

**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.: 13573  
 MEPA Analyst: Nick ZAVOLAS  
 Phone: 617-626-1030

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>Walnut Street Apartments</b>		
Street: <b>16-18 and 38-44 Walnut Street</b>		
Municipality: <b>Haverhill</b>	Watershed: <b>Merrimack River</b>	
Universal Transverse Mercator Coordinates: <b>19 03 29 535 E, 47 37 728 N</b>	Latitude: <b>42.7750° N</b> Longitude: <b>71.0836° W</b>	
Estimated commencement date: <b>10/05</b>	Estimated completion date: <b>11/06</b>	
Approximate cost: <b>\$35,000, 000.00</b>	Status of project design: <b>25</b> %complete	
Proponent: <b>BC Walnut Street LLC c/o Beacon Communities</b>		
Street: <b>150 Federal Street, 5<sup>th</sup> Floor</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02110</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Robert Carter</b>		
Firm/Agency: <b>H.W. Moore Assoc., Inc.</b>	Street: <b>112 Shawmut Avenue</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02118</b>
Phone: <b>617-357-8145</b>	Fax: <b>617-357-9495</b>	E-mail: <b>rcarter@hwmoore.com</b>

- 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. \_\_\_\_\_)  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): **Awarded: Home Funds from the City of Haverhill and Department of Housing and Community Development (DHCD), state low income tax credits from DHCD, federal low income housing tax credits from DHCD.**

**Not Yet Awarded: State historic tax credits from Massachusetts Historical Commission and Secretary of State, Affordable Housing Trust Funds from DHCD, Priority Development Funds from MassHousing and DHCD. We are in the process of finalizing a 67-year ground lease with the City of Haverhill for a city owned parking lot located at 13 Locust Street.**

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

List Local or Federal Permits and Approvals: **Comprehensive Permit, Listing on the National Register of Historic Places, Listing on the State Inventory.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): **NONE**

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input 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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	3.0			
New acres of land altered		0		
Acres of impervious area	2.6	- 0.2	2.4	
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		0		
<b>STRUCTURES</b>				
Gross square footage	209,022 (203,764 + 3,424 (Rice) and 1,834 (Gas Station))	+5,258	203,764	
Number of housing units	0	+146	146	
Maximum height (in feet)	80+	0	80+	
<b>TRANSPORTATION</b>				
Vehicle trips per day	500 (est.)	+262	762	
Parking spaces	150 (est.)	+35	185	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	550 (est.)	+23,150	23,700	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	500 (est.)	+21,060	21,560	
Length of water/sewer mains (in miles)	0.1 / 0.1	0	0.1 / 0.1	

**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 \_\_\_\_\_)  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?

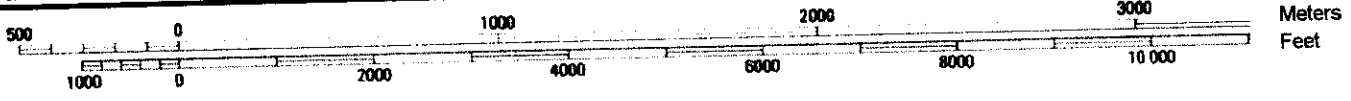
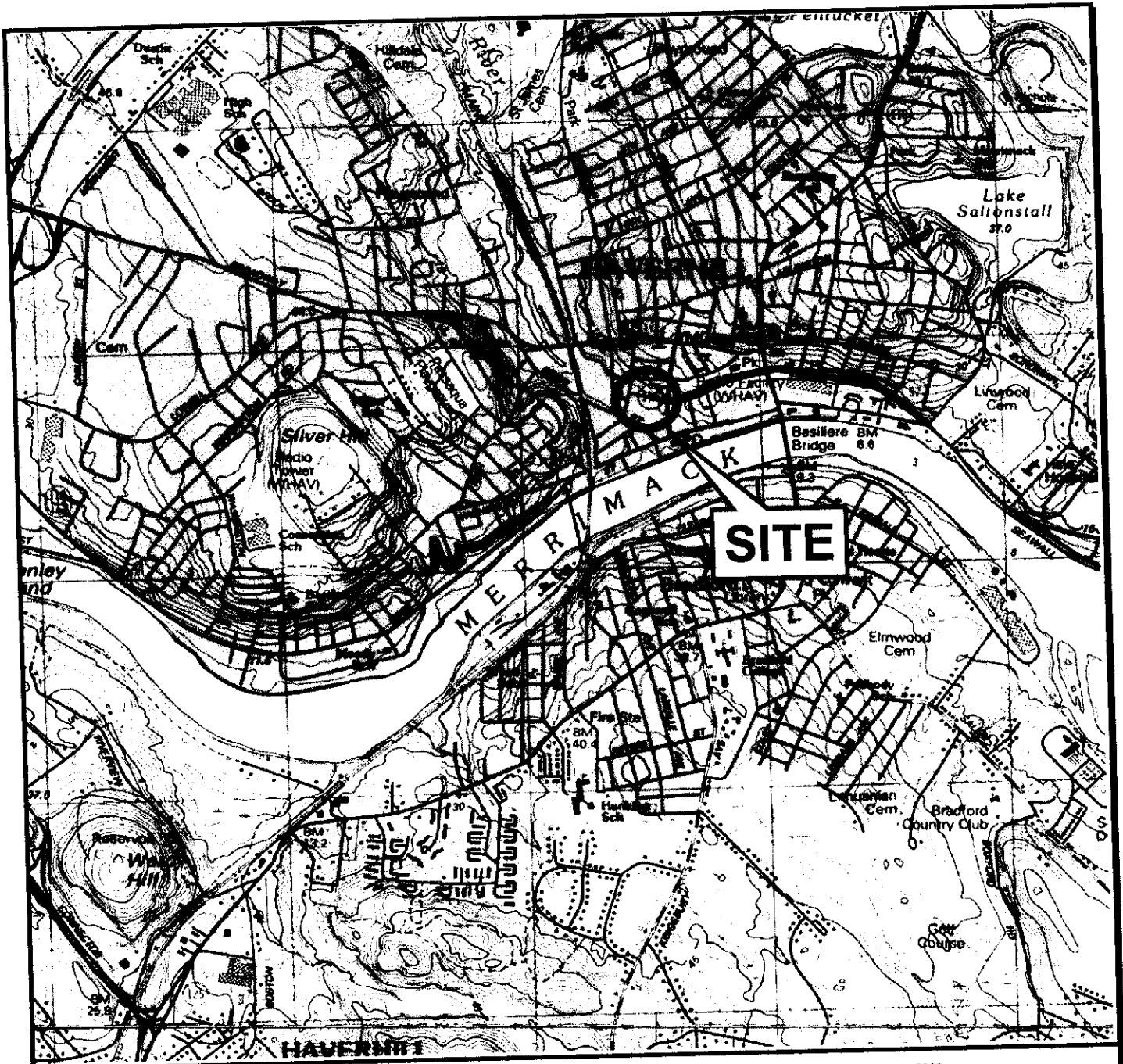
Yes (Specify \_\_\_\_\_)  No

