

ALS NIEDERGANG  
VERTEX



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY CLERK'S OFFICE  
JOSEPH A. CURTATONE  
MAYOR

JOHN J. LONG  
CITY CLERK

May 5, 2015

**NOTICE**

You are hereby notified that the Board of Aldermen will hold a Public Hearing on the following Petition. You are receiving this Notice because City records indicate that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing.

**PETITION:** Vertex Companies Inc. seeks a Grant of Location to install two groundwater monitoring wells in an unpaved grass-covered area immediately north of the paved Somerville Community Bike Path, one 180 feet west of Cedar Street, and the other 250 feet west of Cedar Street.

**PLACE:** Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue, Somerville.

**TIME:** Thursday, May 14, 2015, at 7:00 PM.

**PURPOSE:** The work is necessary to assess the potential migration of petroleum and volatile organic compounds in the groundwater near 154 Cedar Street.

John J. Long  
City Clerk



CITY OF SOMERVILLE, MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

JOSEPH A. CURTATONE  
MAYOR

2015 MAY -4 P 4: 34

CITY CLERK'S OFFICE  
SOMERVILLE, MA

STAN KOTY  
*Commissioner*

RICK WILLETTE  
*Director of Operations*

April 30, 2015

The Honorable Board of Aldermen  
City Hall  
93 Highland Avenue  
Somerville MA, 02143

**RE: Grant of Location  
Vertex  
Somerville Bike Path  
(Near Cedar Street)**

Dear Board Members:

Preliminary approval is recommended for the petition and plan of Vertex, on behalf of Cedar Crest Condominium Trust, to install two (2) groundwater monitoring wells on City of Somerville owned property. The wells are proposed to be installed in an unpaved grass-covered area immediately north of the paved Somerville Community Bike Path. One well is proposed to be installed approximately 180 ft west of the intersection of the Somerville Community Bike Path and Cedar Street and the other well is propose to be installed approximately 250 feet west of Cedar Street Somerville, MA. Additional project details are listed in the petition.

This recommendation is made with reference to Vertex's letter and plan of April 10<sup>th</sup>, 2015 upon stipulation that the Grant of Location is subject to: a reservation of rescission by the Board of Aldermen; indemnification of the City for all liability arising from said Grant; all permit procedures, conditions and approvals of municipal utilities; protection of existing infrastructure; and complete surface repair, restoration and maintenance. A public hearing will be required.

A release of volatile organic compounds (VOCs) and petroleum compounds to groundwater has been identified at 154 Cedar Street and was reported to the Massachusetts Department of Environmental Protection (MassDEP) on December 5, 2014. This work is necessary is necessary to assess the potential migration of the petroleum and VOC's in groundwater near 154 Cedar Street, Somerville, MA.

Respectfully requested,  
Department of Public Works

Stan Koty, Commissioner

1 Franey Road Somerville, Massachusetts 02145

(617) 625-6600 Ext 5100 TTY (866) 808-4851 Fax (617) 623-7649

[www.somervillema.gov](http://www.somervillema.gov)



The Vertex Companies, Inc.  
400 Libbey Parkway  
Weymouth, MA 02189  
PHONE 781.952.6000 | FAX 781.335.3543  
www.vertexeng.com

2015 APR 17 P 6:00

April 10, 2015

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Mr. John Long  
City Clerk  
City of Somerville  
93 Highland Street  
Somerville, MA 02143

Re: Petition for Grant of Location for the Installation of Groundwater Monitoring Wells

Dear Mr. Long:

The Vertex Companies, Inc. (VERTEX), on behalf of our client, Cedar Crest Condominium Trust, is requesting a Grant of Location for the installation of two groundwater monitoring wells on City of Somerville owned property. The wells are proposed to be installed in an unpaved grass-covered area immediately north of the paved Somerville Community Bike Path. One well is proposed to be installed approximately 180 feet west of the intersection of the Somerville Community Bike Path and Cedar Street and the other well is proposed to be installed approximately 250 feet west of the same intersection. The completed Petition for Grant of Location form, figures showing the locations of the two proposed monitoring wells, a list of abutters to the work areas, and a check in the amount of the Grant of Location application fee, are enclosed.

