



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

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*Executive Office of Environmental Affairs*  
EOEA No.: 12990  
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# Environmental Notification Form

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: 495 Network Center		
Street: 836 North Street		
Municipality: Tewksbury	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: 19T 316367 mE 47 22994 mN	Latitude: 42° 39' 15" N	Longitude: 71° 14' 23" N
Estimated commencement date: 2003-2004	Estimated completion date: 2007-2009	
Approximate cost: \$45 million	Status of project design: 15 % complete	
Proponent: Berkeley Investments, Inc.		
Street: 121 High Street		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth P. Cram, P.E.		
Firm/Agency: Vanasse and Associates, Inc.	Street: 10 New England Business Center Drive, Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 1-978-474-8800	Fax: 1-978-688-6508	E-mail: kram@rdva.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. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- |  |   |  |
|--|---|--|
| a Single EIR? (see 301 CMR 11.06(8))           | <input checked="" type="checkbox"/> Yes | <input 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 checked="" type="checkbox"/> Yes | <input 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:

Local Order of Conditions, Site Plan Special Permits, Use Special Permits, and Water and Sewer Connections.

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 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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  Site Plan Special Permit and Use Special Permit from the Tewksbury Planning Board.  Notice of Intent filing with the Tewksbury Conservation Commission  *Existing size, trips, parking, water, and wastewater data to the left are the conditions in October 2000, when the property was acquired.
Total site acreage	84.3 AC.			
New acres of land altered		20.11 AC.		
Acres of impervious area	21.08 AC.	16.58 AC.	37.66 AC.	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		0 sf		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	763,885 sf*	250,567 sf	1,014,452 sf	
Number of housing units	0	0	0	
Maximum height (in feet)				
<b>TRANSPORTATION</b>				
Vehicle trips per day	6,196*	2,032	8,228	
Parking spaces	2,400*	935	3,335	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	57,853*	23,799	81,652	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	48,211*	19,832	68,043	
Length of water/sewer mains (in miles)	1.9 mi.*	0.6 mi.	2.5 mi.	

**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 wood turtle (clemmys insculpta))  No

Actual habitat for this species is located off site to the west. See Expanded ENF Wetlands Section.

**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.*)

495 Network Center is an existing 84.3-acre master-planned business park originally developed by Wang Laboratories comprising approximately 764,000 square feet of space. It now is under renovation to yield approximately 681,650 square feet (sf) of office/research and development (R&D) and industrial space and will be expanded to approximately 1.014 million sf of similar space when complete. The Project is located at the intersection of I-495 and North Street, with approximately 3,000 feet of frontage along Interstate 495 in Tewksbury, Massachusetts. The existing space is located in three interconnected buildings. The existing buildings offer up to 250,000 sf of contiguous space and can be efficiently sub-divided down to 25,000 sf.

Originally built to demanding structural specifications by Wang Laboratories during the 1970's, the buildings offer ample clear height, column spacing, and floor load capacity. The original design allows for multiple uses such as office, R&D/lab, light manufacturing, and distribution. Berkeley acquired the property in late 2000 and is reconfiguring the existing buildings into three distinct structures, each with separate entrance lobbies, cores, and systems. The renovated space consists of three interconnected buildings; 300, 400 and 500 Network Center Drive. The proposed expansion includes a new building 100 with 81,600 square feet of office space, a new building 200 with 80,400 square feet of mixed-use space, and a new building 600 with 170,800 square feet of mixed-use space.

Project Phasing:

Phase 0: Includes the ongoing renovation and conversion of 300, 400, and 500 Network Center and the demolition of existing 100 and 200 Network Center. Also included in this phase are the subdivision of the site into four separate parcels and the completion of the Master Plan.

Phase I: Includes the build-out of 600 Network Center, a building comprised of 170,800 sf.

Phase II: Includes the completion of 100 and 200 Network Center, creating an additional 81,600 sf and 80,400 sf respectively.

The attached Expanded ENF text discusses on-site and Off-site alternatives and mitigation.

## **LAND SECTION – all proponents must fill out this section**

### **I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))?  
 X  Yes \_\_\_ No; if yes, specify each threshold:

Threshold 301 CMR 11.03(1)(a)2. Creation of ten or more acres of impervious area.

Completion of this project will create 16.58 acres of newly impervious area.

### **II. Impacts and Permits**

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	5.42	4.34	9.76
Roadways, parking, and other paved areas	15.66	12.24	27.90
Other altered areas (describe)	18.46*	3.53*	22.00*
Undeveloped areas	44.76	-20.12	24.64

\*Other altered areas include landscaping and vegetated slopes.

- B. Has any part of the project site been in active agricultural use in the last three years? \_\_\_ Yes  
 X  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use? \_\_\_ Yes  X  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes  X  No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? \_\_\_ Yes  
 X  No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes  X  No; if yes, describe:
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? \_\_\_ Yes  X  No; if yes, describe: