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May 26, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
NOTICE OF PROJECT CHANGE

PROJECT NAME : Highlands at Overlook Ridge
 PROJECT MUNICIPALITY : Malden and Revere
 PROJECT WATERSHED : North Coastal
 EOEА NUMBER : 11971
 PROJECT PROPONENT : Roseland Property Company
 DATE NOTICED IN MONITOR : April 26, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project change is insignificant and does not require the preparation of an Environmental Impact Report.

The project entails the multi-phased redevelopment of the 99-acre Rowe Quarry site as a mixed-use residential and commercial project. Phase I of the project was the subject of Draft and Final Environmental Impact Reports (EIRs) in 2002 that described the development of 632 residential units. Phase II of the project was the subject of a Notice of Project Change (NPC) in 2005 that described the development of an additional 770 residential units, for a total of 1,402 units.

The proposed project change, as described in the current NPC, entails the addition of 90 residential units to Phases I and II of the project, for a total of 1,492 units, reflecting the addition of a greater percentage of efficiency and one-bedroom units to the overall residential development program. The project change will not result in any additional land or wetlands alteration, or creation of impervious surfaces. The project change will result in the addition of approximately 133,000 square feet (sf) to the development program for Phase I and II. The project change will also result in approximately 358 additional average daily trips, 180 additional parking spaces; approximately 19,800 additional gallons per day (gpd) of water use; and approximately 19,800 additional gallons per day (gpd) of wastewater generation. According to

approximately 19,800 additional gallons per day (gpd) of wastewater generation. According to the NPC, the full build-out of the project is projected to remain the same and will consist of 2,800 residential units and 540,000 sf of commercial space.

In its comments, the Department of Environmental Protection (DEP) states that the increased number of units will necessitate that the proponent remove additional infiltration and inflow (I/I) from the City of Malden's wastewater. Based on the additional flows resulting from the project change and based on a 4:1 I/I removal rate, the proponent must remove, or cause to be removed, a total of 1,188,000 gpd for Phases I and II of the project.

In its comments, the Executive Office of Transportation (EOT) states that the additional vehicle trips generated as a result of the project change will not significantly affect state highway traffic operations in the vicinity of the project site. The proponent has committed to implement roadway improvements along Salem Street, near its interchange with Route 1, as traffic mitigation for Phases I and II of the project, and to provide full environmental permitting and design for the Route 1 Widening Project, to be undertaken by the Massachusetts Highway Department (MHD) as mitigation for the full build-out of the project. Although no further review for traffic impacts is required, EOT and MHD would not support any further increase in the development program for Phases I and II, beyond that described in this NPC.

The project site is located upland from the Rumney Marsh Area of Critical Environmental Concern (ACEC), which contains highly productive soft shell clam habitat, and is important for the migration and spawning of anadromous fish species, particularly rainbow smelt (*Osmerus mordax*). As described in the 2002 FEIR, this project will improve stormwater quality and reduce stormwater impacts over existing conditions, provided that the proponent strictly adheres to the 2000 Storm Water Pollution Prevention Plan (SWPPP). Stormwater discharges and failing wastewater treatment systems in the drainage area already cause substantial negative impacts to the overlying water quality of important shellfish resource areas. To the extent that future phases of the project would necessitate that the SWPPP be updated, it should incorporate current Best Management Practices (BMPs) and sampling and analysis of stormwater discharges to verify that the stated level of removal of Total Suspended Solids (TSS) (90 percent or greater) is being achieved. I also encourage the proponent to consider implementing innovative Low Impact Development stormwater management designs such as bioretention areas and permeable paving.

In their respective comment letters, the Cities of Revere and Malden expressed concerns regarding the status of the Land Reclamation Agreement (LRA), which governs the redevelopment of the site and is due to expire. The Cities have submitted to the proponent a draft instrument extending and modifying the LRA that would serve to enhance fire protection capacity in those areas of both municipalities in which the project is located. Both Cities are concerned that the scale of the project is straining public safety capacity. Although I do not have authority under MEPA to impose any requirements on the proponent with regard to public safety, I strongly urge the proponent to resolve this issue as soon as possible with both municipalities.

The impacts of the project change within MEPA jurisdiction do not warrant the preparation of an EIR. I conclude that no further MEPA review is required for Phases I and II of the project. The proponent may resolve any remaining issues during the state and local permitting processes.

May 26, 2006
Date


Stephen R. Pritchard

Comments received:

04/18/06	City of Revere
04/24/06	City of Malden
05/16/06	Division of Marine Fisheries
05/18/06	Department of Environmental Protection Northeast Regional Office
05/23/06	Executive Office of Transportation/Office of Transportation Planning

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