

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **13005**
 MEPA Analyst: **KEANDREA DAMES**
 Phone: 617-626-**1028**

ENF Environmental Notification Form

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: Parking and Waterfront Walkway Improvements		
Street: 315 Derby Street		
Municipality: Salem, MA 01970	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: (-70' 53' 30" ±)	
	Longitude: (+42' 31' 10" ±)	
Estimated commencement date: June, 2003	Estimated completion date: February, 2004	
Approximate cost:	Status of project design: 80 %complete	
Proponent: Beverly Co-Operative Bank		
Street: 254 Cabot Street		
Municipality: Beverly	State: MA	Zip Code: 01915
Name of Contact Person From Whom Copies of this ENF May Be Obtained: George W. Atkins, III		
Firm/Agency: Ronan, Segal & Harrington	Street: 59 Federal Street	
Municipality: Salem	State: MA	Zip Code: 01970
Phone: 978-744- 0350	Fax: 978-744-7493	E-mail:

- 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): N/A

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

List Local or Federal Permits and Approvals: Salem Redevelopment Authority - Salem Zoning Board of Appeals- the (1) Site Plan Special Permit and (2) the Wetlands and Flood Hazard Zone Special Permi issued by the Salem Planning Board - Salem Conservation Commission - Salem City Council.

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 <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	0.9			
New acres of land altered		0		
Acres of impervious area	0.9	0.2	0.7	
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	N/A	N/A	N/A	
Number of housing units	0	0	0	
Maximum height (in feet)	N/A	N/A	N/A	
TRANSPORTATION				
Vehicle trips per day				
Parking spaces	25	-18	7	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	< 500 gpd	No Change	< 500 gpd	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	< 500 gpd	No Change	< 500 gpd	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

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.)

(a) Description of Project Site

The Beverly Cooperative Bank (the "Bank") proposes to make improvements to the building situated at the corner of Derby & Lafayette Streets in downtown Salem. The improvements include the renovation of the existing building, the construction of a drive through facility situated at the rear of the Building and the creation of seven (7) parking spaces situated at the rear of the Building. In connection with the Bank renovations, the Bank plans to renovate the existing buildings on this parcel into a branch office of approximately 6,700 square feet, with two (2) drive-thru teller lanes. The remainder of the buildings will be devoted to the following uses:

1. A semi-public access way through the building connecting Lafayette Street to the South Canal, which way would be open to the public during banking hours.
2. A community room at the south side of the complex for use by community groups for meetings.
3. Tenant spaces for professional offices complimentary to the banks business. These would consist of businesses such as real estate brokers, lawyers and accountants.

To achieve these Improvements, the Bank proposes to participate in the development of public and private property situated at the rear of the building and adjacent to the proposed "Salem Harbor Walk" at the South Canal. While the development and construction of the Salem Harbor Walk will be undertaken by other third parties in the future, the Bank maintains that by acquiring control of these adjacent properties, the Bank will (1) improve access to the South River; (2) create green space (a park), (3) provide public parking and (4) furnish better access to the bank's drive-thru teller lanes. The Bank proposes to develop the following underutilized land at the rear of the property fronting the future "Salem Harbor Walk" and South Canal as follows:

1. **Mass Electric (National Grid) Property**

The majority of the land to the rear of the buildings is owned by the City of Salem and Massachusetts Electric (National Grid). The National Grid lot contains approximately 9,009 square feet and is presently used by Mass Electric as a staging and cathode protection area for a 115,000 volt concrete encased power lines that lie underneath the site. There is a brick wall at the edge of the site toward the city's property. A chain link fence surrounds the remainder of the site. The majority of the site is a cracked concrete slab presently over grown with weeds and Sumac Saplings. After extensive negotiations, the Bank has secured a long-term lease of over 9,000 square feet of land owned by Mass Electric. The Bank plans to develop this land into seven public parking spaces (away from the river) adjacent to a landscaped area. Mass Electric will have easement rights to gain access to the electric cabinet. Of the original 9,009 SF, 4,087 SF will be devoted to landscaped areas and walkways. The Bank will also assume responsibility for making the improvements and maintaining the park,

additional green space and the public parking area. Adding the Mass Electric parcel to this project, at the expense of Beverly Cooperative Bank, is a unique feature of this project and will enable full public access that would be denied without this parcel.

PROJECT DESCRIPTION (Continued)

2. City of Salem Property

This lot contains approximately 12,953 SF and is presently used as an ad hoc gravel parking lot. A portion of the land (\pm 910 SF) is occupied by an elevated concrete and steel ramp structure to the second floor of the corner building. It appears that this ramp was placed on city land without a formal easement being granted by the city. The bank will remove the ramp at its expense. There is also a large underground culvert with access hatches near and under the proposed Harborwalk. The Bank plans to develop this property into a landscaped park, walkways, a drive-thru canopy and supporting driveways. Of the original 12,963 SF, the Bank plans to convert 8,167 SF into landscaped areas and walkways. The Bank also plans to remove the elevated ramp.

3. Early Radio/TV Property (Now owned by Beverly Cooperative Bank)

This lot contains 5,015 SF, which is mostly occupied by a single story building. To the rear or east of the lot is a small driveway and shed building containing approximately 1,524 SF. Presently 1,002 SF is devoted to driveways and shed, except for a small triangular plot of 522 SF next to the elevated ramp on the City of Salem property. The open areas of this property will be used as walkway access to the rear of the tenant areas and community room as well as landscaped space. A small portion will contain two public parking spaces. Of the original 1,524 SF, 1,220 SF will be allotted to landscaped areas and walkways.

(b) Description of On-Site and Off-Site Alternatives and Associated Impacts

No other alternative use was feasible for the intended use of these structures.

(c) Potential On-Site and Off-Site Mitigation Measures for Each Alternative

N/A