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October 24, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Gaebler School Demolition
PROJECT MUNICIPALITY : Waltham
PROJECT WATERSHED : Charles
EEA NUMBER : 14319
PROJECT PROPONENT : City of Waltham
DATE NOTICED IN MONITOR : September 24, 2008

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

As described in the Environmental Notification Form (ENF), the project consists of the demolition of the 86,617 square foot (sf) Gaebler School, located on seven (7) acres of the former Metropolitan State Hospital Site in Waltham. The school consists of one building, three to four stories in height that has been vacant for over 15 years and fallen into disrepair. According to the ENF, the Gaebler School has extensive contamination of its interior from asbestos, lead paint, water damage, mold, and mildew. Remediation and rehabilitation costs have been deemed prohibitive for the structure. The project consists solely of the demolition of the school building. No development of the 7-acre site is proposed at this time.

Jurisdiction

The project is not being undertaken by a State agency, receiving State funding, and does not require any State permits. The Gaebler School was purchased by the City of Waltham in 2005 from the Massachusetts Department of Capital Asset Management (DCAM) with the intention of using the property for passive or active open space, recreation, or community purposes. As part of the agreement for sale of the property, the City was required to file with the MEPA office if the school were to be demolished.


Construction Period Impacts

The Proponent must comply with MassDEP’s Solid Waste and Air Pollution Control regulations (M.G.L. c.40 §54) during demolition. Solid waste/debris from demolition activities should be managed and disposed of in accordance with MassDEP’s Waste and Recycling and Standards (310 CMR 16.00 and 310 CMR 19.000). The Proponent is advised that asbestos and asbestos-containing waste materials are defined as special waste in the Solid Waste Management regulations. The ENF notes that the City has retained a demolition consultant to prepare a demolition plan that outlines a comprehensive process to prevent contamination of the grounds with asbestos or other harmful materials in the structure during the abatement and demolition process.

If the project results in the direct alteration of one acre or more of land, the Proponent will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System Construction General Permit (NPDES CGP) issued by the U.S Environmental Protection Agency. I encourage the Proponent to implement appropriate erosion and sedimentation controls around the project site.

Based on the information in the ENF, I find that no further MEPA review is required. I remind the Proponent that a Notice of Project Change (NPC) may be required if additional development work is undertaken in the future. The Proponent should consult with the MEPA Office to determine if an NPC should be filed upon determining the scope of additional site improvements that may be proposed in the future.

October 24, 2008
Date


Ian A. Bowles

Comments received:

None.

IAB/HSJ/hsj