

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: **13070**
 MEPA Analyst: **JANET Hutchins**
 Phone: 617-626-**1023**

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: Bose Corporation		
Street: 40 Old Bolton Road		
Municipality: Stow	Watershed: Concord River	
Universal Transverse Mercator Coordinates:	Latitude: N 42 43 52	Longitude: W 71 54 19
Estimated commencement date: 2004	Estimated completion date: 2012	
Approximate cost: \$35M	Status of project design: 5% %complete	
Proponent: Bose Corporation		
Street: The Mountain		
Municipality: Framingham	State: MA	Zip Code: 01701-9168
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Warren		
Firm/Agency: Symmes Maini and McKee	Street: 1000 Massachusetts Avenue	
Municipality: Cambridge	State: MA	Zip Code: 02138
Phone: (617) 520-9253	Fax: (617) 354-5758	E-mail: j_warren@smma.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. **An ENF was filed for construction of the existing building on 4/30/79 and is included in Appendix 1**) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Stow Conservation Commission, Stow Planning Board, Stow Zoning Board of Appeals, Stow Board of Health, DEP Groundwater Discharge Permit and NPDES Permit for Construction Activities.**

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Groundwater Discharge Permit
<u>Total site acreage*</u>	<u>82.92</u>			
Project site	82.42			
Access Driveway Easement	0.5±			
New acres of land altered		26*		
Acres of impervious area	13.71	+17.22	31.58	
Square feet of new bordering vegetated wetlands alteration		1,000**		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		n/a		
STRUCTURES				
Gross square footage	304,480	+415,000	719,480	
Number of housing units	0	0	0	
Maximum height (in feet)	30'	45'	45'	
TRANSPORTATION				
Vehicle trips per day	0	+5,920	5,920	
Parking spaces	920	+1,480	2,400	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	27,403	+37,350	64,753	
GPD water withdrawal	27,403	+37,350	64,753	
GPD wastewater generation/ treatment	22,836	+28,295	51,761	
Length of water/sewer mains (in miles)	0.66	+0.09	0.75	

* Alteration of land not currently occupied by buildings/driveway/parking etc.

** Bridge crossing – shadow impacts only

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?

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 The State Register of Archaeological Assets references site 19-MD-515 near the project site at Old Bolton Road (see Appendix 2). However, there is no work proposed within the limits of the referenced area.)

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 project site is located on Old Bolton Road in Stow, MA (see Figure 1) and consists of two parcels of land and an Access Driveway Easement. The site is largely developed and consists of an unoccupied 304,480 gsf office building (formerly occupied by Digital Equipment Corp. and Compaq Computer Corporation), a wastewater treatment plant, parking for approximately 920 vehicles and associated site improvements (see Figure 2). The southeastern portion of the site is undeveloped. Bordering vegetated wetlands exist on-site and are described in Appendix 3 and shown on Figure 2. The 82 acre parcel is bordered by residential homes to the north, by an existing farm to the west and by woods to the south and east.

The proposed project will be a phased expansion of the facility. The total expansion will include a 40,000 square foot "autolab" facility and 375,000 square feet of office/research & development space in 3 buildings. The proposed parking will be in compliance with the Stow Zoning Bylaw, and will provide parking at a ratio of 4 spaces/1,000 square feet for office/R&D space and 1 space/800 square feet for the autolab. The additional parking will total 1,550 spaces for a total of 2,470 spaces. 300 spaces are proposed in a garage to be constructed below Office Buildings 1 & 2 (see Figure 3).

The site is zoned Industrial with a small north portion of the site as Residential (see Figure 2). Currently the Industrial zoned portion of the site is accessed via a single drive located off of Old Bolton Road that passes through the Residentially zoned portion of the parcel. Access to the Industrial zoned portion of land through Residential zoned property was granted by a variance from the Zoning Board of Appeals on June 23, 1975 with a condition that the variance be reconsidered if alternate access to the Industrially zoned portion of land can be provided over other industrial zoned land. As part of the proposed development a new access drive will be provided through industrially zoned land to the project site and the existing access off of Old Bolton Road will be abandoned. The new access drive will connect to Route 117 (Great Road) via an Access Driveway Easement and a narrow parcel of land that connects the Easement to the 82 acre parcel (see Figure 2). The narrow parcel is currently undeveloped and measures 0.94 acres.

According to the Flood Insurance Rate Map (FIRM), for the Town of Stow (Community Panel No. 250216 0005 B Page 1 of 1 – August 1, 1979), the entire project site is located in Zone C – Areas of Minimal Flooding (see Figure 4). The Massachusetts Natural Heritage Atlas (2000-2001 Edition) lists no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife and Certified Vernal Pools at or near the project site.

The project requires the preparation of an Environmental Notification Form and/or Environmental Impact Report because it meets or exceeds the following thresholds:

Land

1. Creation of ten or more acres of impervious area.
2. Direct alteration of 25 or more acres of land.

Wastewater

1. Expansion in discharge of 10,000 or more gpd of sewage within an area, zone or district established or identified as necessary or appropriate to protect a public drinking water supply

Transportation*

1. Generation of 3,000 or more new adt on roadways providing access to a single location.
2. Construction of 1,000 or more new parking spaces at a single location.

Agency Action

1. Modification/amendment of a Groundwater Discharge Permit by the Department of Environmental Protection (See Narrative)

*Agency action may not be required from the Massachusetts Highway Department (the project will not require either a direct or indirect Access Permit).