [de]construction phase of removing some of that material, and he doesn't know exactly what percentage was impervious. CK said she takes issue with IKEA's statement in the NOI that the site was 90% impervious in the prior condition. Mark said they looked at interim or current drainage conditions. Prior to the demolition, stormwater drained on site through untreated catchments, and area drains, and discharged to a 36" line through the site, which, as part of the remediation, was partially replaced with a 60" pipe. Doug jumped in to say that when Stop & Shop submitted its NOI, it proposed to replace the 36" line with a 60" line to mitigate drainage problems at Assembly Square, having to do with onsite drainage. Dour said the CC decided not to grant an extension to its OOC to proceed with it. CK said, for the record, that the request for an extension was too late for proper notification to take place, therefore it [the OOC] expired.

Rachel asked whether large mound of soil at end of drainage pipe was associated with construction of the drainage pipe. Mark said that the mound was the total volume of topsoil accumulated during work, and which they did not wish to put back on the surface- they didn't want organics mixed into footings.

Mark, returning to drainage, said 36" pipe discharged to the 84" MWRA conduit. Currently there is no collection of stormwater subsurface. Stormwater puddles on the site or discharges overland to the Mystic River. Proposed are two drainage outfalls, 1) a 24" pipe to carry primarily roof runoff, with some treated runoff from paved areas. Treatment will meet the Clean Water Act requirement of removal of 80% of total suspended solids through pavement sweeping, catch basins and deep sumps & hoods. The second drainage outfall is an extension of the 60" line. CK asked why doesn't

IKEA leave it the way it is. Mark said the original reason was to alleviate upstream flooding. CK asked if this is a combined sewer (CSO). Mark said no, no sewage in the line at all, yet it goes to the MWRA interceptor. Frank DiPietro, civil engineer, said that is correct, it is a stormdrain; water runs through the main along Mystic Ave., along 93 to the main sewer and ties into the MWRA system, most of the water that goes into that, even tho the city system is mostly separate upstream of that, in normal events all water goes to MWRA system on Deer Island. In heavy storm events there is a gate the MWRA opens up so it doesn't flood the city and portions of that water that's now combined storm water and sewage run out through the 84" marginal conduit and discharges below the Amelia Earhardt Dam. There's another overflow by the bridge over the Mystic River, so that in some conditions there is a CSO in the 60" line. Water in the 60" pipe is supposed to be all stormwater; at high tide, when water in the 60" pipe backs up into the 84" pipe, there's a potential for flooding/CSO. CK asked where the chlorination facility was in relation to this line. Frank said it isn't on this line. CK asked what is the tributary area for the 60" line. Frank said it is about 22 acres. He said it was a study by Green International that originally recommended the 60" pipe. IKEA is willing to put in a tide gate to prevent backup from CSOs into the storm drain – the outlet is below the Amelia, so the tide gates would prevent back-flow during high tide.

CK asked if Phase I catch basins would need to be plumbed through the surface (ceiling of the garage). Mark said that washings from the garage floor drains will go out the front of the garage to a sanitary drain.

CK asked about the potential for erosion around the 24" pipe. Mark said the pipe will discharge below the water surface.

John asked if the holding tanks for the 24" pipe could be "managed" so that they could hold stormwater and slow the rate of release, i.e., IKEA could empty the tanks prior to a storm.

Public Comment in Favor of IKEA

Jeff Levine passed out copies of a [letter from Steve Post](#) dated June 17, 2002, and read it aloud. A copy will be included with this record.

Other Comment

The CC agreed to keep the comment period open for a week to give Wig Zamore time to submit a comment letter.

Ch 91 and MEPA

Wig Zamore noted several issues he thinks have bearing on the granting of a Ch 91 license, including whether the site is actually a densely developed area, whether there are areas of shellfish in the adjacent Mystic River, and that the Mystic is a fish run. He thinks the planned use of the filled tidelands doesn't meet the guidelines in the Ch 91 regulations, that there is minimum parking, and that the reported area of filled tideland was different than that shown on a 1847 map. Wig said he was asking the CC not to issue an OOC until the Ch 91 license was issued.

Additional discussion followed concerning traffic aspects of proposed project, what the

boring logs showed in terms of soil strata related to tidal influence, and whether there was sufficient soil depth in the garage-roof park to let trees reach maximum size.