**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.)

A. The location of the proposed project (the "locus") includes a total of nine (9) parcels of land with three (3) parcels located on Walnut Street, two (2) adjacent parcels located on Locust Street and four (4) parcels located nearby on Orchard Street in Haverhill, MA (Essex County). The two central site parcels include the Haverhill Board of Trade Building, which is an eight-story historic mill building located at #16-18 and #38-44 Walnut Street. These two parcels are also identified as Block 53, Lots 6 and 6A on the Haverhill Assessor's Map 300. These two parcels are collectively referred to as the "Building Site". The other six parcels described below are collectively referred to as the "Parking Site". The parcel to the east of the Building Site is #2 Walnut Street, containing a gasoline station located at the corner of Walnut Street and Emerson Street. The gas station parcel contains an existing one-story building that will be razed as part of this project. The parcel to the west of the Building Site is 37-51 Locust Street, an existing parking lot located at the corner of Walnut Street and Locust Street. A fourth parcel is #33 Locust Street, located west of the Building Site, and includes a one-story building that will be razed as part of this project. The remaining four parcels serve as an existing parking area located to the north along Orchard Street between Locust Street and Locke Street.

B. The proposed project includes converting the historic mill building into 126 loft, one-bedroom and two-bedroom conventional and 20 duplex rental-housing units. 61 units will be rented to persons of low income. The ground and first floors will be converted into 20 duplex units, 15 of which will be designed as home occupation units in which small business owners can operate their businesses on the courtyard level and reside in the upper floor. The rear courtyard area will contain a small park in the form of an urban square with limited pick-up/drop-off traffic flow and also include a small number of visitor parking spaces. The current plans for the site call for the historic restoration of the building in accordance with federal guidelines. The site is historically significant and will be individually designated on the National Register of Historic Places.

C. The proposed project includes the redevelopment of previously developed site parcels located in an extensively altered urban setting. Proposed site mitigation includes new separate sewer and stormwater drainage facilities to reduce the site-related impact on the combined sewer system located in the vicinity of the project site. The proposed drainage system will provide improved collection and increased treatment of site-generated runoff that will bring the project site in compliance with the DEP Stormwater Management Policy.



USGS QUADRANGLE(s) : HAVERHILL, MASSACHUSETTS - NEW HAMPSHIRE (1987)



Source: Topographic Quadrangle(s) provided by Maptech, Inc.

FIGURE **1**

**hwmoore**  
CIVIL ENGINEERING | LAND PLANNING

**LOCUS MAP**  
**WALNUT STREET APARTMENTS**  
HAVERHILL, MA

**SCALE:**  
1 in. = 2,000+ ft.

**DATE:** 6/27/05  
**JOB #:** 2487  
**FILE #:** locus2