

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13483
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Proposed Redevelopment at 184 Commercial Street, Malden, MA		
Street: Commercial Street		
Municipality: Malden	Watershed: Neponset	
Universal Transverse Mercator Coordinates:	Latitude: 42 25' 18"	
	Longitude: 71 04' 27"	
Estimated commencement date: Spring 05	Estimated completion date: Fall 05	
Approximate cost: Not available	Status of project design:	95 %complete
Proponent: Sterling Clark Lurton Corp.		
Street: 184 Commercial Street , PO Box J		
Municipality: Malden	State: MA	Zip Code: 02148
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Joshua Allison		
Firm/Agency: Beals Associates	Street: 98 North Washington Street	
Municipality: Boston	State: MA	Zip Code: 02114
Phone: 617-742-3554	Fax: 617-742-0310	E-mail:

- 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): _____ None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Chapter 91 Waterways) No

List Local or Federal Permits and Approvals:

Negative Determination of Applicability, Malden Conservation Commission
Special Permit with Conditions, Malden Planning Board

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 | X <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input 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
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions X <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input 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	4.9 acres			
New acres of land altered		0		
Acres of impervious area	4.9	0	4.9	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	41,150 sf	Less 1,100	40,050	
Number of housing units	0	0	0	
Maximum height (in feet)	30	0	30	
TRANSPORTATION				
Vehicle trips per day	Unknown	1,886	1,886+	
Parking spaces	Unknown	-	308	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1500	500	2000	
GPD water withdrawal	-	-	-	
GPD wastewater generation/ treatment	1275	425	1600	
Length of water/sewer mains (in miles)	0.15	0.11	0.26	

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 _____) x No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) x 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 _____) x 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 _____) x No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) x No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) x 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.*)

(a) **PROJECT DESCRIPTION:** The project site is abuts the Malden River between Medford Street and Charles Street in Malden, Massachusetts. Currently the site is 95% impervious and developed as an industrial parcel of land with three existing buildings. There is some debris on the rear portion of the property including an old railroad track and both above and underground storage tanks. There is an existing Activity and Use Limitation on the property.

(b) **PROJECT ALTERNATIVES AND IMPACTS:** Alternative #1 – No redevelopment. No associated environmental impacts.

Alternative #2 - The project involves the redevelopment of an existing industrial parcel of land along the Malden River to a commercial site. The site will be redeveloped as a commercial property with three buildings; a hardware store, a supermarket and attached retail space, and an office building. The proponent has filed a Request for Determination of Applicability of Chapter 91 Waterways Permit. If it is determined that a Chapter 91 License is required than an ENF is required because a non-water dependent use on filled tidelands is proposed.

(c) **PROPOSED MITIGATION MEASURES:** Alternative #1 – No work will be proposed on the property if the redevelopment does not occur and therefore it is not expected that the site will have an impact on the environment.

Alternative #2 - Existing underground storage tanks and debris will be removed from the site as part of this project and the existing storm drainage system will be improved by installing a vegetated swale and earthen berm along the Malden River shoreline and catch basins will be retrofit with oil and grease traps. Existing stormwater outfalls will be enhanced by installing rip rap at the pipe outlets. During construction, erosion and sedimentation control will be installed to ensure no adverse impact to the environment.