Lawrence Paollelo commented that the park doesn't serve to invite the public in; it just serves to bury the garage, and he thinks there is no evidence of a commitment to work with the MDC.

Additional discussion about accessibility to the park followed, including whether the park and paths are ADA accessible.

CK summarized CC requests for additional information:

Need completion of Peer Review by Green International

Need answers to questions and requests for materials by Green—Anne agreed to forward these to IKEA by e-mail

Need ROA (requested by Rachel)

Letter from MDC regarding maintenance agreement with IKEA for park

From VHB, additional documentation to establish mean high water level

Response to question on feasibility of using water storage tanks for attenuation of flows during storms

IKEA requested that it be allowed to respond to Green's findings during part of the CC hearing. CK said no one from Green was present.

The CC and IKEA agreed to continue the hearing on July 8, 7pm at Somerville City Hall. For purposes of notification, the CC stipulates the hearing will continue in the Bd. of Aldermen's chambers.

The meeting was adjourned at 10:15 pm.

IKEA Hearing, continued July 8, 2002

Meeting Opened at 7:20 pm.

Conservation Commission (CC) members present were, Cassandra Koutalidis, Chair, Leslie Brayton, John Reinhardt, Michael Fager, and Lisa Brukilacchio: Associate member(s) Janet McGowan and Rachel Evans; Agent, Anne Phelps.

Also present were, Jeff Levine, and Stuart O'Brien, Planning, Lynn McWhood, Don Megalio, Jennifer Cronin, Committee on Energy Use and Climate Change Frank DiPietro (VHB), Bethany Eisenberg(VHB), Susan McArthur(VHB), Mark Verostick, VHB, Greg Carrafiello, Fort point Assoc., Dennis Carlberg, Arrowstreet, Inc., Rich DiGirolamo, Attorney for IKEA, Bob Brooks, Halvorson Co. Landscape Architect, Doug Husid, Attorney for IKEA.

CK requested that the CC review its requests from the last meeting.

1. Letter from MDC regarding a maintenance agreement with IKEA- read by Doug Husid, and [attached to minutes](#)

CK asked if there is an MOA. Doug says they're working on a long term maintenance plan that incorporates conditions for access to the property. CK requests that IKEA file a copy of this MOA with the CC when it becomes available. DH says it will not be available until after the Ch 91 process is completed. CK asks for draft of this, and asks how long the agreement would be in effect. DH says about 20 yrs., for the life of the IKEA building.

2. CK previously asked VHB to check on how the mean high water mark was determined. DH read from VHB report (see attached). The mean high water level was measured by VHB from riprap staining; MDC measures taken at the surface above the Amelia Earhart Dam have been averaged to obtain an additional measure.

3. The RAO has been submitted (Rachel will review)

4. Preliminary comments and questions from Green were submitted to IKEA. IKEA'S response has been received, including requested documents, but the CC and Green didn't receive them in time to review for this meeting.

CK asked that a [letter from Kit Perkins, representing New Ecology](#), be incorporated into the minutes, as well as a [letter from Wig Zamore](#), dated June 24, 2002. IKEA requested copies of both letters.

Questions were taken from the CC and others. Lisa B. said the parking lot sweeping should occur more frequently. The parking lot is a "high use" area. Mark said the operations and maintenance plan can be tailored as needed. IKEA will be responsible for this maintenance regardless of tenants. DH said the OOC attaches to ownership of land. Discussion of park design followed.

Janet asked, if Phase II is not built, and given there is a glut of office space, what will happen? DH said the interim plan is the plan for parking and open space. Bob Brooks pointed out plans (drawings) showing a semicircular open space area with fruit trees and a path.

CK asked if there were any new thoughts about whether/how the area above the garage would be used. Bob said a path, possibly with steps, but the steps would need handrails. CK said public needs to feel invited. More discussion of park followed.

CK asked if IKEA had permission to tie in to the MWRA interceptor (the 60" stormwater pipe). DH said not decided yet, but the outfall will still carry the same water. The 36" pipe is already connected. CK says that creation of much more volume of stormwater is an issue. DH said all water not going through the 24" pipe will be handled by the 36" pipe.

