



# The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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February 10, 2006

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<http://www.mass.gov/envir>

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Condominium Development  
PROJECT MUNICIPALITY : 526-546 Revere Beach Boulevard -  
Revere  
PROJECT WATERSHED : North Coastal  
EOEA NUMBER : 13690  
PROJECT PROPONENT : Fustolo Development, LLC  
DATE NOTICED IN MONITOR : December 7, 2005

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 determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the project consists of the construction of a 13-story, 254 -unit, condominium project (approximately 279,498 square feet (sf)). The 2.13 acre site contains about 17,100 sf of residential uses, which would be demolished for this project.

The project is subject to review pursuant to Sections 11.03(3)(b)(1)(a), 11.03(3)(b)(1)(e), 11.03(6)(b)(14), and 11.03(6)(b)(15) of the MEPA regulations because the project alters coastal dune, barrier beach, coastal bank, includes a new structure in a velocity zone or regulatory floodway, generates 1,000 or more new trips and includes the construction of 150 or more new parking spaces, and includes the construction of 300 or more new parking spaces. A Sewer Connection/Extension Permit will be required from the Department of Environmental Protection (DEP). The project will need to obtain an Access Permit from the Massachusetts Department of Conservation and Recreation (DCR). It may have to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. An amended Order of

Conditions will be required from the Revere Conservation Commission for impacts to wetland resource areas. MEPA jurisdiction is limited to those aspects of the project within the subject matter of state permits and that may have significant environmental impacts (wetlands, wastewater, and traffic).

The project would have three access driveways onto Revere Beach Boulevard. Based on the Institute of Traffic Engineers Land Use Code 230, the proposed project is estimated to generate approximately 1,470 new vehicle trips per weekday. About 434 parking spaces will be constructed.

The project will be supplied with public water and wastewater service. The project will consume approximately 56,386 gallons per day (gpd) of water. It will generate approximately 51,260 gpd of wastewater. DEP may be requiring the proponent to provide approximately 205,040 gpd of Infiltration/Inflow removal from the wastewater system within Revere.

According to the proponent, the project is estimated to impact the following wetland resource areas: 2.14 acres of Barrier Beach, 45,000 sf of Salt Marsh (shadow impacts), and 71,490 sf of Land Subject to Coastal Storm Flowage (LSCSF).

The quality of stormwater runoff generated from the project will be improved by the implementation of Best Management Practices. The project will increase the amount of impervious area by 16,117 sf. The runoff from paved areas will flow to catch basins equipped with deep sumps and hoods that flow to stormceptor structures prior to being discharged to a subsurface detention system with some recharge. Roof runoff will flow through roof drains into underground storage facilities/detention structures and through outlet control drains prior to discharging to the rear of the site. Portions of the rooftops will be designed as "greenspace" areas and will absorb and store rainfall. The roof system is designed to retain at least one-inch of water to sustain growth of the "green" roof system. The project will result in a net decrease in the rate of stormwater runoff exiting the site and an improvement of stormwater quality due to total suspended solids removal. The proponent has committed to perform street sweeping of paved surfaces and a regularly scheduled stormwater system inspection and maintenance program. The condominium association will provide for these sweeping and inspection and maintenance activities once the association has taken control of the project from the proponent.

I encourage the proponent to join or start a Transportation Management Association (TMA) with other larger residential buildings in this area to provide a shuttle bus service to Wonderland Station on the Blue Line.

The proponent is proposing an 18-foot wide sidewalk along Revere Beach Boulevard.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with the relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR.

February 10, 2006  
Date

  
Stephen R. Pritchard

cc: Nancy Baker, DEP/NERO

Comments received:

- Epsilon Associates, 12/12/05
- MWRA, 12/26/05
- DCR, 1/9/06
- MCZM, 1/9/06
- MBTA, 1/10/06
- MCZM, 1/23/06
- MCZM, 1/25/06
- DEP/NERO, 1/26/06
- Engineering Alliance, 1/26/06
- Epsilon Associates, 1/24/06
- Epsilon Associates, 1/30/06
- Stephen Winslow, 2/1/06
- Epsilon Associates, 2/6/06

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