

**ENF Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13242
MEPA Analyst:	Deirdre Buckley
Phone:	617-626-1044

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>555 Pleasant Street</b>		
Street: <b>Pleasant Street</b>		
Municipality: <b>Watertown, MA</b>	Watershed: <b>Charles River</b>	
Universal Transverse Mercator Coordinates: <b>19 03 17 855 E, 46 92 745 N</b>	Latitude: <b>42.3675° N</b>	Longitude: <b>71.2121° W</b>
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Summer 2006</b>	
Approximate cost: <b>\$50 million</b>	Status of project design: <b>25 %complete</b>	
Proponent: <b>Beacon Residential Properties Corp – c/o The Beacon Companies</b>		
Street: <b>150 Federal Street</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>Frederick A. Keylor</b>		
Firm/Agency: <b>H.W. Moore Associates, 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>fkeylor@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): **Financial assistance from the HOME Investment Partnerships Program will be used; the amount of funding is anticipated to be \$150,000.**

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

List Local or Federal Permits and Approvals: **National Pollutant Discharge Elimination System Notice and Storm Water Pollution Prevention Plan, Local Ch. 40B Comprehensive Permit, Local Special Permit, Buffer Zone Order of Conditions, and Building 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 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"/> 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	13.04 +/-			
New acres of land altered		0		
Acres of impervious area	10.21 +/-	- 2.56 +/-	7.65 +/-	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
<b>STRUCTURES</b>				
Gross square footage	400,000 +/-	61,571 +/-	461,571 ±	
Number of housing units	0	375	375	
Maximum height (in feet)	40 +/-	10 +/-	50	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0 *	2,382	2,382	
Parking spaces	400 +/-	350 +/-	750	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	6,600 +/-	65,395 +/-	71,995 +/-	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	6,000 +/-	59,450 +/-	65,450 +/-	
Length of water/sewer mains (in miles)	0.31 +/- 0.13 +/-	0.21 +/- 0.09 +/-	0.52 +/- 0.22 +/-	

\* The existing industrial facilities have been vacant for nearly 3 years, accordingly no allowance has been made for existing site generated traffic.

**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.*)

The proposed Project consists of the demolition of the existing warehouse facilities and the construction of 375 residential dwelling units along with appurtenant access drives, parking areas, utilities, stormwater management systems, and landscaped open space areas. Associated amenities include a health club, outdoor swimming pool, half-sized indoor basketball court, coffee bar/common seating area and movie viewing room. A broad range of unit types will be provided in a total of nine buildings: five 4-story apartment buildings and four 2 & 3-story townhouse structures. All parking will be provided on-site with 101 vehicle spaces and 50 bicycle spaces in two basement level garages, 531 spaces in landscaped parking lots, and 118 future spaces to be constructed by the Proponent at the discretion of the Town. Access to the site will include a new signalized intersection across from the private drive to the west of Russo's Market, and an upgraded intersection across from the Stop & Shop driveway. The Project site, shown on the USGS Locus Map attached as Figure 1-1, is a 13.04 +/- acre industrial site located on the north side of Pleasant Street in Watertown, Massachusetts.

The Proponent has agreed to make at least 43 units affordable thereby assisting Watertown and the Commonwealth to meet the goal in Executive Order 418 of providing permanently affordable housing. The Watertown Zoning Board of Appeals unanimously voted to approve a local Special Permit and a Comprehensive Permit for the project at their January 28, 2004 hearing date. The written decisions are expected to be issued within the next 30 days.

The Project site is located in an Industrial 3 (I3) zoning district, and as-of-right uses for the property include industrial facilities such as the existing warehouses currently occupying the site, or business offices. These alternative uses were not considered in detail by the Proponent because they failed to meet the project objectives and are uneconomical in the current climate. The primary potential effects associated with the Project include stormwater, wastewater and traffic. A complete stormwater management system is proposed, there is sufficient sewage disposal capacity available within the existing municipal sewage system, and roadway improvements will be made to mitigate traffic impacts.

For additional details, please see Attachment 1.