

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13013
	LEANDREA DAMES
MEPA Analyst:	1028

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <b>Carlton Wharf</b>		
Street: 123-127 Sumner Street		
Municipality: East Boston	Watershed: North Coastal Watershed	
Universal Transverse Mercator Coordinates: 4692784N 331834E	Latitude / Longitude: 42° 22 08 N" 071 02 32 E	
Estimated commencement date: August 2003	Estimated completion date: December 2004	
Approximate cost: \$19.3 Million	Status of project design: 25%	
Proponent: Trinity East Boston Two Limited Partnership will develop the HOPE VI project component and Trinity Carlton LLC, (a limited liability company whose members will represent Trinity Financial and the East Boston CDC) will develop the homeownership component.		
Street: 40 Court Street, Suite 550		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kathleen Cosgrove		
Firm/Agency: Fort Point Associates, Inc.	Street: 286 Congress Street, 6 <sup>th</sup> Floor	
Municipality: Boston	State: MA	Zip Code: 02210
Phone: (617) 357-7044	Fax: (617) 357-9135	E-mail: kcosgrove@fpa-inc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 2556)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): Department of Housing and Community Development: Approved in the 2003 Qualified Application Plan for \$1.36 Million in 9% low income housing tax credits; applications currently under review for \$750,000 in State HOME funding and \$1,000,000 in Affordable Housing Trust funding.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify BRA Article 80 review \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: NPDES Notice of Intent; Boston Conservation

Commission; Boston Redevelopment Authority Article 80 Review; M.G.L. Chapter 121A Approval; Boston Zoning Board of Appeals Variance; Boston Civic Design Commission; Boston Transportation Department Transportation Access Plan Agreement and Construction Management Plan; and Boston Water & Sewer Commission Site Plan Approval and Connection Permit; DEP Chapter 91 License; DEP Sewer Connection Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	42,945 sf			
New acres of land altered		0		
Acres of impervious area	3,778 sf	28,057 sf	31,835 sf	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		42,945 sf		
<b>STRUCTURES</b>				
Gross square footage	- 0 -	115,568	115,568	
Number of housing units	- 0 -	110	110	
Maximum height (in feet)	- 0 -	70	70	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	776 <sup>1</sup>	776	
Parking spaces	- 0 -	58	58	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	23,716	23,716	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	21,560	21,560	
Length of water/sewer mains (in miles)	- 0 -	N/a	N/a	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

<sup>1</sup> Daily persons trips

Yes (Specify \_\_\_\_\_ )  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_ )  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Carlton Wharf project is comprised of two development components: an 80-unit mixed income residential project to be funded under the Maverick Gardens HOPE VI housing program and an attached 30-unit affordable home-ownership component. See Section 2 for a Project Description.

The redevelopment of the existing Maverick Gardens public housing site has been determined not to be subject to MEPA jurisdiction as it represents a "replacement" project as defined in the MEPA regulations under 301 CMR 11.02. See Exhibit 1, letter from Mr. Jay Wickersham, MEPA Director, dated December 9, 2000.