

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12928</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</u>

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: Chestnut Hill Square		
Street: 200 Boylston Street		
Municipality: Newton	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 320710mE, 4687331mN	Latitude: 42°19'09" Longitude: 71°10'31"	
Estimated commencement date: Fall, 2003	Estimated completion date: 2004-2006	
Approximate cost: 300M	Status of project design: 10 ± %complete	
Proponent: New England Development		
Street: One Wells Avenue		
Municipality: Newton	State: MA	Zip Code: 02459
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Cronin, Jr.		
Firm/Agency: New England Development	Street: One Wells Avenue	
Municipality: Newton	State: MA	Zip Code: 02459
Phone: 617-243-7042	Fax: 617-243-7315	E-mail: wcronin@neddevelopment.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. _____) 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): N/A

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

List Local or Federal Permits and Approvals: See attached List of 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 checked="" 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
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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> See list of Other State Permits and Approvals on the following page.
Total site acreage	10.31 acres			
New acres of land altered		10.31		
Acres of impervious area	8.41	-0.14	8.27	
Square feet of new bordering vegetated wetlands alteration		∅		
Square feet of new other wetland alteration		∅		
Acres of new non-water dependent use of tidelands or waterways		∅		
STRUCTURES				
Gross square footage	±152,203 s.f.	±747,797	± 900,000 s.f.	
Number of housing units	2	329	330	
Maximum height (in feet)	±39'3" (habitable space) ±51'3" (total structure)	±67'7" (habitable space) ±75'7" (total structure)	±107'0" (habitable space) ±127'0" (total structure)	
TRANSPORTATION				
Vehicle trips per day	3,600	9,600	13,200	
Parking spaces	±492 spaces	±709 spaces	± 1,201 spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	12,100	157,900	170,000	
GPD water withdrawal				
GPD wastewater generation/treatment	11,000	141,500	152,500	
Length of water/sewer mains (in miles)	0	0	0	

Other State Permits and Approvals (continued from previous page)

Massachusetts Executive Office of Environmental Affairs – Massachusetts Environmental Policy Act (MEPA) Certificate; Massachusetts Dept. of Environmental Protection – Section 61 Finding; Massachusetts Water Resources Authority – Sewer Use Discharge Permit, Sewer Extension/Connection Permit; Massachusetts Highway Department – Highway Access Permit, Work Within Public Highway Layout Permit, Traffic Signal Control Permit; Massachusetts Historic Commission – Determination of No Adverse Impact

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 is the redevelopment of a group of existing parcels between Route 9 (Boylston Street) and Florence Street in the Chestnut Hill section of Newton. This presently developed site consists of 10.31 acres broken into 9 parcels, upon which there are presently 5 existing structures and multiple paved parking lots. These include a one story commercial building, a three story office building, a supermarket, a wood frame commercial building and two residential houses. The site was also the former location of a larger office building. Only the foundation of that building remains after a fire in 2000.

The proposed redevelopment will be a mixed use project consisting of hotel, office, housing and retail uses, for a total of approximately 900,000 sf of space as well as surface and below grade parking providing approximately 1,201 spaces. The project has been designed to provide a comfortable pedestrian environment and a lively, people friendly retail base as well as

connections to other retail uses abutting the site. Through the careful design of landscaping and circulation, commercial uses will be oriented toward Boylston Street and residential uses toward Florence Street.

On-site mitigation includes enhanced landscaping, public access, and the elimination of light industrial uses near residential uses. There will be a mixed-use design that is consistent with the requirements of the Newton Zoning Ordinance and Comprehensive Plan. Off-site mitigation will be addressed through the City of Newton and MHD design approval processes and will include proposed traffic improvements along Route 9, Langley Road, and in the general area.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>1.60 AC.</u>	<u>3.57 AC.</u>	<u>5.17 AC.</u>
Roadways, parking, and other paved areas	<u>6.81 AC.</u>	<u>-3.71 AC.</u>	<u>3.10 AC.</u>
Other altered areas (describe) Landscaped	<u>1.90 AC.</u>	<u>0.14 AC.</u>	<u>2.04 AC.</u>
Undeveloped areas	<u>Ø AC.</u>	<u>Ø</u>	<u>Ø AC.</u>
TOTAL	<u>10.31 AC.</u>		<u>10.31 AC.</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

The existing site is approximately 80%± impervious, consisting of either building roofs or bituminous concrete pavement. Stormwater runoff is collected by an existing drainage system that discharges to