



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13198  
 MEPA Analyst: Nick ZAVOLAS  
 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: 100 Endicott Site Improvements		
Street: 100 Endicott Street		
Municipality: Danvers	Watershed: North Shore Coastal	
Universal Transverse Mercator Coordinates: 4712308N, 341388E (Zone 19 North)	Latitude: 42°32'56" N Longitude: -70°55'52" W	
Estimated commencement date: April 2004	Estimated completion date: September 2005	
Approximate cost: \$ 600,000	Status of project design: 75% complete	
Proponent: Nordic Properties		
Street: 15 Third Avenue		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gregory Sampson		
Firm/Agency: BSC Group	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4327	Fax: 617-896-4301	E-mail: gsampson@bscgroup.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 301CMR 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): **The project does not involve any financial assistance or land transfer from an agency of the Commonwealth.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:

- Federal – Construction General Permit (EPA - NPDES Program),
- Local – Site Plan Approval (Danvers Planning Board), Order of Conditions (Danvers Conservation Commission)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	±49 acres			
New acres of land altered		0 acres		
Acres of impervious area	11.27 acres	1.84 acres	13.11 acres	
Square feet of new bordering vegetated wetlands alteration		0 s.f.		
Square feet of new other wetland alteration		0 s.f.		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
<b>STRUCTURES</b>				
Gross square footage	300,000	0	300,000	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	51.5	0	51.5	
<b>TRANSPORTATION</b>				
Vehicle trips per day	2351	0	2351	
Parking spaces	762	438	1200	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	N/A *	0		
GPD water withdrawal	N/A *	0		
GPD wastewater generation/treatment	N/A *	0		
Length of water/sewer mains (in miles)	N/A *	N/A	N/A	

\* The applicant does not anticipate a change in wastewater discharge rates or a change in water consumption.

**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 100 Endicott Site Improvements project proposes the rehabilitation of the existing parking and driveway areas and construction of 438 new parking spaces, as well as associated grading, drainage, and utility improvements on a ±49 acre site located on Endicott Street in Danvers, Massachusetts.

The existing site is the US corporate headquarters for the Osram Sylvania Corporation. The site consists of the existing building, driveways and parking areas. The site fronts on Endicott Street to the North, Route 128 to the west, the tidally influenced Waters River to the south, and a rail line and commercial properties to the east. The interior of the office building is currently being rehabilitated to provide for a modernization of the office space to meet the needs of Osram Sylvania, and additional commercial office tenants.

The 438 new parking spaces are required to bring the site in conformance with the design standards of Town of Danvers Zoning Bylaw, which requires a parking ratio of 4 spaces per 1,000 sf of office space. However, the property owner intends to construct 348 spaces in 2004 and maintain 90 reserve spaces, which will be constructed as needed in the future to meet onsite demand. However, this ENF, as well as the local permits, have been prepared to account for all 438 spaces at this time.

The two identified alternatives for 100 Endicott Street is (1) the construction of a new facility and (2) a no-build option. Option 1 is not a financially viable option and results in the potential abandonment of an existing facility. In addition, this option is not consistent with smart growth principles that promote the re-use of existing facilities. Option 2 would not serve the parking needs for the building and would perpetuate the nonconformity of the site with the local zoning bylaw.