

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: **14323**  
 MEPA Analyst: **Aick ZAVOLAS**  
 Phone: 617-626-**1030**

# ENF 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: Fisher Hill Reservoir Park		
Street: 100 Fisher Ave.		
Municipality: Brookline	Watershed: Charles	
Universal Transverse Mercator Coordinates: 4,688,332 meters North 323,362 meters East	Latitude: 42° 19' 45" North Longitude: 71° 08' 38" West	
Estimated commencement date: July 2009	Estimated completion date: July 2010	
Approximate cost: \$1.85 Million	Status of project design: <b>20</b> %complete	
Proponent: Town of Brookline		
Street: 333 Washington St.		
Municipality: Brookline	State: MA	Zip Code: 02445
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Erin Chute Gallentine, Director of Parks and Open Space Division		
Firm/Agency: Town of Brookline	Street: 25 Newton St.	
Municipality: Brookline	State: MA	Zip Code: 02445
Phone: 617-730-2088	Fax: 617-739-7580	E-mail: Erin_Gallentine@town.brookline.ma.us

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)  
 Yes X No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes X No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes X No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes X No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes X 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): This property (9.97 acres) is in the process of being purchased by the Town of Brookline from the State of Massachusetts through the Division of Capital Asset Management. The Town has also applied for a Massachusetts Urban Self-Help Program grant for \$500,000 for an Outdoor Recreation Project (a new community park).

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

List Local or Federal Permits and Approvals:

The Brookline Conservation Commission has issued a Negative Determination of Applicability under the Massachusetts Wetlands Protection Act.

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 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 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	9.97			
New acres of land altered		7		
Acres of impervious area	3.42	3.79	0.38	
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	775	600	1375	
Number of housing units	0	0	0	
Maximum height (in feet)	~30	0	~30 (Existing gatehouse)	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	45	45	
Parking spaces	0	20	20	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	61.22	61.22	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	10	10	
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 A 12,000 sq. ft. portion of the parcel may be used for a storage facility for the Water and Sewer Division (see attached legislation) )  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: The Fisher Hill Reservoir and its gate house are listed on the State and National Registry of Historic Places, and the reservoir is located in a local historic district.)     No

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

Yes (Specify: The historic gatehouse and part of the reservoir berm will be preserved, however a large portion of the reservoir will be converted into a playing field/Great Lawn and walking paths with additional plantings as part of a park development project.)     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.*)

See attached.

## FISHER HILL PROJECT DESCRIPTION

### Open space acquisition and park development

The former MWRA Fisher Hill Reservoir presents a unique opportunity for the Town of Brookline to create a 10-acre park in an urban community that has a clear deficit of open space. For the past two decades the Town has expressed an interest in the acquisition of the former MWRA reservoir for open space purposes. In fact, one of the goals explicitly stated in the *Open Space Plan 2005*, *Open Space Plan 2000*, and many open space plans before that, is to “Acquire Fisher Hill Reservoir.” The state has declared this property to be surplus and the Town has moved forward to purchase the land and transform it into a valuable public park.

In June of 2001, the State Division of Capital Asset Management (DCAM) notified the Town that the state-owned former reservoir on Fisher Avenue had been declared surplus property. The Town was offered the property for a direct municipal use. The Town requested and was granted permission to review use alternatives for the site. In the spring of 2002, a Master Planning Committee was established by the Board of Selectmen to evaluate the reuse potential of the 10-acre state-owned site on Fisher Avenue. The Committee evaluated several types of municipal uses for the site including affordable housing, open space protection and active/passive recreation. In December 2002, a presentation was made to the Board of Selectmen with the Committee’s recommended uses. The recommended use of this site was a scenic amenity and public park that incorporates an athletic field, passive recreation and open space. The design was to be compatible with the neighborhood, be handicap accessible, provide a reasonable amount of parking, provide wooded areas and habitat, protect the historic gatehouse and provide pedestrian access.

In January 2003, the Board of Selectmen established a Design Review Committee to work within the guidelines set by the Master Planning Committee. The Design Review Committee held public meetings over a period of nine months and developed a plan and program for the park with associated costs. The plan is to develop the park in two phases. The first is to create a park that is safe and accessible. The project will include walking paths, grading, fencing and invasive vegetation removal. The purchase and initial development of the site is anticipated to cost \$1.85 Million. Full build out of the Master Plan is estimated to cost \$4.6 Million and will be funded by revenue generated from the development of mixed-income housing on a Town-owned site across the street, fundraising and grants.

The Town of Brookline has passed a home rule petition and filed enabling legislation for the purchase of the state surplus Fisher Hill Reservoir. Representative Frank Smizik has presented testimony for House Bill 3942 – *An Act Authorizing the Transfer of the Former Fisher Hill Reservoir in the Town of Brookline* and has been heard by the Joint Committee on Bonding, Capital Expenditures and State Assets. The Town of Brookline has worked with the Division of Capital Asset Management on this project and has their support. Following review by the Joint Committee, the governor signed the bill and DCAM completed a formal appraisal process and has proceeded with conveyance to the Town. A Design Review Process, led by the Brookline Park and Recreation Commission, will refine plans for the park. The park, accessible via public transportation, will provide much needed open space in a dense urban community.

The Town of Brookline has authorized the bonding of \$1.35 Million to fund acquisition of the site and the first phase of park development. The first phase of construction will include grading, walking paths, handicap accessibility, pruning, planting, preservation of a wildlife habitat buffer, utility work, park furniture and fencing. The Master Plan scenario includes a regulation soccer field on a portion of the site that would also serve as a Great Lawn, in addition to creating the walking paths, knolls and wildlife

habitat. The plan for the park also incorporates parking, a comfort station and space for the staging and storage of equipment and material associated with Town Water and Sewer Division maintenance and operations. The plan will build on existing landscape features and the work done during the first phase of construction will provide an opportunity for both passive and active recreational uses to coexist effectively on these 10 acres. In addition, we will be incorporating the renovation of the historic gatehouse into the plan. This gatehouse was built in 1887, designed by Arthur Vinal, and is an important visual marker of the historic nature of the site. Its reuse will assure its permanent presence in the life of the community.

Alternatives for new recreation facilities have been considered in Brookline for many years. Both the 2000 and 2005 *Open Space Plans* as well as the *Parks, Open Space and Recreation Strategic Master Plan*, published in June of 2006, were developed using extensive public outreach and community-wide planning. An outcome of these planning efforts was identification of the Fisher Hill Reservoir as one of two potential sites for development of new recreational facilities to meet the needs of the community. The second site identified was the former Newton St. landfill, which has been developed into a recreational facility. Skyline Park, as it has been named, is now open for the full use and enjoyment of the community.

The master planning for this project has included off-street parking areas for users of the future park, to ensure there would be no impact on the surrounding neighborhoods. Given the location of Newbury College immediately adjacent to the site, it is anticipated that discussions will take place to allow for utilization of additional parking areas on the college's grounds during off-peak hours when the park is in use. These practices are consistent with those employed at other community recreational facilities throughout Brookline. This park development will be environmentally beneficial by preserving open space and wildlife habitat, as well as reducing overall impervious surface on the site, while preserving a historic structure. Once completed, this project will have transformed an inaccessible state surplus property into a new 10-acre public park in the dense urban Town of Brookline.