

For Office Use Only  
 Executive Office of Environmental Affairs  
 MEPA Analyst: *Briony Angus*  
 Phone: 617-626-1029

# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Everett Avenue Urban Revitalization and Development Project		EOEA #: 11511
Street: N/A		
Municipality: Chelsea, MA	Watershed: Mystic River	
Universal Transverse Mercator Coordinates: UTM 19 332102E 4695706N	Latitude: 42° 23' 51"N	Longitude: 71° 02' 24"W
Status of project construction: 20 %complete		
Proponent: City of Chelsea		
Street: 500 Broadway		
Municipality: Chelsea	State: MA	Zip Code: 02150
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Mary C. McCrann		
Firm/Agency: Beals and Thomas, Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: mmccrann@btweb.com

In 25 words or less, what is the project change? In accordance with the Special Review Procedure set for EOEA #11511, the project change involves updating proposed development buildout, a change in the Phasing of projects that was noted in the MPEIR, a change in density for Blocks 9 and 10, a change in the EAURA boundary, and an update of EAURA projects.  
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: March 2, 1998

Was an EIR required?  Yes  No; if yes,  
 was a Draft EIR filed?  Yes (Date: )  No  
 was a Final EIR filed?  Yes (Date: April 30, 2001)  No  
 It was actually a MPEIR.  
 was a Single EIR filed?  Yes (Date: )  No

Have other NPCs been filed?  Yes (Date(s): )  No  
 A NPC for Lapse of Time was submitted concurrently with the April 30, 2001 MPEIR.

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**MAR 27 2008**

**MEPA**

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  
 Yes     No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 Yes     No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes     No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	64.8± Acres	0.50± Acres	65.30± Acres
Acres of land altered			
Acres of impervious area	45.36 to 48.6 Ac	0.35 to 0.38 Ac	45.71 to 48.98 Ac
Square feet of bordering vegetated wetlands alteration	0.00 SF	0.00 SF	0.00 SF
Square feet of other wetland alteration	0.00 SF	0.00 SF	0.00 SF
Acres of non-water dependent use of tidelands or waterways	0.00 SF	0.00 SF	0.00 SF
<b>STRUCTURES</b>			
Gross square footage	1,573,597	856,724	2,430,231
Number of housing units	243	416	659
Maximum height (in feet)	Up to 8 stories	+8 stories	16 stories
<b>TRANSPORTATION</b>			
Vehicle trips per day* <i>* top line compares EAURA total unadjusted ITE vehicle trips to incremental new unadjusted ITE trips</i> <i>**Second line reflects project trips adjusted to reflect 34% resident transit use for Blocks 9 and 10 per 2000 U.S. Census Journey to Work data</i>	15,450	2,615* 516**	18,065* 15,966**
Parking spaces** <i>** No specific number of parking spaces was noted in the MPEIR for Blocks 9 and 10. The Traffic Study assumed 108 and 135 housing units for these two blocks, therefore 243 parking spaces are assumed. Parking spaces associated with Block 9 will be 413 per this NPC and for Block 10, they will be 326, a total of 739.</i>	243	496	739

WATER/WASTEWATER			
Gallons/day (GPD) of water use	167,200 gpd	62,997 gpd	230,197 gpd
GPD water withdrawal*** *** From municipal system	167,200 gpd	62,997 gpd	230,197 gpd
GPD wastewater generation/ treatment	152,000 gpd	78,197 gpd	230,197 gpd
Length of water/sewer mains (in miles)	Not Reviewed		

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

In December 2007, the City of Chelsea submitted to the Massachusetts Historical Commission a letter (prepared by Epsilon Associates) informing them that an MHC form A for the Heard/Maple Street Industrial Area was added to the Inventory. The Heard/Maple Street Industrial Area consists of three industrial complexes, the AG Walton & Company complex, the Bay State Improved Box Company factory and the Thomas Strahan Company complex. The letter noted that the Thomas Strahan Company complex was demolished by its owner in 2006. It also detailed the pending demolition of the A.G. Walton & Company shoe factory structure located at 155 Sixth Street, Chelsea, MA. *The City of Chelsea Department of Inspectional Services issued a letter on December 17, 2007 to the Economic Development Board ordering that immediate action be taken to demolish the structure to eliminate the threat to public safety. The building was in deteriorated condition, and suffered from inappropriate alterations which compromised its architectural integrity. The demolition was performed in accordance with the Emergency Actions (950 CMR 71.10) pursuant to MGL Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988.* On January 3, 2008, the letter was returned to the City of Chelsea with a stamp and signature from Walter L. Maros that noted "after review of MIIC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources." The letter has been included in Section 5 of this Notice of Project Change. There are no further impacts on any structure, site or district proposed in the EAURA.

5. Impact upon an Area of Critical Environmental Concern? Yes No  
If you answered 'Yes' to any of these 5 questions, explain below: