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May 8, 2009

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

PROJECT NAME : J. Pace & Son, Inc.
PROJECT MUNICIPALITY : Saugus
PROJECT WATERSHED : North Coastal
EOEA NUMBER : 14400
PROJECT PROPONENT : Joseph Pace
DATE NOTICED IN MONITOR : April 8, 2009

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).

Project Description

As described in the Environmental Notification Form (ENF), the project involves the demolition an existing one-story 7,600 square foot (sf) building owned by the Veterans of Foreign Wars (VFW) Post 2346 and the construction of three adjoining buildings, including: a 2-story 28,000 sf building that will accomodate 10,000 sf of retail space, 9,000 sf of function hall, and 9,000 sf of office space (Building 1); a 4,000 sf retail use building (Building 2); and a 5,000 sf new VFW building (Building 3). The 1.9-acre project site is located on Main Street north of the Main Street/Route 1 Southbound Off-ramp in Saugus and is bounded by Main Street to the east, Boardman Lane to the south, and an existing multi-family residential development to the north and west (The Residents at Stevens Pond).

The project includes the construction of a total of 119 surface parking spaces and supporting stormwater management infrastructure. As depicted in the site plans provided in the ENF, approximately 95 parking spaces will be located within the project site and 24 parking spaces will be located on a portion of property owned by The Residents at Stevens Pond that abuts the project site's northern and southern property lines via a permanent parking easement. Site access will be provided directly from Main Street. The Proponent has also proposed to construct a secondary site access from Boardman Street to specifically serve the VFW building and activities. The project's estimated potable water supply needs (9,400 gallons per day (gpd)) and wastewater flows (8,450 gpd) will be served by the Town of Saugus.

Permitting and Jurisdiction

The project is subject to environmental review pursuant to 301 CMR 11.03 (6)(b)(13) of the MEPA regulations because the project requires an Agency Action and will generate 1,000 or more new vehicle trips on roadways providing access to a single location. The project will require an Order of Conditions from the Saugus Conservation Commission (and hence Superseding Order(s) from MassDEP if any local Orders were appealed). The project will also require a revised access permit from the Massachusetts Highway Department (MassHighway) to relocate the existing curb opening on Main Street approximately 53 feet northward on main Street. The project must comply with the National Pollution Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over one acre from the U.S. Environmental Protection Agency. The Proponent should also consult with MassDEP regarding the recycling of demolition debris (such as asphalt, brick, and concrete), and the proper management of asbestos, which may be encountered during the renovation of the buildings. The project may require an 8(m) permit from the Massachusetts Water Resources Authority (MWRA) for utility support where site blasting may occur. If blasting will be required during project construction, the Proponent will need to prepare a blast design plan pursuant to the Board of Fire Protection Regulations (577 CMR 13.09) for the proposed construction of roads, houses and utilities within the project site.

The Proponent is not seeking state funding for the proposed project. MEPA jurisdiction therefore is limited to those aspects of the project that are within the subject matter of any required or potentially required state permits and that may cause Damage to the Environment as defined in the MEPA regulations. In this case jurisdiction extends to: traffic, wetlands and water quality.

REVIEW OF THE ENVIRONMENTAL NOTIFICATION FORM

Traffic

Using the Institute of Traffic Engineers Trip Generation land use code 151 for Mini-Warehouse, 710 for General Office Building and 820 for Shopping Center, the project is estimated to generate approximately 2,251 vehicle trips on the average weekday.

As described in the ENF, the Proponent has committed to a number of traffic mitigation measures including; the elimination of an existing Main Street curb cut and relocation of a new curb cut further northward on Main Street to meet MassHighway standards and to serve as the proposed project's primary site access drive.

In their comments, the MassHighway has indicated that the proposed driveway is located within the ramp system for Route 1 southbound, where the project's increase in vehicle trips may create unsafe conditions. The Proponent will need to work with MassHighway to develop a safe and operationally acceptable site plan and driveway access. The site is also located along and in close proximity to bus routes operated by the Massachusetts Bay Transportation Authority (MBTA). The Proponent should work closely with the MBTA and the Town of Saugus to identify opportunities for transit enhancements, such as installation of a bus stop and/or shelter at the project location.

Stormwater

The Proponent's stormwater management plan incorporates the use of best management practices (BMPs) such as deep sump catch basins, parking lot sweeping, a Vortech unit, and two stormwater detention basins to achieve, to the maximum extent possible, 80 percent removal of the project site's annual total suspended solids (TSS) load. Stormwater flows from the northern portion of the project site, including the site driveway, the surface parking area and building roof runoff, will be collected in deep sump hooded catch basins and water quality treatment units and conveyed to two subsurface infiltration/recharge units to be located under the project's parking area and internal driveway located immediately north and east of the Building 2. Stormwater overflows from these infiltration/recharge chambers will discharge to outlet control structures abutting wetland resource areas located to the east of the project site and across Main Street. Stormwater flows from the southern portion of the project site, including the Boardman lane site driveway, surface parking areas and building roof runoff, will be collected in deep sump hooded catch basins and water quality treatment units and conveyed to a subsurface recharge chamber prior to recharge to groundwater. This infiltration/recharge unit will be located under the project's parking area and internal driveway located immediately east of the Building 3. Stormwater overflows from this infiltration/recharge chamber will discharge to outlet control structures abutting wetland resource areas located to the south of the project site and across Boardman Lane.

The Proponent should work closely with MassHighway's District 4 Office and the Town of Saugus's Department of Public Works to ensure that adequate capacity exists in the existing drainage infrastructure located within Main Street, the State Highway layout and drainage system to accept the stormwater flows from the proposed project. The Proponent should respond to MassHighway's comments pertaining to the project design's consistency with MassHighway Construction and Traffic Standard Details. The Proponent should also consult with the Massachusetts Water Resources Authority (MWRA) to avoid potential impacts to MWRA's water pipe located in Main Street adjacent to the project site.

I strongly encourage the Proponent to continue to evaluate opportunities for incorporating sustainable design alternatives including LID techniques in the project's site design and stormwater management plans. LID techniques incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of stormwater on-site. Other tools include water conservation and use of pervious surfaces. LID can also protect natural resources by incorporating wetlands, stream buffers and mature forests as project design features. For more information on LID, visit <http://www.mass.gov/envir/lid/>. Other LID resources include the national LID manual (Low Impact Development Design Strategies: An Integrated Design Approach), which can be found on the EPA website at: <http://www.epa.gov/owow/nps/lid/>.

Conclusion

Based on a review of the information provided by the Proponent and after consultation with the relevant public agencies, I find that the potential impacts of the proposed project do not warrant the preparation of an EIR. Issues related to drainage and stormwater management, and project layout can be addressed during the permitting and environmental review process.

May 8, 2009
Date



Ian A. Bowles, Secretary

Comments received:

04/27/09 Massachusetts Highway Department (MassHighway)
04/28/09 Massachusetts Water Resources Authority (MWRA)

IAB/NCZ/ncz
ENF #14400