



The Commonwealth of Massachusetts

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December 8, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: 111 South Street
PROJECT MUNICIPALITY: Somerville
PROJECT WATERSHED: Charles River
EOEA NUMBER: 13910
PROJECT PROPONENT: Boynton Yard Lofts LLC
DATE NOTICED IN MONITOR: November 8, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the project consists of the redevelopment of two parcels of land to create approximately 200,000 gross square feet (gsf) of multi-family residences (207 units) and 5,000 square feet (sf) of commercial space in three new structures. The project site is located at 111-153 South Street and 2 Harding Street in the City of Somerville and is presently occupied by approximately 27,000 gsf of commercial space and associated parking. The project site was part of the Boynton Yards Urban Renewal Plan which was recently terminated by the Somerville Redevelopment Authority and approved by the Commonwealth's Department of Housing and Community Development as a Minor Plan Change. Abutting the site are various commercial and industrial uses as well as nearby residential areas.

The project will create 0.21 new acres of impervious area and will generate an additional 918 vehicle trips per day. The project will require 31,700 ± gallons per day (gpd) of new water use and generate an additional 28,820 gpd of wastewater. The project is located within walking distance of existing bus routes and existing and proposed subway/trolley service by the Massachusetts Bay Transportation Authority (MBTA).

This ENF was filed by the proponent because the project requires a state permit and the potential to trigger an ENF threshold associated with a major modification of an existing urban renewal plan (301 CMR 11.03(1)(b)(7)). The project will require a sewer connection permit and may require a construction permit from the Massachusetts Water Resources Authority (MWRA). The project has received preliminary master plan approval under Somerville's Planned Unit Development (PUD) provisions from the Somerville Planning Board.

Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to those aspects of the project that may have significant environmental impacts and that are within the subject matter of required or potentially required state permits. In this case, MEPA jurisdiction exists over land alteration, stormwater and wastewater.

Land Alteration

The project consists of the redevelopment of an existing commercial site. The project consists of demolition of two existing buildings and the maintenance of an existing parking area located east of Earle Street (2 Harding Street). It is my understanding that the 2 Harding Street site has been assigned a Release Tracking number under the Massachusetts Contingency Plan (N03-10897). An Activity and Use Limitation (AUL) has been issued for a portion of the project area. The proponent has indicated that by maintaining the property as a paved parking lot, no further action is required to accommodate the project.

The project site is predominately disturbed, paved or occupied by structures under existing conditions. Land alteration will be limited to pavement and building demolition, reconstruction and the addition of 0.21 new acres of impervious area on the overall project site. Additionally, the project design will not negatively impact the Arrow Paper Fire memorial located on the property and will strive to incorporate the memorial into the proposed streetscape.

Stormwater

The proponent has designed a stormwater management system that consists of pre-treatment prior to entrance into an infiltration/detention system. Pre-treatment will include the use of oil and grease separators, vortex particle separators, and deep sump catch basins. Peak flows (volume and velocities) will be mitigated through the use of infiltration systems within the parking areas and open spaces. Roof runoff will be directly discharged to the infiltration systems. The proponent has provided overflow pipes associated with the stormwater management system if infiltration capacities are exceeded. The proponent has indicated that the project has been designed to meet the City of Somerville's stormwater management policy that requires a 4:1 ratio of Inflow/Infiltration (I/I) removal for projects to qualify for a building permit.

Wastewater

An existing 22-foot wide MWRA easement is located along the northern property line of the property. This easement appears to be coincident with an existing driveway/road that

connects Windsor Place and Earle Street. The proponent should coordinate with the MWRA with regards to any construction permits that may be necessary within the easement to accommodate the proposed project. Additionally, the proponent should verify with the MWRA that sufficient hydraulic capacity is available in the sewage system that will service the project and provide information related to the handling of drainage associated with the proposed underground parking garages. Finally, the proponent should confirm with the MWRA that the proposed I/I mitigation measures are consistent with efforts to reduce combined sewer overflow (CSO) in the area.

Construction Activities

The project will include the demolition of existing structures to make way for new construction activities. I encourage the proponent to incorporate construction and demolition waste (C&D) recycling activities as a sustainable measure for the project. Additionally, the proponent is reminded that demolition activities must comply with both Solid Waste and Air Pollution Control regulations, pursuant to M.G.L. Chapter 40, Section 54.

Conclusion

Based on a review of the information provided by the proponent and comments received from relevant public agencies, I find that the potential impacts of this project do not warrant further MEPA review.

December 8, 2006

Date


Robert W. Golledge, Jr., Secretary

Comments Received

- 11/27/2006 Massachusetts Water Resources Authority
- 11/28/2006 Massachusetts Department of Environmental Protection - NERO

RWG/HSJ/hsj