



**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
EOEA No.: 13842  
MEPA Analyst: Anne Canaday  
Phone: 617-626-1035

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>The Residences at Martins Brook and Edgewood Office Park</b>		
Street: 100 Lowell Street		
Municipality: North Reading and Wilmington	Watershed: Ipswich	
Universal Transverse Mercator Coordinates: UTM 19 325649E 4716572N	Latitude: 42° 35' 02"N	Longitude: 71° 07' 27" W
Estimated commencement date: December 2006	Estimated completion date: Spring 2009 (Phase 1)	
Approximate cost: \$135,000,000	Status of project design: 50 % complete	
Proponent: Lincoln Property Company Southwest, Inc. ("Phase 1 Proponent") and The Gutierrez Company ("Phase 2 Proponent")		
Street: One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: fschwarz@vhb.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. 138)  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): The Project involves the phased disposition of the J.T. Berry Rehabilitation Center, a 87-acre parcel in North Reading and Wilmington, from the Commonwealth's Division of Capital Asset Management (DCAM).

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

**List Local or Federal Permits and Approvals:**

**Phase 1:** North Reading: Zoning Board of Appeals – Chapter 40R Plan Approval (site plan review, submitted on July 11, 2006); North Reading Conservation Commission – Order of Conditions (estimated to be submitted on July 18, 2006); U.S. Environmental Protection Agency: Construction Activity Notice of Intent

**Phase 2:** North Reading Planning Board – Special Permit (Phase 2); North Reading Conservation Commission – Order of Conditions, U.S. Environmental Protection Agency: Construction Activity Notice of Intent.

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 checked="" 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 checked="" 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 checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <input checked="" type="checkbox"/> DCAM Land Transfer (site disposition)  <input checked="" type="checkbox"/> DEP Groundwater Discharge Permit  <input checked="" type="checkbox"/> Consultation with MHC per terms of the MOA
Total site acreage	87± acres			
New acres of land altered (Phase 1)		+31.9± acres (+5.8± acres)		
Acres of impervious area	8.8± acres	+28.7± acres (+9.6± acres)	32.5± acres (11.7± acres)	
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 (Phase 1)	118,000±	+1,006,200±	1,103,100± (498,100±)	
Number of housing units (Phase 1)	- 0 -	+ 406 units	406 units	
Maximum height (in feet)	44± feet	+11± feet	55± feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day (Phase 1)	-0-	+ 8,520	8,520 (2,650)	
Parking spaces (Phase 1)	140 spaces	+2905 spaces	3045 spaces (745 spaces)	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use (Phase 1)	15,000± *	+ 105,000±	120,000± (63,000±)	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/ treatment (Phase 1)	11,000± *	+105,000±	116,000± (63,000±)	
Length of water/sewer mains (in miles)	-0-	-0-	-0-	

\* NOTE: Existing water use and wastewater generation figures are based on previous state hospital use.

**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: Project site is known as the Massachusetts State Tuberculosis Sanatorium. MHC has determined that the property does not meet the Criteria of Eligibility for listing in the National Register of Historic Places. )  No

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

Yes (Specify: The Project involves demolition of all buildings on the project site. The construction of the Project includes the redevelopment of five identified archaeological loci on the project site, of which two loci are located on the Phase 1 site. A detailed site survey has been conducted and is currently undergoing review by MHC.  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 phased redevelopment project of the state-owned former J.T. Berry Rehabilitation Center hospital in North Reading and Wilmington, Massachusetts is being proposed by The Guitierrez Company ("Phase 2 Proponent") and Lincoln Property Company Southwest, Inc ("Phase 1 Proponent"). Each phase of the redevelopment project will be separately owned, developed and financed. Phase 1 will be developed under the newly enacted M.G.L. Chapter 40R Smart Growth Zoning and Housing Production legislation ("Chapter 40R"). Phase 1 is located entirely within the Town of North Reading. The former hospital site is currently owned by the Division of Capital Asset Management (DCAM) and is slated to be sold separately to the respective Proponents with phased closings.

The former J.T. Berry Rehabilitation Center campus consists of approximately 84 acres in North Reading and three acres in Wilmington, ("the project site") and is accessed from two access points off of Lowell Road in North Reading. The project site is bounded by Lowell Road to the north, a town-owned Rita J. Mullin Recreational Park to the east, overhead high-transmission lines and private property to the west, and Martins Brook, governmental and residential properties to the south. The project site is a mix of vacant former hospital buildings and hospital grounds. Located approximately one mile east from an interchange on Interstate 93, the project site currently contains seven main buildings situated along Berry Way, the main accessway through the site, totaling approximately 118,000± square feet (SF). The remainder of the project site is a relatively flat wooded site with approximately 30 acres of wetlands located predominantly on the southern portion of the project site adjacent to Martins Brook.