CK asked if MWRA has given permission for IKEA to hook up to the marginal conduit. DH said he is confident there is no adverse impact for a 1 or 5-yr storm, but no one has modeled the 100 yr. storm, so, can't say what would happen. CK asked who is modeling the 100 yr. storm. DH said this is not just about IKEA, but the whole Assembly Square area. He said he doesn't think IKEA should have to model for the whole area for the 100 yr. storm; the City or MWRA should be responsible for that.

Bethany Isenberg talked more about storm water. Calculations show that amount of stormwater runoff will be reduced from previous condition. DH said this is because previous condition was paved. CK said that the previous condition is the condition when IKEA purchased property, that is the present, interim condition. DH said that is not previous condition. CK said we disagree. DH said IKEA would be happy to have an OOC that considers both conditions, a connection to the MWRA interceptor and the condition without the connection.

Anne asked about the CC comment letter to the ENF, and the state's request for a model of the 1, 2, and 100 year storm. DH said IKEA can do it for the Assembly Square area but not for the whole Somerville/MWRA pipe.

Jeff Levine said that Green was hired to do a 1989 study of the utilities at Assembly Square. There are flooding problems upstream and at Yard 21. Green made a recommendation to replace the 36" pipe with a 60" pipe. Somerville requested the owners try to implement this. Later models for increased build out of Assembly Square assumed the 36" pipe would be replaced with the 60" pipe.

CK asked, if 60" pipe in place, is there opportunity for back ups during larger storms. Since Somerville is trying to reduce CSO discharges, if IKEA tips the balance (increases CSO discharges), maybe the development isn't worth doing. CK said maybe VHB or Green can look at that. Jeff said he will check with Green to see if there's enough money in the budget to try to model this. MF asked if the year 2000 utility study of Assembly

Square by Green mentions more about the upstream conditions, and asked for a copy of the yr. 2000 study from Jeff.

John asked about putting roof water into retention basins for irrigation, and whether IKEA could manage the stored water to reduce volumes of stormwater flow offsite during heavy storms. After some discussion, CK asked IKEA to put this in writing for the ConComm.

Questions about mosquitoes breeding in storage tanks were raised, but CK says even if storage area sealed, pipes may be open to air, since everyone is now using oversize pipes for water storage.

John asked what water qualities, given that the water quality of the Mystic fluctuates, IKEA is trying to protect. DH said IKEA is trying to meet whatever water quality standards that can be met. Mark Verostick said they will remove 80% of total suspended solids (TSS). CK asked if they had field-tested the chosen treatment system. Mark said field tests were on record with DEP.

Some methods for bank protection were discussed, and John said IKEA should not forget the herring run or the value of trees for shade.

Bethany Isenberg addressed questions about polluted parking lot runoff and practices for dealing with snow. IKEA will designate a snow storage area on the parking lot, so that salt, sand and dirt will be captured by the water treatment methods used. CK asked that that be written into the management policy and that the CC get a copy. Further discussion of how to assess the efficacy of water treatment followed. CK suggested that IKEA treat the first year as a pilot study, with catch basins inspected every month. Bethany said the baffle box in the Vortech system will catch some floatables. The film sticks to particles, which then get trapped. Oil/water separators are designed for a spill, rather than the oil/grease/gas film from parking lot runoff. Cups and other floatables get caught on the hood.

CK asked if IKEA will use a back-up generator, and what fuel it will use. Bethany said she thinks the generator uses fuel oil. CK asked where the fuel tank would be located. Bethany described spill procedures in relation to the tank. In response to questions from CK, Bethany said the NPDES stormwater permit was not required, but long-term stormwater management plan is required by the state.

Rachel said she asked at the last hearing why IKEA thought it was exempt from Riverfront Regulation requirements, and how they meet the requirements, as claimed. DH said they will get this information to the CC.

Leslie asked whether IKEA has any similar management contracts, as the one proposed with MDC, at any of their other sites. Leslie asks to see those if there are any.

The CC summarized it requests:

List of Requested Material – to be delivered to CC by July 13, 2002

Snow management plan

Plan to manipulate water stored in detention tanks to manage stormwater flows during heavy rain event

As an amendment to the DEIR, a description of how IKEA believes it is in compliance with the Riverfront Act

What is fuel for backup generator – maintenance for this?