A release of volatile organic compounds (VOCs) and petroleum compounds to groundwater has been identified at 154 Cedar Street and was reported to the Massachusetts Department of Environmental Protection (MassDEP) on December 5, 2014. The MassDEP assigned Release Tracking Number (RTN) 3-0032571 to the release condition.

The proposed groundwater monitoring wells will be used to assess the potential migration of the petroleum and VOCs in groundwater.

The groundwater monitoring wells will be installed in borings completed by a Massachusetts-registered well driller using a hollow-stem auger drill rig and in accordance with the MassDEP Standard Methods for Monitoring Wells (MassDEP policy WSC #91-310). The drilling and well installation will be conducted under direct observation of VERTEX personnel. The depth of the monitoring wells is anticipated to be between 15 to 30 feet, depending on the depth of groundwater. The monitoring wells will be constructed of bottom plugged, two-inch diameter, slotted Schedule-40 polyvinyl chloride (PVC) well screen and un-slotted well riser. The well materials will be surrounded in the approximately 8-inch diameter borehole by a clean uniform-grade silica sand pack to a depth approximately 1 to 2 feet above the top of the well screen and a 2 to 4 foot thick hydrated bentonite-clay seal above the sand pack. The monitoring



wells will be finished at the ground surface with flush-mounted 6-inch diameter roadboxes with bolt-down covers set within 1 to 2-foot diameter concrete surface-seals.

It is anticipated that the installation of the groundwater monitoring wells will take less than one day to complete.

After well installation VERTEX will collect groundwater samples from the wells and will periodically monitor groundwater conditions in the wells as may be necessary to meet the regulatory obligations of the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000.

In accordance with the Grant of Location application process, the following abutters will be notified. In addition, mailing labels for the abutters are enclosed.

MBLU: 28/I/21  
Parcel Address: Rear Lexington Avenue  
Owner: MBTA  
Address: C/O Michael Brennan, Real Estate Director  
10 Park Plaza, suite 5750  
Boston, MA 02116

MBLU: 28/I/20  
Parcel Address: 35R Lexington Avenue  
Owner: Christos Poutahidis  
Address: 147 Willow Avenue  
Somerville, MA 02144

MBLU: 28/H/13/14  
Parcel Address: 14 Morrison Avenue  
Owner: Patricia Ann Dains  
Address: 14 Morrison Avenue  
Somerville, MA 02144

MBLU: 28/H/13/16  
Parcel Address: 16 Morrison Avenue  
Owner: Geneva M. Pittman and Joseph Borkowski  
Address: 16 Morrison Avenue  
Somerville, MA 02144

MBLU: 28/H/11  
Parcel Address: 22 Morrison Avenue  
Owner: John A. Francis and Theresa A. Hallihan  
Address: 22 Morrison Avenue  
Somerville, MA 02144

**VERTEX**



A check in the amount of \$550.00 payable to the City of Somerville for the Grant of Location application fee is enclosed.

Please do not hesitate to contact us at your convenience should you have any questions or comments regarding this petition for a Grant of Location.

Best Regards,



William J. Gibbons, P.E., LSP  
Senior Project Manager

**Enclosures:**

- Petition for Grant of Location
- Proposed Groundwater Well Locations (aerial photograph)
- Proposed Groundwater Well Locations (City of Somerville Assessor's Map)
- Abutter Mailing Labels
- Grant of Location fee

**cc:** City of Somerville  
Department of Public Works – Engineering Division  
1 Franey Road  
Somerville, MA 02145

City of Somerville  
Department of Public Works – Highways, Lights and Lines Division  
1 Franey Road  
Somerville, MA 02145

**PETITION FOR GRANT OF LOCATION FOR  
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

**City of Somerville, Massachusetts  
In Board of Aldermen**

**Date** April 10, 2015

The Vertex Companies, Inc. on behalf of cedar Crest Condominium Trust  
RESPECTFULLY REPRESENTS \_\_\_\_\_ (hereinafter known as  
the PETITIONER), that it desires to construct upon, along, under or across the public way(s) of the  
City of Somerville, wires, cables, poles, piers, abutments, conduits or fixtures.

