

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.:	13728^R
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	X 1044

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: One North Shore Road		
Street: 71 North Shore Road		
Municipality: Revere	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 243830.43, 910270.78 (NAD 83)	Latitude: 42° 26' 31" N	Longitude: -70° 58' 02" W
Estimated commencement date: Spring 2008	Estimated completion date: Fall 2009	
Approximate cost: \$ 20,000,000	Status of project design: 50% complete	
Proponent: Jay Epsimos		
Street: 350 Revere Beach Boulevard		
Municipality: Revere	State: MA	Zip Code: 02151
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth P. Fields		
Firm/Agency: BSC Group	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4300	Fax: 617-896-4301	E-mail: Kfields@bscgroup.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 Yes (EOEA No.13728 withdrawn) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No.13728 withdrawn) No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):
The project does not require any financial assistance or land transfer from a Commonwealth agency.

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

List Local or Federal Permits and Approvals:
Order of Conditions, Revere Conservation Commission (DEP File No. 06-0531); Special Permit granted by the Revere City Council on May 18, 2005 (Application No. C-05-06/05-97); Army Corps of Engineers Sec. 10 and Sec. 404; EPA NPDES Construction General 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"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License* <input type="checkbox"/> 401 Water Quality Certification <input checked="" 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 <i>(including Legislative Approvals) – Specify:</i> Department of Public Safety—Division of Fire Protection Chapter 148 License (Lic. No. 625, February 1, 2005) CZM Consistency (may be included with PGP if screened eligible) *DEP Waterways Transmittal W071166
Total site acreage	2.387			
New acres of land altered		0 s.f.		
Acres of impervious area	1.38	-0.33	1.05	
Square feet of new bordering vegetated wetlands alteration		0 s.f.		
Square feet of new other wetland alteration		2,200 s.f.		
Acres of new non-water dependent use of tidelands or waterways		0.94 acres		
STRUCTURES				
Gross square footage	12,273 s.f.	+152,134 s.f.	164,407 s.f.	
Number of housing units	12	+53	65	
Maximum height (in feet)	20' +/-	+77.5'	97.5'	
TRANSPORTATION				
Vehicle trips per day*	Weekday: 1,820 Saturday: 2,313	-1,439 -1,944	381 369	
Parking spaces	71	+82	153	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	15,312	-187	15,125	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment**	13,920	-170	13,750	
Length of water/sewer mains (in miles)	0.34***	+0.18****	0.52	

* Vehicle trips per day based on the Institute of Transportation Engineers Trip Generation Manual, 7th Edition

** GPD wastewater generation based on Title V System Sewage Flow Design Criteria

*** The existing 12" sewer within the Lynnway shall be replaced with a new 15" sewer from the northernmost manhole in the Lynnway in Revere to the Point of Pines sewer pumping station.

**** A new 10" water line shall be looped to the existing waterline in the vicinity of Gibson Park to create a looped water distribution system.

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 Estimated Habitat EH 354) 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 adjacent to Rumney Marshes) 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) The proposed project site is an approximately 2.38 acre lot located at 71 North Shore Road in Revere, Massachusetts. The lot includes 0.94 acres of historically filled tidelands. Existing site improvements include an 1-2 story building currently used as a restaurant, banquet hall, and 12 apartment units with associated parking, pool, and utilities. The project site is bounded by Whitin Avenue Extension to the south, an existing boat marina to the west, the Saugus River to the north, and State Route 1A to the east. A retaining wall runs along Route 1A where, going north, the grade slopes upward for the approach to the General Edwards Bridge. The existing upland portion of the site is almost entirely impervious, including an in-ground swimming pool, with a seawall along the northern edge of the property along the Saugus River. The majority of the stormwater runoff, approximately 2/3 of the site, currently flows overland, uncontrolled and untreated into the Saugus River. The remaining stormwater flows overland onto Whitin Avenue Extension and to the adjacent site to the west. In addition, there is an existing municipally owned 36" Reinforced Concrete Pipe along the eastern side of the property that discharges stormwater into the Saugus River. The seawall is comprised of demolition rubble, large cut granite stones, and concrete sections. The seawall is currently stable, however, the variation in element size may not be adequate to survive storm conditions, which may reach the site.

