

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13011  
MEPA Analyst: Nick Zaublas  
Phone: 617-626- 1030

# 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: Phoenix Park		
Street: Shaker Road		
Municipality: Shirley	Watershed: n/a	
Universal Transverse Mercator Coordinates:	Latitude: 42°32' 32.57" N Longitude: 71° 38' 41.62" W	
Estimated commencement date: 6/03	Estimated completion date: 10/03	
Approximate cost: Sitework Construction Cost \$500,000	Status of project design: 90%	%complete
Proponent: 18 Phoenix Park, LLC		
Street: P.O. Box 608		
Municipality: Lexington	State: MA	Zip Code: 02420
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Laura Chan		
Firm/Agency: Goldsmith, Prest & Ringwall, Inc.	Street: 257 Ayer Road	
Municipality: Harvard	State: MA	Zip Code: 01451
Phone: (978) 772-1590	Fax: (978) 772-1591	E-mail: info@gpr-inc.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 (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): Massachusetts Development Loan of \$1.8 million.

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

List Local or Federal Permits and Approvals: DEP Sewer Connection Permit, Town of Shirley Conservation Commission - Notice of Intent, Town of Shirley Planning Board - Special Permit Application.

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 type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input checked="" 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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	49.6			
New acres of land altered		3.57		
Acres of impervious area	13.3	+3.35	16.65	
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		
<b>STRUCTURES</b>				
Gross square footage	300,800	-2,700	298,100	
Number of housing units	N/a	N/a	N/a	
Maximum height (in feet)	71 ft (Tower) 50 ft (Bldg B)			
<b>TRANSPORTATION</b>				
Vehicle trips per day	380	+920	1300	
Parking spaces	93	+332	425	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	1950	+4050	6000	
GPD water withdrawal	0	+400	400	
GPD wastewater generation/treatment	1950	+4050	6000	
Length of water/sewer mains (in miles)	0	+0.164	0.164	

**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 \_\_\_\_\_ Squannassit \_\_\_\_\_ )  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 project proponent, 18 Phoenix Park, LLC, proposes to renovate an existing mill complex, Phoenix Park, located at 2 Shaker Road in Shirley, MA. The existing mill complex is approximately 300,000 square feet in area located on Phoenix Pond and the Catacunemaug Brook. Existing and proposed uses on the site include office, light manufacturing and warehousing. The site area is 2,161,011 square feet (49.61 acres). Currently the most western end of the site parking is paved, while the parking areas to the north and east of the building complex are long-used gravel areas.

b) The purpose of this project is to provide paved driveways and parking for the renovated mill complex, as well as the stormwater BMP's attendant with such improvements. We are proposing the addition of 332 parking spaces. In an effort to utilize existing site features and minimize disturbance of currently undisturbed areas, especially those in the buffer zone, we have opted to utilize the manmade discharge canal for the now defunct hydroelectric generating facility in Building B as a stormwater detention structure by placing a weir across the canal. Low level flow will be maintained, and the weir will not impact flood storage. Water quality will be addressed prior to discharge to the canal by a series of structural BMP's, including deep sump catch basins, a Vortech water quality inlet, and a vegetated water quality swale.

No new buildings are being proposed; several older buildings in the complex are being razed. The complex has long been on a septic system, that is currently functioning well. However, the owner has a sewer connection permit application in to the DEP for connection to the Town of Shirley's new sewer system.

No on- or off-site alternatives to the improvements being proposed were identified as being viable to the improvements being proposed. Much of the surrounding land is developed residential areas or federal land, where construction of a large parking facility would not be feasible.

c) Mitigation for the proposed new parking and improvements will consist of screening from abutting residential properties for newly proposed parking by existing woodland vegetation and topography. Much of the residential housing to the south is much higher in elevation and screened from view by existing woodland, which is also the case for residential areas to the north.

Parking areas proposed immediately to the north of the complex have long existed as gravel areas, which are now proposed to be paved. All of the paved parking and driveways will have structural BMP's that comply with DEP Stormwater Management Standards as mitigation for the increased impervious areas.