



City of Cambridge

16.

IN CITY COUNCIL
March 21, 1994

COUNCILLOR SULLIVAN
VICE MAYOR RUSSELL
COUNCILLOR BORN
COUNCILLOR DUEHAY
COUNCILLOR TRIANTAFILLOU
COUNCILLOR WALSH
VICE MAYOR RUSSELL
MAYOR REEVES

WHEREAS: The Agassiz Community Environmental Safety Committee, which is composed of citizens and members of the Agassiz Community, is extremely concerned about the environmental safety issues related to the proposed demolition of the Oxford Street Garage, as set forth in the attached correspondence; and

WHEREAS: The Agassiz Community Environmental Safety Committee is requesting that the City Support them in their concern for the environmental safety of their neighborhood; now therefore be it

ORDERED: That the City Manager be and hereby is requested to confer with the Managing Director of the Inspectional Services Department and the Director of the Environmental Program with the view in mind of ensuring that all appropriate environmental safety measures are taken to provide for the environmentally safe demolition of the Oxford Street Garage and that the members of Agassiz Community Environmental Safety Committee be fully informed of the efforts and procedures.

In City Council March 21, 1994.
Adopted by the affirmative vote of eight members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- *D. Margaret Drury*

D. Margaret Drury
City Clerk

3/21/98

C. Sullivan

Whereas : The Agassiz Community Environmental Safety Committee, ^{which} is composed of citizens and members of the Agassiz Community, is extremely concerned about the ~~so~~ environmental safety issues related to the proposed demolition of the Oxford Street Garage, as set forth in the attached correspondence; and

Whereas : The Agassiz Community Environmental Safety Committee is requesting that the City support them in their concern for the environmental safety of their neighborhood; now therefore be it



3/21/94

C. Sullivan

Ordered: That the City Manager be and hereby is
~~requested~~ requested to confer with the
Managing Director of the Inspectional
Services Department ~~with the view in~~
~~mind~~ and the Director of the
Environmental Program ~~to~~ with the
view in mind of ensuring that all
appropriate ~~environmental~~ ~~safeguards~~ appropriate
environmental safety measures ~~be~~
are taken to ~~ensure~~ ~~the~~ provide for the environmentally
safe demolition
the Oxford Street Garage
of ~~this garage~~ and that the members
of the 12502 Community Environmental Safety
Committee be ^{fully} informed of these ~~of~~ efforts
and procedures.

57 Francis Avenue
Cambridge, MA 02138
11 March 1994

Councillor Michael Sullivan
Cambridge City Council
Cambridge, MA 02139

Dear Councillor Sullivan,

Thank you for taking the time to return my call this morning, and for your interest in the concerns we discussed. At your suggestion I am enclosing copies of the correspondence between our Agassiz Environmental Safety Committee and Mr. Bersani of Inspectional Services.

We are concerned that any abatement on the property be carried out and completed before any demolition takes place. This may involve lead pipes and paint, petrochemicals of various types and uses and both visible and concealed asbestos (as, for example, if there are pipes enclosed in walls). We are also concerned that spraying to eradicate vermin may only increase the toxic level of demolition dust and should be avoided. If such spraying is required by law, then the building should be thoroughly washed afterward, prior to the demolition.

Our feeling is that the neighborhood has a right to an independent environmental assessment of the site apart from the one contracted by the developer, for reasons that should be manifest. Our neighborhood has recently been the victim of a very poor demolition (the Agassiz School) and has a vital interest in avoiding all possibility of another. We hope that the City will support us in this effort.

Thank you again for your interest.

Sincerely,



Martha Potter Kim
Member, Agassiz Neighborhood Environmental Safety Committee

tel: 354 1146

February 12, 1994

Mr. Robert Bersani
Inspectional Services
City of Cambridge
Cambridge City Hall
795 Massachusetts Ave
Cambridge, MA 02140

Dear Mr. Bersani:

We are writing you this letter as concerned citizens and members of the Agassiz Community Environmental Safety Committee on an issue that warrants *immediate and serious* attention.

Our neighborhood has been made aware that the current owners of the Oxford Street Garage on Eustis Street plan to demolish the building in the spring, as early as April. This facility has been used for over two decades as a garage and service station.

We are deeply concerned that the demolition of this structure will create an environmental hazard to the neighborhood. The garage may have been a storage facility for many types of hazardous materials. This site must be subject to an environmental assessment before it is disturbed in any way. At the very minimum this assessment should address the following issues:

- Does the facility contain any asbestos in the walls, ceiling, floors, and pipes?
- Does the facility have lead paint or lead pipes?
- Did the facility ever store gasoline or other hazardous chemicals in an underground tank?
- Are there residues of petrochemicals, organic solvents, battery acids, pesticides, formaldehyde etc. embedded in the walls, floors, or ceilings of the structure?
- Are there hazardous material in the sub-soil of the structure from years of seepage? Could these materials be released during any demolition activity or future development of the site?