The Residences at Martins Brook, ("Phase 1"), situated on an approximately 48-acre parcel, consists of 406 multifamily residential units within 11 apartment buildings, a clubhouse, a wastewater treatment facility, 745 parking spaces and associated garages, landscaping, roadways and driveways. Edgewood Office Park, ("Phase 2") situated on approximately 39 acres will consist of 600,000 SF of commercial office space, 5,000 SF of restaurant

space, a wastewater treatment facility, and associated roadways.

The Phase 1 site was found to be a highly suitable location for smart growth redevelopment under MGL. Chapter 40R by the Commonwealth's Department of Housing and Community Development (DHCD). Phase 1 is consistent with Chapter 40R, designed in keeping with smart growth principles and is expected to affect less than 25 acres of land, in total, while creating 406 units of urgently-needed multifamily housing, 102 units of which will be affordable to income-eligible households.

The project site has been divided into two parcels. Phase 1 is located entirely within the Town of North Reading. While the project site located in North Reading is designated as an Industrial/Office zone and a Residential-4 zone for the portion of the project site within Wilmington, the Phase 1 Proponent is seeking to utilize the Chapter 40R Berry Center Residential Smart Growth Overlay District zoning, enacted by unanimous vote of the North Reading Town Meeting in May 2006, for Phase 1.

Phase 1 also includes future wastewater effluent disposal areas, in order to accommodate both Phases as well as North Reading wastewater disposal needs and constructing the Phase 1 wastewater disposal area. Phase 1 and Phase 2 of the Project, and the Town of North Reading will have separate wastewater disposal areas which will be separately permitted and constructed.

Alternatives studied for redevelopment of the project site include Reuse Plan alternatives and site layout alternatives. As part of the disposition process, DCAM coordinated a reuse planning process with a local Reuse Committee consisting of local stakeholders. DCAM issued a Reuse Plan in 1999 describing various potential site use alternatives and evaluated the preferences for each use. Due to the zoning of the project as an Industrial/Office parcel, the alternative site uses focused on increasing the commercial tax base including office, light industrial, hotel and conference centers, manufacturing, and wholesale trade. During the site design process, the Proponent developed site layout alternatives, which include a No-Build alternative, a double-access site layout alternative, and a townhouse alternative (includes ownership units). In summary, under the No-Build alternative the project site would remain in its primarily abandoned state, the double-access site alternative maintained the current access points to the site, which was found to present significant public safety concerns for vehicles along Lowell Road, and the townhouse alternative might have impacted wetland resource areas near Martins Brook and did not provide the much-needed additional multifamily market-rate and affordable housing units the Town of North Reading is seeking.

The Phase 1 Proponent is seeking a Phase 1 Waiver to allow the construction of Phase 1 to commence prior to the submittal of an EIR for the larger Project. The issuance of a Phase 1 Waiver will allow several public benefits to occur in an expedited fashion. Phase 1 will create much needed market rate and affordable multifamily housing opportunities for the community. Phase 1 will utilize the Berry Center Residential Smart Growth Overlay District zoning, under the new Chapter 40R which seeks to dramatically increase housing production state-wide in response to the Massachusetts housing crisis. In addition, the Town of North Reading will receive approximately \$2 million from the Commonwealth as part of Phase 1 upon issuance of building permits. Furthermore, the use of Chapter 40R allows North Reading to qualify for Chapter 40S funding for school children residing in Phase 1. Phase 1 includes laying out future wastewater disposal areas (though not their construction) to be used for future municipal disposal of treated wastewater, a longstanding goal for North Reading. Finally, the redevelopment of the project site will relieve the Commonwealth of the obligation to maintain non-productive structures, roads and facilities and provide revenue to the Commonwealth.

The impacts of the Project will be avoided and mitigated in various areas. The site design of both Phases will avoid all wetland resource areas and will employ erosion control measures to mitigate construction period impacts. Both Phases of the project provide the region with a net positive effect on the Ipswich River watershed, because of the proposed in-basin disposal of treated wastewater and because water for emergency purposes will be purchased by the Town of North Reading under an existing agreement with the Town of Andover. Impacts to archeological resources on the project site will be mitigated via the terms of a Memorandum of Agreement (MOA) currently under consideration with the Massachusetts Historical Commission.