

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	13734
MEPA Analyst:	ANNE CANADAY
Phone: 617-626-	1035

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: Everett Power Project		
Street: Air Force Road		
Municipality: Everett	Watershed: Mystic	
Universal Transverse Mercator Coordinates: 19 (X,Y) 329612 , 4697342	Latitude: 42.4097°N (42°, 24', 34.9" N) Longitude: 71.0707°W (71°, 4', 14.5" W)	
Estimated commencement date: 08/06	Estimated completion date: 10/06	
Approximate cost: \$15-20 million	Status of project design: 25 %complete	
Proponent: TDK Properties, LLC		
Street: 1040 Great Plain Ave., 2nd Floor		
Municipality: Needham	State: MA	Zip Code: 02492
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: Three Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: csnowdon@epsilonassociates.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 No (See, however EOEA No. 11918, 7-acre park, mitigation for New Everett High School; see also Telecom City, a.k.a. River's Edge, EOEA 11818)

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 (Specify _____) No

List Local or Federal Permits and Approvals: No Federal Permits are required (an NOI will be filed for construction under NPDES General Permit for Stormwater during Construction). An Order of Conditions may be required from the Everett Conservation Commission for public riverfront access facilities.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input checked="" 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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> N.b.: Order of Conditions and Ch. 91 license required only for public access pathways and associated cap modification. Permit from MWRA for construction proximate to MWRA water or sewer line. (Ch. 372, Acts of 1984, Section 8(m)). DEP non-major source comprehensive air plan approval. Office of State Fire Marshall: Permit for tank of capacity > 10,000 gallons (527 CMR; 502 CMR 5)
Total site acreage	40			
New acres of land altered				
Plant footprint:		+ 5.9 acres		
Landscaping:		+ 4.1		
Public access pathways:		+ 0.7 acres		
Site cap modification:		+ 6.7 acres		
Acres of impervious area	4.4	+ 3.0	7.4	
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				
Gross square footage	0	+ 2,400	2,400	
Number of housing units	0	0	0	
Maximum height (in feet)	0	29.8'	29.8'	
TRANSPORTATION				
Vehicle trips per day	0	+ 78	78*	
Parking spaces	(5 acres paved)	0	(5 acres paved)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+ 208,000	208,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	+ 60	60	
Length of water/sewer mains (in miles)	0	0	0	

* 78 trips per day at maximum plant dispatch. Otherwise nominal.

** Water consumption at maximum plant dispatch (208,000 gpd). Otherwise nominal.

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 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.)

The proposed Everett Power Project is a temporary 200-MW nominal (at 90 degrees F) quick start, peaking project that will be located at the former General Electric ("GE") aircraft engines manufacturing facility at 71 Norman Street/3 Air Force Road in Everett, Massachusetts. See USGS Map, Figure 1. The on-site buildings and other structures associated with the former GE facility were demolished in 1999 and the property is currently unoccupied, with one exception: Boston Coach leases a paved parking lot on the southeastern corner of the site. The remaining portions of the property consist of land covered by grasses and a few trees. See Aerial Photo, Figure 2. The 40-acre property is a brownfield site that has been remediated by the construction of an engineered cap coupled with the application of an Activity and Use Limitation ("AUL"). The proposed project will comply with the AUL.

The Project plans to utilize eight, portable GE TM2500 turbine generator units. Depending upon equipment availability and pricing, portable Pratt & Whitney ("P&W") FT8 SwiftPacs, may be substituted for the TM2500s (see Appendix K). All units are proposed to be activated in fall, 2006. The turbine generator units and ancillary equipment will be electrically interconnected to the nearby Everett Substation. Twelve 20,000-gallon, double-walled temporary storage tanks will store ultra-low sulfur fuel oil (15 ppm sulfur). Three 20,000-gallon temporary storage tanks will be provided for water. Trailer-mounted demineralization equipment will also be provided. See Site Plan, Figure 3.

The Everett Power Project is being developed in response to specific recommendations in ISO New England's latest Regional System Plan (RSP 05) and recent reliability studies completed by local utilities. In particular, these recommendations include:

- The immediate need for approximately 500 megawatts ("MW") of incremental quick-start resources in the greater Boston area including the north shore ("NEMA").
- Greater fuel diversity by adding 400 MW of non-natural gas fired resources by winter 2006/2007, predominately in Boston.
- Improving the reliability of electric service to the Boston area to eliminate the current need to rely on up to 400 MW of involuntary load shedding upon occurrence of the second transmission contingency.

