

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13755  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1030

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: Beacon @ 495 Center		
Street: Boston Post Road (Route 20) and Ames Street		
Municipality: Marlborough	Watershed: Millham Brook (to Assabet River)	
Universal Transverse Mercator Coordinates:	Latitude: 42°20'21" (42.339167 north)	Longitude: -71°35'07" (-71.585278 west)
Northing (y) 4690681.146 meters		
Easting(x) 287067.966 meters		
Estimated commencement date: Subject to market conditions	Estimated completion date: 10+ Years, subject to market conditions	
Approximate cost: \$70 million	Status of project design: 25% %complete	
Proponent: Marlborough/Northborough Land Realty Trust, an affiliated entity of The Gutierrez Company		
Street: One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Colleen Collins		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: ccollins@vhb.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: Massachusetts Highway Department Access Permit; City of

Marlborough Conservation Commission Order of Conditions; City of Marlborough Site Plan Approval; Federal EPA NPDES Construction General Permit; Massachusetts Department of Environmental Protection Sewer Connection Permit.

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 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
<b>LAND</b>				<input checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	73.3 acres			
New acres of land altered		+35.5 acres		
Acres of impervious area	0.4 acres	+29.9 acres	30.3 acres	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		2,306 SF		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage	0	±666,000 SF	±666,000 SF	
Number of housing units	0	0	0	
Maximum height (in feet)	0	±48 FT	±48 FT	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	9,500	9,500	
Parking spaces	0	±3,070	±3,070	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	±60,500 GPD	±60,500 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	±55,000 GPD	±55,000 GPD	
Length of water/sewer mains (in miles)	0	Water: ±0.4 mile Sewer: ±0.4 mile	Water: ±0.4 mile Sewer: ±0.4 mile	

**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 Marlborough/Northborough Land Realty Trust (the Proponent), an affiliated entity of the Gutierrez Company, proposes to develop Beacon @ 495 Center (the Project), a multiple-use development that includes approximately 600,000 square feet of office, 60,000 square feet of retail, and 6,000 square feet of restaurant on an approximately 73.3-acre site in the western portion of Marlborough, Massachusetts. The project site is currently undeveloped land on the south side of Route 20 (a State roadway) just east of Ames Street. The Project involves construction of the office buildings, retail buildings and restaurant, parking and loading areas, a site access driveway off of Route 20, a site access driveway off of Ames Street, and gated emergency access off of Glen Street. The Project will also include site utilities and landscaping, and a stormwater management system.

Figure 1 shows the project site location. The site is generally bounded to the north by Route 20 (Boston Post Road), to the west by Ames Street, to the south by Glen Street, and by a wetland system to the east. The site surrounds a "landlocked" parcel owned by another individual near the center of the site. The site is located within three zoning districts established by the City of Marlborough: Business (B), Light Industrial (LI), and Industrial (I). The site is also located in the Water Supply Protection Overlay District.

Figure 2 depicts existing conditions at the project site. The site is mostly brush and woods, with approximately 0.73 acres of cart path, 0.40 acres of paved path, and 1.7 acres of sewer easement. Millham Brook, a perennial stream, bisects the site and flows west from Glen Street to a culvert under Route 20. Elevation at the property ranges from approximately 450 feet (NGVD) at the northwest corner to 295 feet where Millham Brook crosses under Route 20. Grades are nearly flat in the immediate vicinity of Millham Brook. Steeper slopes (up to 20 percent) occur in the remaining areas of the property.

Wetland resources on the site include a bordering vegetated wetland (Wetland A) at the northeast portion of the site, and Wetland B, which is a wooded swamp and emergent marsh that borders Millham Brook. The brook enters the property at a culvert beneath Glen Street and flows in a westerly direction across the site. The brook discharges into a culvert beneath Route 20 near the northwestern corner of the property. State-regulated

resource areas associated with Wetland B include Land Under Water Bodies and Waterways, Bank and BVW. Because Millham Brook is a perennial watercourse, the land area within 200 of its banks is regulated as Riverfront Area. The site also contains an isolated wetland in the northeast portion of the site that is not regulated as an Isolated Land Subject to Flooding, and an eroded ditch at the southwestern portion of the property that was originally identified as Bank.

The site's topography and wetland resources greatly influence potential site development. The central part of the site has the least development potential. Millham Brook, which is a perennial stream, runs through the middle of the site and has a 200-foot riverfront area associated with it. Proposed development on the site is concentrated in upland areas on either side of Millham Brook.

Figure 3 depicts proposed conditions at the site. The Project includes approximately 600,000 square feet of office space contained in five buildings, approximately 60,000 square feet of retail in three connected buildings, and 6,000 square feet of restaurant. The Project will include approximately 2,510 surface parking spaces, with additional parking provided below three of the office buildings for a total of 3,070 parking spaces, as required by zoning.

Based on Massachusetts Department of Environmental Protection (DEP) sewer generation rates (314 CMR 7.15) the Project will generate about 55,000 gallons per day (GPD) of wastewater flow, which will be conveyed to the Westerly Treatment Plant. The Project requires a Major Sewer Connection Permit from DEP. The City of Marlborough currently has limited capacity remaining at the Westerly Treatment Plant and has established an Interim Sewer Connection Policy which requires that an applicant remove existing infiltration and inflow (I and I) present in the City's sewage collection system in order to add flows. The minimum volume to be removed is 3 times the volume of sewage generated by the proposed project. Water consumption estimates for proposed projects are based upon projected sewage generation with an added factor of 10 percent for consumption, system losses, and other uses. Based upon the sewage generation rate the Project will demand 60,500 GPD of water.

The Project requires an Order of Conditions from the City of Marlborough Conservation Commission, Site Plan Approval from the City Planning Board, an Access Permit from the Massachusetts Highway Department for the site driveway off of Route 20, and a Major Sewer Connection Permit from DEP. The impact thresholds for filing an ENF are associated with traffic generation and land impacts.