An ENF for this project was previously submitted on January 26, 2006. The ENF was withdrawn due to recognition that there may be unauthorized fill of tidelands at the site, and requests for more detailed information on the seawall repairs. The extent of fill on the project site extends to an area approximately 4,900 s.f. beyond the amount of fill authorized by Chapter 91 License No. 5475. Such fill has been in place between 34 and 38 years. An application to the U.S. Army Corps of Engineers ("ACOE") to authorize the fill was filed in 1976, under Applicant Number 21-76-312. In 1979, The ACOE authorized the fill, stating "the fill itself has not caused any significant adverse impacts to the environment since it has been in place. Its removal would only cause a minor benefit to the environment." However, such authorization required the State permit (under Ch 91) to be issued before the ACOE "instrument becomes valid." BSC was unable to find a Chapter 91 License that would have validated the Federal authorization.

In October 2006, the Natural Heritage and Endangered Species Program's (NHESP) Natural Heritage Atlas was updated and now shows a priority habitat area and estimated habitat area concurrent with the project shoreline and seaward. According to NHESP a "species of special concern," the Common Tern (*Sterna hirundo*), have been found in vicinity of the site. Indeed, terns have been observed on the remnants of the abandoned pile supported rail bridge.

(b) Three alternatives identified for 71 North Shore Road are (1) a no-build option, (2) rehabilitation of the existing structure(s), and (3) the preferred alternative is a complete redevelopment, including storm water management improvements, a 65 unit 10 story residential building set back from the water's edge for landscaped open space and public access to the tidelands.

Alternatives for the seawall/revetment include (1) no build, (2) removal of the upper elements and placing new cap stones as proposed in the previously filed ENF, (3) removal as part of removal of unauthorized fill, which might be required under alternative one; and (4) the preferred alternative, renovate revetment with new toe stones, partial removal of concrete and re-bar and cover remaining wall with a formalized revetment. Alternative options for providing additional tern nesting habitat can range from shelves within the revetment, to floating nests and platform nests.

Under the no-build alternative, the existing degraded and underutilized site would remain unchanged. The current development at the project site would underutilize the site and limit public access to the waterfront. An outdated building would remain in a water-dependent use zone and closer to the riverfront area than the proposed structure. The upland portion of the site would also remain as almost entirely impervious surface with the majority of the stormwater from the site flowing overland, uncontrolled and untreated into the Saugus River. The no-build alternative and rehabilitation alternative would require a variance from Chapter 91 requirements for the location of the existing structure in a water-dependent use zone. An after-the-fact permit or removal of the unauthorized fill would also be required to comply with the Army Corps of Engineers regulations. No repairs to the current deteriorated seawall would be completed. The current sanitary sewer inflow and infiltration problems during heavy rain events would continue and may overload the pump station.

Rehabilitation of the existing structure for condominiums would leave the structure partially within the water-dependent use zone. The amount of impervious surface on the site would remain unchanged, and sanitary sewer problem during heavy rain events would continue. The public access amenities and area would be significantly reduced. Improvements to the existing seawall may be proposed under this alternative.

The preferred alternative proposed includes the demolition of the existing 1-2 story building and the construction of a 10-story building and provides a beneficial use of the site. The first two floors of the proposed building will be constructed for parking while the remaining eight floors will be constructed into 65 condominium units. The proposed redevelopment project will also include the construction of a public walkway, access roadways and parking spaces, repairs to the existing seawall, improvements to stormwater management, utility services, and associated grading and landscaping. The preferred development option is a reflection of input from the Municipal Planning Department and has been approved by the Revere City Council. The height of the proposed structure is stepped back from the current shoreline, to accommodate Chapter 91 height restrictions.

Regarding shoreline stabilization, the no build option would leave the construction debris revetment as it is today. Some comments objected to exposed rebar and areas with vertical or undermined slopes. In the short term this alternative would have the least impact on the environment. However, in the long term there is potential for additional undermining. Removal would cause undesirable short-term ecological impacts, and would provide minimal long-term benefit. Removal of the fill would create a hardship for the applicant and would make rehabilitation of the existing structure economically unviable. It would also reduce the build out of the property as currently approved by the municipality. Removal of the upper elements for aesthetic capping has been previously discussed as insufficient.

