

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOE No.: 13511
 MEPA Analyst: Aisling Eglinton
 Phone: 617-626-1024

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: Cinema "De-Lux" Site Redevelopment		
Street: 25 Middlesex Canal Park Drive		
Municipality: Woburn	Watershed: MA Bay	
Universal Transverse Mercator Coordinates: 19 - 322449 E 4707240 N	Latitude: 42° 29' 49"	Longitude: 71° 9' 40"
Estimated commencement date: Fall 2005	Estimated completion date: March 1, 2007	
Approximate cost: \$15,000,000	Status of project design:	75 %complete
Proponent: National Amusements, Inc.		
Street: 200 Elm Street		
Municipality: Dedham	State: MA	Zip Code: 02027
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Eric Eby		
Firm/Agency: Greenman-Pedersen, Inc.	Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua	State: NH	Zip Code: 03060
Phone: 603-891-2213	Fax: 603-891-6449	E-mail: eeby@gpinet.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. 9596) 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): None

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

List Local or Federal Permits and Approvals:
City of Woburn Site Plan Special Permit
MA DEP Order of Conditions

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 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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	24.4±			
New acres of land altered		0.25±		
Acres of impervious area	17.8±	-0.64±	17.2±	
Square feet of new bordering vegetated wetlands alteration		-		
Square feet of new other wetland alteration		-		
Acres of new non-water dependent use of tidelands or waterways		-		
STRUCTURES				
Gross square footage	63,208	40,792	104,000	
Number of housing units	-	-	-	
Maximum height (in feet)	51±	4±	55±	
TRANSPORTATION				
Vehicle trips per day*	1,920	1,650	3,570	
Parking spaces	1,778	1,657	-121	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,730	8,396	12,126	
GPD water withdrawal	-	-	-	
GPD wastewater generation/ treatment	17,820	9,520	27,340	
Length of water/sewer mains (in miles)	0.06	0.16	0.22	

*Vehicle trips shown are for Tuesday (average weekday as per MEPA regulations) generation for entire project. Friday trip generation results in 2,950-vehicle trip increase for entire project.

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 project consists of the re-development, in two phases, of the existing 24.4± acre Woburn Showcase Cinema site owned and operated by National Amusements, Inc. (NAI). The site is presently occupied by an existing 63,200± square foot cinema building with seating for 2,960 patrons, 1,778 off-street parking spaces and associated site infrastructure. The first phase of the re-development of this property will include the removal of the existing cinema, the construction of a new two-story 95,000± square foot cinema building with seating for 4,068 patrons, new off-street parking facilities, improved drainage facilities including infiltration areas, improved utility services, new site lighting and landscaping, and other associated site improvements. The second phase of the redevelopment will consist of a 9,000 square foot (maximum) restaurant pad on the northeast corner of the site. The proposal will reduce the impervious area on-site by 28,000 square feet (0.64 acre).