WHEREFORE, the PETITIONER prays that, after due notice and public hearing as provided by law,  
the Board of Aldermen may by Order grant to the PETITIONER permission to construct, in  
accordance with plan(s) dated April 10, 2015, the following (describe work):

*INSERT DESCRIPTION OF WORK HERE*

The Vertex Companies, Inc. (VERTEX) proposes to install two groundwater monitoring wells on City of Somerville owned property. The wells are proposed to be installed in an unpaved grass-covered area immediately north of the Somerville Community Bike Path. One well is proposed to be installed approximately 180 feet west of the intersection of the Somerville Community Bike Path and Cedar Street and the other well is proposed to be installed approximately 250 feet of the same intersection. The groundwater monitoring wells will be used to assess the potential migration of volatile organic compounds and petroleum from 154 Cedar Street.

The PETITIONER understands and agrees that:

1. PETITIONER shall locate and complete all work as specified and approved by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

For the PETITIONER:

Signature: William J. Gibbons

Name: William J. Gibbons, P.G, LSP

Title: Senior Project Manager

Mailing Address: The Vertex Companies, Inc., One Congress Street, 10th Floor, Boston, MA 02114

Telephone: 617-830-1540

Date: April 10, 2015

**ORDER FOR GRANT OF LOCATION FOR  
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

**City of Somerville, Massachusetts  
In Board of Aldermen**

WHEREAS, The Vertex Companies, Inc. on behalf of Cedar Crest Condominium Trust (hereinafter known as the PETITIONER) has petitioned for permission to construct upon, along, under or across the public way(s) of the City of Somerville, the following (describe work):

*INSERT DESCRIPTION OF WORK HERE*

The Vertex Companies, Inc. (VERTEX) proposes to install two groundwater monitoring wells on City of Somerville owned property. The wells are proposed to be installed in an unpaved grass-covered area immediately north of the Somerville Community Bike Path. One well is proposed to be installed approximately 180 feet west of the intersection of the Somerville Community Bike Path and Cedar Street and the other well is proposed to be installed approximately 250 feet of the same intersection. The groundwater monitoring wells will be used to assess the potential migration of volatile organic compounds and petroleum from 154 Cedar Street.

AND WHEREAS, notice has been given and a hearing held on said petition as provided by law;  
NOW THEREFORE BE IT

ORDERED that the PETITIONER be and hereby is granted permission by the Board of Aldermen to complete the construction described above, all in accordance with the following conditions:

1. PETITIONER shall locate and complete all work as shown by plan(s) dated April 10, 2015, and as may have been amended by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

Approved by the Board of Aldermen on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

A True Record. Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
City Clerk

**Certificate**

I hereby certify that the foregoing Order was adopted by the Board of Aldermen on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws and any additions or amendments thereto, said public hearing held in said City on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded with the records of Grant of Location Orders of said City, in Book \_\_\_\_\_, Page \_\_\_\_\_.