Repairs to the existing seawall are proposed to stabilize the shoreline and reduce erosion. Due to the relatively shallow exposure of the base of the shore protection (El. +4 +/-) a cost effective way of stabilizing the seawall or shore protection, proposes to add a sloping face of properly sized rip-rap onto the existing structure. Rip-rap protection design plans are included as part of this revised application. Associated impacts include 1,100 s.f of coastal beach, 300 linear feet of armored coastal bank, and 4,200 s.f. in land subject to coastal storm flowage. The existing slope will be cut back or filled to create a 1.5 to 1 slope, similar to that required by the Chapter 91 Waterways License (Lic. No. 5475). A 6-inch layer of crushed stone and a 2-foot thick layer of armoring stone will cover the slope. Large stones will be placed at the toe of the existing seawall. During permitting we intend to explore whether it is necessary to excavate the upper section of existing structure and place a well graded rip-rap on an appropriate slope from the intersection of the existing structure and the current beach up to the proposed grade of the developed site. As proposed to develop the proper profile, the face of the rip-rap may require a slight extension onto the near shore beach area (5-6 feet) so that the rip-rap can be properly sloped. In addition, it will be necessary to set the base stones of the large rip-rap into the existing sandy beach area in order to ensure long term stability of the rip-rap.

(c) Under the preferred alternative, the unlicensed fill is proposed to be licensed as part of the permitting process for the proposed redevelopment.

The proposed mitigation for the preferred alternative includes improvements to stormwater management and public utilities, and a shoreline public access area. The proposed redevelopment of the site will reduce the amount of impervious surface and increase water quality. The design of the proposed new building includes only partial parking stalls beyond the limit of structured parking, reducing the amount of paved parking subject to rainfall. Improvements to the stormwater runoff will be accomplished through the implementation of a street sweeping program and the use of a natural BMP stormwater management system that includes a drainage channel and a temporary sedimentation basin and swale that will also act as a level spreader. Improvements to the stormwater management system are further discussed in Land Section II, H of this application.

Redevelopment of the site would also include off-site utility improvements to the water supply and sanitary sewer. The existing 8" water line from Rice Avenue to Whittin Avenue, under Route 1A, will be replaced with a new 10" line. In

addition, a new 10" water line shall be looped to the existing water line in the vicinity of Gibson Park to create a looped water distribution system. These improvements will not only increase water pressure to the site, but also to other properties connected to this portion of the city's water distribution system. The off-site sewer improvements have been proposed as mitigation to two known existing conditions, a common surcharge condition and infiltration/inflow. In response, sewage improvements will include the inspection and replacement, if necessary, of the existing 8-inch sewer from the site, under Route 1A, to the Lynnway. The existing 12-inch sewer in the Lynnway will be replaced with a 15-inch sewer from the northern most manhole in the Lynnway south of the General Edwards Bridge to the sewer pump station suction piping. The on-site sewer system will include a storage tank with a check valve and isolation valve to automatically isolate the project sewage from the City sewer during heavy surcharge conditions.

A shoreline public access area, ranging from approximately 45 to 65 feet in width, will be created to increase utilization of the shoreline. The construction of a walkway will generate passive recreational water-dependent use, consistent with the use of the site as a residential development. Walkways and benches will be constructed along the majority of the shoreline within the water-dependent use zone. A walkway along the east side of the property will connect the shoreline walkway to a public way, Whitin Avenue Extension. The shoreline walkway will be accessed through a gate on the east side of the property and outside of the water dependent-use zone. The proposed project will increase the amount of open space and enhance the capacity for water-dependent use over the current conditions. The layout of the proposed development ensures the immediate waterfront is used primarily for water-dependent purposes. The proposed walkway provides public access for use and enjoyment of the waterfront. Access is limited only between dusk and dawn and around the existing pool to protect safety on private property. The project has been designed to utilize the shoreline for water-dependent purposes under 310 CMR 9.52.

The proposed structure will be constructed further from the Saugus River than the existing structure, increasing the amount of open space. The total area of filled tidelands on the project site is approximately 40,900 square feet. Within the filled tidelands, the proposed building will occupy 16,900 square feet and 24,000 square feet will be reserved as open space. A total of 24% of the existing impervious surface will be removed and converted to landscaping.

The existing structures to be demolished currently occupy 1,810 square feet of the water-dependent use zone. The new building and associated parking will be located outside of the water-dependent use zone. Within the water-dependent use zone, a fence will be constructed around an existing pool. This fence is necessary to protect public safety and is required under Massachusetts General Law Chapter 140 Section 206 and the City of Revere Zoning Regulations Chapter 17.24.170. No new non water-dependent facilities of private tenancy at ground level will be located within 100 feet of the shoreline.

Redevelopment of the site at 71 North Shore Road under the preferred alternative will decrease impervious surface, improve stormwater management and public utilities, and improve public access to the waterfront. Seawall repairs are proposed to stabilize the shoreline and to provide protection from storm damage. Tern nesting habitat improvement will be considered if necessary.