If this facility contains hazardous materials (which is extremely likely because of its

prior use) and since it is slated for demolition in a densely populated neighborhood, it is absolutely imperative that:

1. An environment assessment be completed and distributed well in advance of any plans to dismantle the facility.
2. The community should be informed and consulted about any plans for dismantling the facility.
3. An independent environmental expert be brought in as a consultant to address proper disposal and methods of razing the facility.
4. Community representatives and an independent consultant monitor the demolition activity.

The most recent demolition of the Agassiz School (December 1993) gives us great cause for concern. The control of dirt, dust, and debris was very poor. Fire hoses were used sparingly, even after the community was assured that great care would be exercised to wet down the facility and control hazardous debris, which are normally embedded in building materials (lead paint, asbestos, silica, formaldehyde). This is the second major demolition in the Agassiz neighborhood within a few months period and it demands the immediate attention of your office and other city departments concerned about environmental health.

We would like to meet with you at your earliest convenience to discuss the concerns raised in this letter. Please contact Carolyn-Boriss Krimsky or Dr. Sheldon Krimsky at 547-8444.

Sincerely,

Sheldon Krimsky
Carolyn Boriss-Krimsky
Mary Jo Clark
Martha Potter Krim
Lynn Reiss
James R. Esmond

SHELDON KRIMSKY
CAROLYN BORISS-KRIMSKY
Mary Jo Clark
(Martha Potter Krim)
Lynn Reiss
James R. Esmond

Members of the Agassiz Neighborhood Environmental Safety Committee

cc: Melvin Chalfin, MD, Commissioner of Health and Hospitals
Richard Rossi, Deputy City Manager



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

ROBERT R. BERSANI
Managing Director/
Acting Commissioner

March 1, 1994

Agassiz Community Environmental
Safety Committee
60 Gorham Street
Cambridge, MA 02138
Att: Ms Carolyn Boriss-Krimsky

RE: Demolition of Oxford Street Garage; your ltr. dtd., February 12,
1994

Dear Ms. Boriss-Krimsky:

This letter is in response to your letter, referenced above, expressing concern over the planned demolition of the Oxford Street Garage on Eustis Street.

I met this date with Mr. Mike Sylvester of TURN-KEY DEVELOPMENT, the owner/developer of the property. He advised me that he is planning a residential development on this site and he is in the process of developing the demolition plan for the garage and is anxious to commence demolition as soon as possible after obtaining the permit. An environmental assessment, which will address most of the concerns raised in your letter, is being finalized by his Consultant and will be submitted to me within a week as part of the permit application process.

The following points were addressed during the meeting:


- a. Asbestos There is a small amount of asbestos (about 4 cu. ft.) in the building. This will be removed and disposed of by a properly licensed contractor.
- b. Underground storage tanks There are no underground tanks on the site.
- c. Contaminated soil The assessment indicates that the soil is not contaminated. A portion of the concrete floor is stained with hydraulic fluid and will be removed and disposed of appropriately.
- d. Pest control Evidence of extermination will be required prior to issuance of the demolition permit.
- e. Dig Safe Permit This clearance will be provided prior to issuing the permit.
- f. Police and Fire Department Details A Police Detail will be provided during the actual demolition. A Fire Department Detail will be provided to control dust to the extent necessary.

g. Coordination Mr. Sylvester stated that he has coordinated this project with the Agassis Neighborhood Council and the abutting property owners. He stated that he is available to respond to any questions or concerns of area residents. His telephone number is 661-6100.

h. Safety A demolition plan, approved by a registered engineer or architect, is being required to insure the building is taken down safely

I have enclosed a copy of our Demolition Permit Application form for your information. As you can see from an examination of the form, the list of approvals is extensive and is designed to protect the interests of the public. In addition, the environmental assessment and actual demolition will be reviewed and monitored closely by myself and employees of this Department to insure your concerns are addressed. If you have any further question, please don't hesitate to contact me.

Sincerely.


R. R. Bersani, P.E.
Managing Director/
Acting Commissioner

cc
TURN-KEY DEVELOPMENT(MR. Sylvester)
Commissioner of Health and Hospitals
Deputy City Manager
Agassis Neighborhood Council



City of Cambridge

16.

IN CITY COUNCIL
March 21, 1994

COUNCILLOR SULLIVAN
VICE MAYOR RUSSELL

WHEREAS: The Agassiz Community Environmental Safety Committee, which is composed of citizens and members of the Agassiz Community, is extremely concerned about the environmental safety issues related to the proposed demolition of the Oxford Street Garage, as set forth in the attached correspondence; and

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Born Avehay Triantafillon
Consent Order #16
Walsh Russell Reeses
Councillor Sullivan and Vice Mayor
Russell re: Safe demolition of the
Oxford Street Garage.

CM-84

Order Adopted

In City Council,

March 21, 1994