

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 14333
 MEPA Analyst: DEIRDRE Buckley
 Phone: 617-626-1644

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: Capen Court Easement		
Street: Capen Court		
Municipality: Somerville	Watershed: Alewife Brook	
Universal Tranverse Mercator Coordinates:	Latitude: 42-24'-53" Longitude: -71-7'-48"	
Estimated commencement date: 12/15/08	Estimated completion date: 9/30/09	
Approximate cost: N/A	Status of project design: 80 %complete	
Proponent: Somerville Housing Authority		
Street: 30 Memorial Road		
Municipality: Somerville	State: MA	Zip Code: 02145
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Conrad C. Nuthmann, P.E.		
Firm/Agency: Design Consultants Inc.	Street: 265 Medford St.	
Municipality: Somerville	State: MA	Zip Code: 02143
Phone: 617-776-3350 x 115	Fax: 617-776-7710	E-mail: cnuthmann@

Designconsultants.org

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 301 CMR 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):
 Action involves transfer of access and utility easement rights from Commonwealth of Massachusetts acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance in consultation with its Department of Conservation and Recreation to Somerville Housing Authority and Conwell Capen Limited Partnership in order to serve the Somerville Housing Authority's otherwise landlocked parcels. Future improvements will be funded by the Department of Housing and Community Development.

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 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 type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> 1. <u>Chapter 270 of the Acts of 2008.</u> 2. <u>DCR Curb Cut</u>
Total site acreage	0.27			
New acres of land altered		N/A		
Acres of impervious area	0.18			
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	N/A			
Number of housing units				
Maximum height (in feet)				
TRANSPORTATION				
Vehicle trips per day	553	107	660	
Parking spaces				
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A			
GPD water withdrawal				
GPD wastewater generation/ treatment				
Length of water/sewer mains (in miles)				

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: __ Expansion of access easement rights and formalizing utility easement rights to

accommodate existing use of adjacent Housing Authority property _____) 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 Project involves the granting of easements over property now owned by the Commonwealth of Massachusetts at Mystic Valley Parkway and Capen Court, known as the "Mystic Shops". A plan of the easements is attached. The Commonwealth property is part of the waterworks system pursuant to the MWRA Enabling Act (St. 1984, c. 372) and according to the Department of Conservation and Recreation has been viewed as subject to Article 97. The easements are the subject of Chapter 270 of the Acts of 2008, authorizing the Division of Capital Asset Management to grant easement rights as described above.

The proposed easements are for the purpose of creating deeded rights to adjacent property owners based on historical and current usage over the Commonwealth property. An improved access easement to the Somerville Housing Authority and Capen Conwell Limited Partnership both being adjacent property owners, will allow continued usage and future improvement of vehicle access to their adjacent affordable senior housing developments. The proposed utility easement is to allow continued usage and maintenance of utilities now serving the Somerville Housing Authority property. The easements legally document uses which have been in place for over fifty (50) years. Given the historical nature of the uses, there is no "net loss" of the Commonwealth's property in compliance with the Executive Office of Energy and Environmental Affairs' Article 97 Land Disposition Policy. In addition, in consideration for the grant of easements, the Somerville Housing Authority and Conwell Capen Limited Partnership have agreed to construct and operate their developments as affordable senior housing.

The easements themselves do not involve alteration of property or environmental impact. The Mystic Shops property is used extensively by the Massachusetts Water Resources Authority for water supply piping, none of which will be affected by the granting of these easements. The easement areas are already used for access and utilities and MWRA usage or rights will not be affected. Future improvements to the access area may involve repaving the access road, adding curbing, an improved curb cut at Mystic Valley Parkway, and pedestrian access improvements.