

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: *14318*  
 MEPA Analyst: *Holly Johnson*  
 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: <i>Gaebler School Demolition</i>		
Street: <i>285 Trapelo Road</i>		
Municipality: <i>Waltham, MA</i>	Watershed: <i>Charles River</i>	
Universal Transverse Mercator Coordinates: <i>UTM18 8112104E 4700990N</i>	Latitude: <i>42° 23' 54.6" N</i>	Longitude: <i>71° 12' 28.4" W</i>
Estimated commencement date: <i>Spring '09</i>	Estimated completion date: <i>Fall '09</i>	
Approximate cost: <i>\$575,000</i>	Status of project design:	<i>100</i> %complete
Proponent: <i>City of Waltham, Massachusetts</i>		
Street: <i>City Hall, 610 Main Street</i>		
Municipality: <i>Waltham</i>	State: <i>MA</i>	Zip Code: <i>02453</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Ronald G. Vokey, Planning Director</i>		
Firm/Agency: <i>Planning Department</i>	Street: <i>119 School Street</i>	
Municipality: <i>Waltham</i>	State: <i>MA</i>	Zip Code: <i>02453</i>
Phone: <i>781-314-3370</i>	Fax: <i>781-314-3376</i>	E-mail: <i>rvokey@city.waltham.ma.us</i>

- 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): *The City of Waltham purchased the Gaebler School, a 7-acre parcel including an 86,617 square foot building and associated interconnected infrastructure improvements, from the Department of Capital Asset Management and Maintenance (DCAM) on June 29, 2005 for the full and fair market price of \$1.75 million.*

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

List Local or Federal Permits and Approvals:

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 type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air                    | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	7			
New acres of land altered		0		
Acres of impervious area				
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	86,617	-86,617	0	
Number of housing units	0	0	0	
Maximum height (in feet)	40	-40	0	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	0	0	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

**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 Gaebler School property occupies 7 acres of the former Metropolitan State Hospital site at 285 Trapelo Road in Waltham. Situated on top of Mackerel Hill at the southern end of the Hospital site, the Gaebler consists of one vacant building, constructed in the early 1950's, which encompasses 86,617 square feet in the form of a cross, with two wings three stories high and two wings four stories high, in addition to a full basement. The building contains large quantities of asbestos and lead paint, and extensive areas have been damaged from water leakage and mold/mildew accumulation.*

B) *The Gaebler School structure needs to be demolished due to extensive contamination of its interior from asbestos in the insulation, lead paint on walls, windows and doors, water damage, mold and mildew, particularly in the basement. Remediation costs associated with this condition, combined with the need to replace the structure's roof, plumbing, electrical and heating/cooling systems, make rehabilitation costs prohibitive.*

*Leaving the existing structure to remain vacant and deteriorate further on site presents a threat to public health. Trespassing and vandalism in the building are constant problems, requiring significant public safety resources to control. Lack of interior lighting, extensive debris in hallways, deep pools of standing water and the extensive presence of asbestos and lead paint presents significant risks to people occupying the building, particularly at night.*

C) *A demolition plan prepared by the City's demolition consultant details a comprehensive process to prevent contamination of the grounds with asbestos and other harmful materials in the structure during abatement and demolition.*