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May 25, 2007

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

PROJECT NAME : Condominium 9 Arcadia Street
PROJECT MUNICIPALITY : Revere
PROJECT WATERSHED : Boston Harbor
EOEA NUMBER : 14010
PROJECT PROPONENT : Donna Nguyen
DATE NOTICED IN MONITOR : April 25, 2007

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.03 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the project consists of the redevelopment of a duplex located at 9 Arcadia Street in Revere. The project has already been completed and this is an "after the fact" filing. The duplex condominium was built on a barrier beach within a coastal floodplain on a 4,560 square foot (sf) lot. Based upon knowledge gained at the MEPA site visit, the project proponent is two owners removed from the party that originally completed the demolition of a previous structure and construction of the existing duplex. This original party did submit a Notice of Intent in accordance with the Massachusetts Wetlands Protection Act Regulations and the Revere Conservation Commission issued an Order of Conditions; however, this Order did not include a Massachusetts Department of Environmental Protection (MassDEP) file number. Before the property can be occupied, a Certificate of Compliance must be obtained from MassDEP. This Certificate of Compliance

cannot be issued until a Superseding Order of Conditions is granted by MassDEP with an official MassDEP file number.

The project site is located proximate to Revere Beach, between Revere Beach Boulevard and Route 1A near Oak Island Road. The neighborhood is characterized as residential and recreational in nature, near public access to Revere Beach and related amenities. While classified as a barrier beach, based upon observation, the site does not contain typical barrier beach characteristics such as sand dunes, beach grass, etc., and instead is located on a paved roadway with gravel and grassed lawn areas. The project site is located within a FEMA 100-year flood zone, but this area has not been classified as a velocity flood zone.

The project is undergoing review pursuant to Section 11.03 (3)(b)(1)(a) because the project requires a State Agency action and involved the alteration of a barrier beach. The project will require a Superseding Order of Conditions from MassDEP.

Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to those aspects of the project that may have significant environmental impacts and that are within the subject matter of required or potentially required state permits. In this case, MEPA jurisdiction exists over wetlands and stormwater.

Wetlands and Stormwater

The duplex has been constructed in conformance with local and State building code requirements for structures located within a 100-year flood zone. Living spaces associated with the residence have been located approximately one-foot above the 100-year flood elevation. Impervious surfaces have been avoided through the use of a gravel base garage and gravel driveway to allow for infiltration of stormwater. Enclosed spaces below the 100-year flood elevation have been equipped with "blow-out" windows to facilitate flow of water in the event of a flood. MassDEP has indicated in its comment letter that staff have reviewed the project plans for consistency with the wetland regulations and require no additional information to complete its review for a Superseding Order of Conditions

Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required at this time. The project may proceed with obtaining required State permits.

May 25, 2007

Date



Ian A. Bowles

Comments received:

05/15/2007 Massachusetts Department of Environmental Protection – NERO

IAB/HSJ/hsj