

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office
ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13344</u>
MEPA Analyst:	<u>LEAndreea Dames</u>
Phone:	617-626- <u>1028</u>

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: Riverwalk Place		
Street: Main Street		
Municipality: Peabody	Watershed: North Shore	
Universal Tranverse Mercator Coordinates:	Latitude: 42.528°N Longitude: 70.929°W	
Estimated commencement date: 03-01-05	Estimated completion date: 06-01-06	
Approximate cost: \$32 Million	Status of project design:	85 %complete
Proponent: Riverwalk, LLC c/o S.F. Properties		
Street: 637 Washington Street		
Municipality: Brookline	State: MA	Zip Code: 02446-4579
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Benjamin B. Smith		
Firm/Agency: Allen & Major Associates, Inc	Street: 25 Wareham Street	
Municipality: Middleborough	State: MA	Zip Code: 02346
Phone: 508-318-1700	Fax: 508-318-1701	E-mail: bsmith@allenmajor.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): _____ 0 Acres

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

List Local or Federal Permits and Approvals: Final Order of Conditions from local 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 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"/> Superseding Order of Conditions <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
Total site acreage	4.24 ACRES			
New acres of land altered		0 ACRES		
Acres of impervious area	2.43 ACRES	0.82 ACRES	3.25 ACRES	
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				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: City of Peabody Building Permit
Gross square footage	20,119 S.F.	46,197 S.F.	66,316 S.F.	
Number of housing units	0	182	182	
Maximum height (in feet)	40 FEET	30 FEET	70 FEET	
TRANSPORTATION				
Vehicle trips per day	0	1225	1225	
Parking spaces	0	298	298	
WASTEWATER				
Gallons/day (GPD) of water use	0	79,420	79,420	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	39,710 GPD	39,710 GPD	
Length of water/sewer mains (in miles)	0	0	0	

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 applicant proposes to develop approximately 4.24 acres of land located on Main Street and Howley Street in Peabody, Massachusetts. The proposed development will contain 176 residential apartment units and 6 townhouse units along with associated driveways, parking areas, drainage facilities, landscaping and utilities. The 176 proposed apartment units and 6 townhouse units are located within 5 buildings. Much of the work will be performed within the 200-riarian zone associated with the North River and Strongwater Brook. At the request of the Peabody Department of Public Works, the applicant proposes to alter the course of Strongwater Brook in order that peak stormwater flows may be diverted to a new discharge point located in a more hydraulically advantageous location along the North River.

PROJECT ALTERNATIVES

The No-Build alternative analysis is presented in order to establish the future baseline conditions in the analysis of impacts of the project. The proponent rejects it because it would neither accomplish the Objectives of the Project nor result in the implementation of the Benefits of the Project.

MITIGATION

The following mitigation will be provided for the proposed project. The post-development peak runoff flows will be decreased in comparison to the existing peak runoff flows. The project proposes to increase the compensatory flood storage volume in comparison to the existing flood volume provided by the existing site conditions. The project proposes to utilize Best Management Practices (BMPs) as outlined in the Stormwater Management Policy. The existing site does not meet the current Total Suspended Solids removal prior to flowing overland into the North River Canal.