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Cc: [MEPA-EJ \(EEA\) \(ENV\)](#); [Kim, Tori \(ENV\)](#); [Czepiga, Page \(ENV\)](#); [Samhita Saquib](#); [Reddi, Rishi P \(ENV\)](#)
Subject: NOTICE OF REMOTE MEPA CONSULTATION SESSION AND IN-PERSON SITE WALK - EEA#16546 - Highland Science Center - NEEDHAM
Date: Wednesday, April 13, 2022 4:19:05 PM

NOTICE OF REMOTE MEPA CONSULTATION SESSION

TO: Distribution

FROM: Jennifer Hughes – MEPA Office

SUBJECT: Highland Science Center

EEA NO.: 16546

An Environmental Notification Form (ENF) has been submitted to the [Massachusetts Environmental Policy Act](#) (MEPA) office for this project. The first several pages can be viewed through the MEPA Environmental Monitor by clicking on ‘Attachments’ for the corresponding project: <https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>. A copy of the complete ENF submittal may be requested from the “Project Contact” identified below. **The project exceeds mandatory Environmental Impact Report (EIR) thresholds.**

As described in the ENF, the project proposes the construction of a new office/laboratory building complex, consisting of an office/laboratory research facility (531,000 sf) with below-grade parking (310,000 sf) and a stand-alone parking structure (297,000 sf). The building will include ancillary retail, café, daycare, and fitness amenities. The project site is a former car dealership and consists almost entirely of impervious surface. Stormwater management, landscaping, and utility connections are also proposed.

The project will result in redevelopment of the 9.27-acre site with a decrease in impervious area of 1.83 acres. The project will generate 5,005 new average daily trips (adt)(5,892 total) and will create 1,238 new parking spaces (1,770 total). The project will use an additional 103,814 gallons per day (gpd)(129,172 total) of water and generate an additional 31,501 gpd (54,554 total) of wastewater. The ENF indicates that within a 1-mile radius of the project site there are no Environmental Justice (EJ) Populations and one census tract where 8.5% of the population speaks Chinese.

The ENF indicates that the project meets or exceeds the following review thresholds:

301 CMR 11.03(6)(a)(6): Generation of 3,000 or more New average daily trips (adt) providing access to a single location

301 CMR 11.03(6)(a)(7): Construction of 1,000 or

The ENF indicates that the project requires the following State Agency Permits or Financial Assistance:

Vehicular Access Permit – Massachusetts Department of Transportation (MassDOT)

more New parking spaces at a single location

A consultation session will be held to receive advice and comments from agencies, officials, and citizens regarding which environmental issues, if any, are significant for this project. Opinions as to the extent and significance of possible environmental impact will be welcome.

The remote meeting is scheduled as follows:

DATE: Wednesday, April 20, 2022

TIME: 10 a.m.

Please RSVP to Jennifer Hughes (Jennifer.hughes@mass.gov) at least one hour (but preferably at least one day) before the meeting.

MEETING INFORMATION:

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 508-556-4407](tel:+15085564407),400141046# United States, Worcester

Phone Conference ID: 400 141 046#

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PROJECT CONTACT: Samhita Saquib – (617) 607-2147 – ssaquib@vhb.com

An in-person site walk will also be held. Attendance at this meeting is optional and is provided for MEPA staff and agencies to become familiar with existing conditions. All substantive discussion regarding the proposed project will occur at the remote consultation session (see above).

Date: Friday, April 22, 2022

Time: 10 a.m.

Location: 557 Highland Avenue, Needham, MA

Comments on this project will be welcome in writing on or before April 28, 2022. A Certificate on the ENF will be issued on May 9, 2022.

Pursuant to the requirements of the Americans With Disabilities Act, this Meeting Notice is available in alternative formats upon request. Questions on the meeting may be answered by emailing Jennifer Hughes at Jennifer.hughes@mass.gov

Jennifer Hughes

Massachusetts Environmental Policy Act (MEPA) Office

Executive Office of Energy and Environmental Affairs
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Boston, MA 02114
617.455.7063

Please be informed that the MEPA Office has finalized amendments to 301 CMR 11.00 for promulgation on December 24, 2021. Two protocols relative to environmental justice have been issued with effective dates of January 1, 2022. An amended Environmental Notification Form (ENF) is in effect as of January 1, 2022.

Please consult the [MEPA website](#) for more details.