Certified. Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
City Clerk

# PROPOSED LOCATIONS OF MONITORING WELL INSTALLATION



- approximate location of proposed monitoring well installation

PETITION FOR GRANT OF LOCATION, APRIL 10, 2015

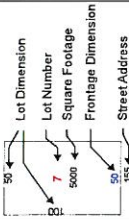


City of  
**Somerville**  
Massachusetts



### Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



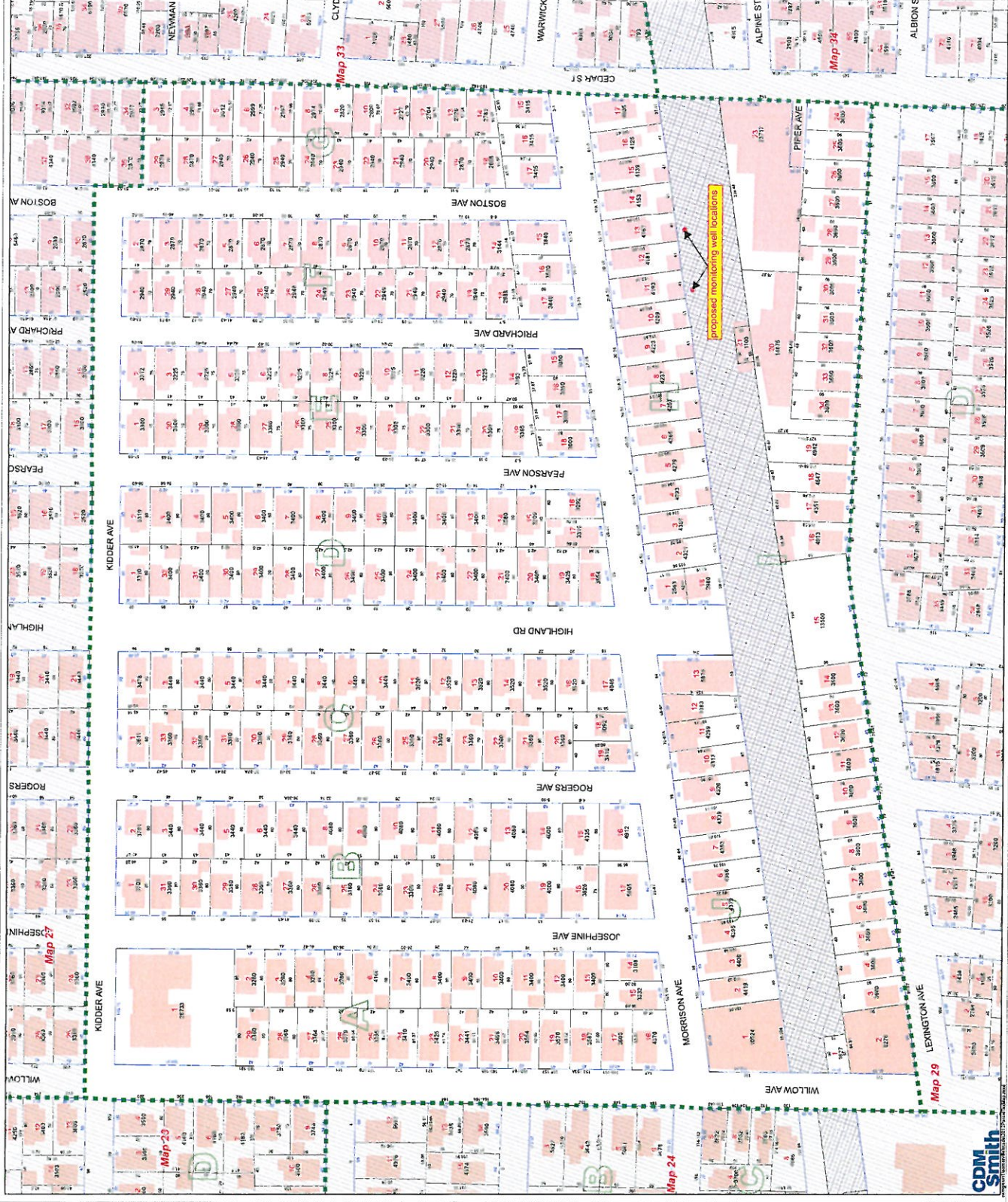
80 40 0 80 Feet  
1" = 80'  
July 1, 2012

Source: Rights of way and building footprints were originally developed from Boston Edison Co. Colorized data, and have been updated by CDM Smith. The data is not a survey and should not be used for legal purposes. The data is based on City of Somerville records.

NOTE: The data represented on these maps indicate boundaries and needed locations of. They are NOT survey data and should not be based as such.



**28**



CDM Smith

Mr. Michael Brennan  
Real Estate Director  
Massachusetts Bay Transportation  
Authority  
10 Park Plaza, Suite 5750  
Boston, MA 02116

Ms. Geneva M. Pittman  
and Mr. Joseph Borkowski  
16 Morrison Avenue  
Somerville, MA 02144

Mr. Christos Poutahidis  
147 Willow Avenue  
Somerville, MA 02144

Mr. John A. Francis  
and Ms. Theresa A. Hallihan  
22 Morrison Avenue  
Somerville, MA 02144

Ms. Patricia Ann Dains  
14 Morrison Avenue  
Somerville, MA 02144