

For Office Use Only Executive Office of Environmental Affairs
EOE No.: <i>13293</i> MEPA Analyst: <i>LEANDREA DAMES</i> Phone 617-626 <i>1028</i>

ENF Environmental Notification Form

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: 289 Derby Street		
Street: 289 Derby Street		
Municipality: Salem	Watershed: Salem Harbor	
Universal Transverse Mercator Coordinates: Easting: 344626 Northing: 4709233	Latitude: 42 31' 11" Longitude: 70 53' 30"	
Estimated commencement date: 3/2005	Estimated completion date: 9/2006	
Approximate cost: \$15 million	Status of project design: 20% complete	
Proponent: 289 Derby Street Realty Trust		
Street: c/o Town and County Homes of New England, Inc., 532 Lowell Street		
Municipality: Peabody	State: MA	Zip Code: 01960
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan St. Pierre		
Firm/Agency: Fort Point Associates, Inc.	Street: 286 Congress Street – 6 th Floor	
Municipality: Boston	State: MA	Zip Code: 02210
Phone: (617) 357-7044 x202	Fax: (617) 357-9135	E-mail: sst.pierre@fpa-inc.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 301 CMR 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): N/A

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

List Local or Federal Permits and Approvals: CZM Consistency Determination; Salem Conservation Commission; Salem Planning Board Site Plan Review and Salem Building Department Building Permit.

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 checked="" 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>DEP Notification of Construction and Demolition</u>
Total site acreage	0.57	-0-	0.57	
New acres of land altered	0.57	- 0 -	0.57	
Acres of impervious area	0.57	-0-	0.57	
Square feet of new bordering vegetated wetlands alteration	n/a	- 0 -	n/a	
Square feet of new other wetland alteration	n/a	+****	***	
Acres of new non-water dependent use of tidelands or waterways	0.57	-0-	0.57	
STRUCTURES				
Gross square footage	2,200	+68,025	70,225*	
Number of housing units	- 0 -	+38	38	
Maximum height (in feet)	15	+40-50	55-65	
TRANSPORTATION				
Vehicle trips per day	236**	+47	283***	
Parking spaces	35****	+13	58	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	550	+8,880	9,430	
GPD water withdrawal	n/a	na/	n/a	
GPD wastewater generation/ treatment	550	+8,020	8,570	
Length of water/sewer mains (in miles)	- 0 -	Service connection only	Service connection only	

* Excludes subsurface parking level

** ITE only has peak hour trips for service stations. The total daily trips were calculated assuming that peak hour totals represent 10% of daily trips and adjustments were made to account for trips that are "pass by" which reduces AM peak by 54% and PM peak by 58% for a total of 236 trips. Estimates for the taxi cab service were not estimated and would be in addition to the existing 236 trips.

*** In addition to residential condominium use, (ITE Code 232), assumes commercial space is single tenant office (ITE Code 715) and FPA space is specialty retail (ITE Code 814)

**** There are approximately 10 spaces at the service station and up to 25 spaces in the rear of the property associated with taxi cab service and auto and truck storage

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 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.)

Project Site – The 289 Derby Street site consists of a 0.57-acre site located on Derby Street and the South River in Salem. The site is bounded by Derby Street to the north, a commercial building to the east, the South River to the south and Hess Oil service station to the west. The proposed development project involves the demolition of the existing Coastal Oil Service Station and construction of a single, six story residential building with 38 housing units, 2,200 square feet of commercial space and 1,900 sf of facilities of public accomodation. Parking for 58 cars is provided by a two level parking structure and an at grade parking lot. A 20-foot wide Harborwalk is proposed along the South River which will connect to Derby Street along the west side of the site via a 5-foot wide pedestrian path.

Alternatives – Other than additional design refinements, the only other project alternative is a No Build. Under the No Build Alternative, the site would remain as a service station and the waterfront site would would remain inaccessible to the public.

On and Off-site Mitigation Measures – The project provides substantial public access both to and along the South River. The proposed development has been carefully designed to be consistent with the City of Salem's approved Municipal Harbor Plan.

See attached Project Description