In addition, the NEPOOL System Restoration Working Group has forecast the need for new “black-start” resources in the Boston area.

In part, the Everett Power Project addresses each of these critical regional infrastructure needs. The Project also increases flexibility in daily operation of the electric system. It is expected that simply by having the Everett Power Project available for use, ISO New England will not have to rely as heavily on spinning reserve from existing baseload facilities. The resultant drop in regional air emissions could be significant.

Site Description

The Project site is approximately 40 acres. Access is provided by a 40-foot wide roadway easement through the industrial park connecting to Air Force Road off the southeastern corner of the property. An approximately 5-acre paved parking lot currently exists in the southeast portion of the site. The remainder of the site is undeveloped, with the majority of the undeveloped portion vegetated by manicured uplands grasses and scattered deciduous tree species and with a small amount of wetland areas associated with the Malden River on the northern, western and southern borders of the site.

The property is situated between West Everett and the Malden River. Industrial properties off Tremont Street lie east of the property; beyond Tremont Street are residential properties. Also to the east lie a seven-acre parcel on which the City of Everett plans to construct a park, and a recently-constructed one-acre park with tennis courts and a street hockey rink. The Madeline English School is northeast of the property, across the railroad tracks. Vacant land and an electrical substation owned by Massachusetts Electric Company lie to the north. To the south is property owned by Fidelity Transportation Management Corporation c/o Boston Coach (former GE steel foundry) and miscellaneous industrial uses (e.g, scrap metal reclamation). The property is zoned ID for industrial use, and is within the River Front Overlay District.

Need and Alternatives

For further discussion of Need, and of Alternatives considered, please see Appendix A.

Impact Mitigation Measures

The turbine generator units will be fueled by either ultra low sulfur liquid fuel (less than 0.0015% sulfur by weight) or natural gas and will include water injection (1625 gallons per hour per turbine) to reduce emissions of nitrogen oxides (“NO_x”) to 42 parts per million volume on a dry basis (“ppmvd”) at 15% oxygen (“O₂”) or less when firing liquid fuel and 25 ppmvd at 15% O₂ when firing natural gas.

Operating hours are anticipated to be from 7 am until 11 pm on non-Holiday weekdays, two shifts (7 AM to 3 PM; 3 PM to 11 PM). There will be up to four operators per shift. All traffic will enter the site via Air Force Road, from Santilli Highway and Route 16 to the south. Deliveries will be scheduled to avoid peak traffic conditions.

Facility design will comply with MA Stormwater Management Guidelines, including diversion of clean runoff to grassy swales for overland flow. Plantings and landscapings, with soil berms as appropriate, will be installed for visual and noise screening from sensitive receptors. Please see Landscaping and Access Plan, Figure 4, and Appendix B, Visual Impacts.

TDK intends to establish a pedestrian accessway from the proposed 7-acre West Everett park down to and along the Malden River bank. This will be designed for interconnection and compatibility with riverbank access to the north and south, at such time as that is developed. A vantage point will be constructed opposite the new Tufts University Boathouse location, with views of the rowing racecourse on the Malden River. It will be constructed in phases, subject to necessary modification of the AUL and permitting, with the first phase being the landscaping and plantings surrounding the facility, the second phase extending a pathway from the Everett park to a vantage point overlooking the river, and the third phase extending the pathway down along the riverbank.

TDK is confident that the proposed project will be a responsible neighbor to West Everett residents, will be a valued taxpayer in the near term, and will help to “jump start” the planning and investment for River’s Edge East.

Please also see Appendix C, Mitigation.

Single EIR Request

With the filing of this Expanded ENF, TDK is requesting that it be authorized to prepare a Single EIR, pursuant to 301 CMR 11.06(8) of the MEPA regulations. In support of this request, a number of appendices to this Expanded ENF are presented, analyzing environmental baseline, potential impacts, and mitigation.



Scale 1:24,000
1 inch = 2,000 feet



Figure 1
Locus Map (USGS)
Everett Power Project
Everett, Massachusetts

Basemap: 1985 USGS Quadrangles, MassGIS