Management agreements between other IKEA stores and public agencies for maintenance, if they exist

Additionally, and engendered from outside this hearing

Recommend that VHB analyze stormwater runoff with lower runoff curve ratio (i.e., for present, interim conditions)

Erosion control and sediment plan for construction phase

If these materials are not received by July 13, the next hearing may be delayed.

The hearing will be continued on Monday, July 29, 2002, at City Hall at 7pm.

Hearing was adjourned.

IKEA Hearing continued Monday, July 29, 2002, at City Hall at 7:20 pm.

Attendees were Conservation Commission chair, Cassandra Koutalidis, and members, Elisabeth Miley Krautscheid, Michael Fager, John Reinhardt, Leslie Brayton, and Lisa Brukilacchio, Associate Member, Janet McGowan and Agent, Anne Phelps.

Also present were Jeff Levine (OHCD), Stuart O'Brien (OHCD), Grace Perez (MyRWA), Doug Husid (Goulson & Storrs), Paul Jean (Denterlein Worldwide), Robert Brooks (Halvorsen Co.), Greg Carrafiello (Fort Point Assoc.), Rich DiGirolamo (IKEA), John Cone (Arrowstreet), Peter Richardson (Green Intl.), Wig Zamore, Lanny Evarts, Jane Sauer, Bill Shelton, Bethany Eisenberg (VHB), and Mark Verostick (VHB).

CK presented a brief agenda:

CC reviews requested materials and information.

CC Reviews Greens final recommendations.

Questions and any additional requests.

CK—VHB has received Green's final comments and Green received a memo back late today, in response.

Summary of Previous Requests and Responses from IKEA/VHB:

The snow management plan – is covered in the revised stormwater management plan for the site (p.5). Beth Isenberg said no snow will be stored in the buffer zone, and it will all be stored on pavement.

Leslie asked, if heavy snow occurs and there is increased amount of sand used, how will it be kept from clogging the catch basins. Beth said that the monthly sweeping program will remove much of it.

Plan to manipulate stormwater storage tanks—the system manager will shut off the potable water supply to the storage tanks 3 days before rain is forecasted, and the water drained through irrigation pumping. But, she said, the tanks are really too small to have much effect in decreasing flow during a storm.

IKEA asked to show how it meets Rivers Protection act. CC revises its request to place this into amended NOI. Doug read from a letter dated July 29, 2002 from VHB (received by CC by July 13, as requested, and included with other requested documents)—letter will be included with written minutes of hearings.

CK asked how the 24" pipe is factored into the requirements. Doug said the pipe will be installed in the easement, and does not otherwise affect the qualities of the river front.

Maintenance agreement with MDC regarding redevelopment of MDC park – the CC received a copy of a draft for a previous agreement. **Michael requested a copy of the**

actual agreement, when it is formulated, that reflects the actual plan for the park.

Summary of Green Intl Review of IKEA Proposed Site and Storm Water Design, July 23, 2002 (formulated by Cassandra Koutalidis) will be attached to the written minutes. Each of 13 items was addressed individually. In response to these, specific recommendations were made.

Two recommendations were,

Gutter line flow length to CB15 and CB16..... Beth said item 1 will be changed in the siting plans. **CK requested that the CC see the design and any changes as they are formulated, with time for the CC to review them.**

(Re: #3 Green) Manufactured Water Quality Units (WQUs).....do not provide any treatment for bacterial pollutants. GIA stated that WQUs proposed are acceptable as long as sized and maintained properly. **Peter suggested CC ask for copy of maintenance agreement on WQUs with the contractor in its OOC.**

These and all other recommendations are summarized at end of this document.

Green's comments on the 60" Line and tie-in to Somerville Marginal Conduit

Four comments from Green are summarized in the attached table (formulated by Cassandra Koutalidis). Doug said that IKEA will take up surcharge issues with DPW and the City. Mark said the 2 manholes, accessed through the garage, will be bolted down.

EK asked if IKEA is proceeding with site plan approval. Doug says it is.

Mark said that, with regard to the 60" line, IKEA's drainage plan will work whether the 36" pipe is completely replaced with a 60" line, and with or without a connection to the marginal conduit. **Peter said Green recommends backflow gates on all lines.**

CK asked whether IKEA would get MWRA's offered hydrologic computer model (SWMM) and run it to include development in Assembly Square. Doug says he believes it is not appropriate for IKEA to do this; MWRA should do it.

