



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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January 22, 2007

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

PROJECT NAME : Beach Street Retail Development
PROJECT MUNICIPALITY : 430 Beach Street - Revere
PROJECT WATERSHED : Boston Harbor
EOEA NUMBER : 13937
PROJECT PROPONENT : Channel Building Company
DATE NOTICED IN MONITOR : December 23, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of a commercial retail center of 61,160 square feet (sf). The proponent would demolish three existing commercial/retail buildings containing approximately 44,417 sf of space. The proposed project may contain a restaurant use. It will include construction of new curbing and sidewalks along the site frontage and construction of new site access driveways along Everett Street and a single driveway onto Beach Street. The proponent will eliminate the site's existing direct access onto Bell Circle. The parking lot will be reconfigured to include 256 parking spaces, an increase of 87 spaces over existing conditions. The project site contains about 4.75 acres.

The project is not subject to review pursuant to the MEPA regulations. This project was a voluntary submission of the proponent. The project will require an Access Permit from the Massachusetts Highway Department (MassHighway). It may need to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. On October 4, 2006, the proponent received an Order of Conditions from the Revere Conservation Commission for impacts to a wetland buffer zone.

Access is provided via one driveway (right-in/right-out) onto Beach Street and one one-

way entry and three full-access driveways onto Everett Street. Based on the Institute of Traffic Engineers Land Use Code 820 and 932, the proposed project is estimated to generate approximately 3,158 unadjusted vehicle trips per weekday, which is approximately 1,251 trips more than estimated existing conditions.

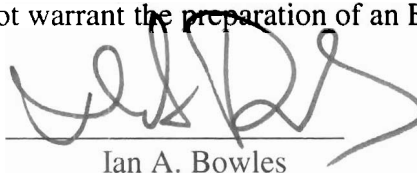
The project will be supplied with public water and wastewater service by the local municipal systems. The project is estimated to consume approximately 3,364 gallons per day (gpd) of water. It is estimated to generate approximately 3,058 gpd of wastewater, which is an increase of 837 gpd.

The project will include a 5-foot wide sidewalk along Beach and Everett Streets and Bell Circle.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices. Existing site runoff is sheet flow to the Beach and Everett Street stormwater systems and the MBTA railroad fight-of-way. The proponent will reduce impervious area by approximately 28,750 sf from existing conditions. Runoff from the proposed parking areas will flow to catch basins equipped with deep sumps and hoods that flow to water quality units and a wet detention basin. Roof runoff will flow to this system. The peak rate of water discharging from the site will remain less than existing runoff levels. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system. Maintenance will include semi-annual driveway and parking lot sweeping.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with the relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR.

January 22, 2007
Date


Ian A. Bowles

cc: Nancy Baker, MassDEP/NERO

Comments received:

VHB, 12/27/06

VHB, 1/11/07

EOT, 1/17/07

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IB/WTG/wg