Erosion and Sedimentation Control Plan Comments

Green recommends that applicant plans in final design for Erosion and Sediment Control plan that identifies the location of turbidity curtain(s), siltsacks for catch basins and sediment basins, and the location of all sediment basins.

Green recommends all the 3:1 slopes along the north side of the site should be stabilized either temporarily (with erosion control matting) or permanently (with hydro-seed or sod) immediately upon completion of grading, and that filling and compaction along the north side should be done in lifts and the slope should be

stabilized at the completion of each lift.

John commented that Peter Richardson & Green International has not had time to decide if IKEA's responses to his recommendations are adequate. Peter said, after he reviews the responses, he will help with input to the formulation of the OOC.

Janet asked for some further information about Phase II, if not built. Some discussion of Phase I versus Phase II plans followed.

CK asked if other attendees wanted to comment.

Jane Sauer suggested a guard rail around the donated park, and said roof vents might be a source of accidents. She said the office space in Phase I is misleadingly called Phase IA, so the parking lot will actually be there longer than anticipated. CK asked if she planned to attend the site plan reviews by the Planning Board, and Jane said she would.

CK asked for a motion to grant IKEA an OOC.

Michael moved to close the hearing. Leslie seconded. All approved.

Elisabeth moved to grant IKEA an OOC. Lisa seconded. All in favor.

Hearing closed.

SUMMARY REQUESTS/COMMENTS FROM CC FOR FUTURE RESPONSE & CONSIDERATION FOR INCORPORATION INTO OOC

1. Michael requested a copy of the actual agreement, when it is formulated, that reflects the actual plan for the park.

2. CK requested that the CC review the design and any changes [to the site plan or storm water plans] as they are formulated, with time for the CC to review them. Specific recommendations to check for:

Additional catch basins added between CB15 and CB16, and perhaps along gutter line flow to CB19 -- SEE materials submitted at July 29 Hearing

Add manhole between DMH 10 and DMH 11 to limit distance between manholes to 300'-- SEE materials submitted at July 29 Hearing

Discrepancies in WQU sizing – recommend Model 4000 at WQU 1, instead of proposed Model 3000 & provide sizing calculations for WQU 5 – SEE materials submitted at July 29 Hearing

Recheck catchments to ensure adequate pipe and inlet capacity & treatment for watershed areas for CB3 and DCB2 (see Proposed Conditions Watershed Map).

Irrigation water storage tank proposed along north side of site should be located further upstream for easier maintenance, which may require relocation of WQU 4 and /or providing a separate unit for Trench Drain #2.

Final drawings for garage should indicate addition of sub-drains along the edge of garage to collect subsurface flow, and area drain(s) along the top of the slope should be added to collect runoff and direct it to the new outfall pipe so that the new embankment is not

adversely affected.

Details for irrigation tank should be provided, especially on how flow through the tank is to be controlled*** nice to have, but not so important to CC

Peter suggested CC ask for copy of maintenance agreement on WQUs with the contractor in its OOC.

OOC should state that [drawings should clearly indicate] that all runoff from parking areas are directed to WQUs (and all clean roof runoff to 24" outfall pipe). Change in site plans to show that IKEA adds no stormwater to Foley Street Change plans for 24" pipe outfall to incorporate adding appropriately sized [for flow] rip-rap and concrete headwall, and pull pipe back into bank to reduce erosion. Green and CC recommend that as much runoff as possible be directed to the new outfall (with proper treatment) to reduce flow in the SMC.

Peter said Green recommends backflow gates on all storm drain lines on the IKEA site.

Green recommends that applicant plans in final design for Erosion and Sediment Control plan that identifies the location of turbidity curtain(s), siltsacks for catch basins and sediment basins, and the location of all sediment basins.

Green recommends all the 3:1 slopes along the north side of the site should be stabilized either temporarily (with erosion control matting) or permanently (with hydro-seed or sod) immediately upon completion of grading, and that filling and compaction along the north side should be done in lifts and the slope should be stabilized at the completion of each lift.

Respectively submitted,
Anne Phelps, Conservation, Agent