



**Environmental
Notification Form**

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13797
MEPA Analyst:	ANNE CANADAY
Phone: 617-626-	X1035

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: Walgreens Pharmacy, Saugus, MA		
Street: 166 Walnut Street; Broadway (Route 1) & Walnut Street (Route 129)		
Municipality: Saugus	Watershed: Saugus River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 29'	
	Longitude: 71° 01'	
Estimated commencement date: Fall 06	Estimated completion date: Spring 07	
Approximate cost: undetermined at this time	Status of project design: 5 %complete	
Proponent: Realm Realty		
Street: 900 Town & Country Lane Suite 200		
Municipality: Houston	State: TX	Zip Code: 77024
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gary R. McNaughton, P.E., P.T.O.E.		
Firm/Agency: McMahan Associates	Street: 180 Canal Street, Suite 500	
Municipality: Boston	State: MA	Zip Code: 02114
Phone: 1-617-725-0099	Fax: 1-617-725-0049	E-mail: Gary.McNaughton@mcmtrans.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): _____

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

List Local or Federal Permits and Approvals: _____
 Town of Saugus Planning Board – Site Plan Review
 Town of Saugus Board of Selectmen – Hours of Operation/Drive-Thru Approval _____
 EPA - NPDES _____

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 – 2,900 new ADT |
| <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 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	3.16 AC.			
New acres of land altered		0		
Acres of impervious area	2.86 AC.	-0.44 AC.	2.42 AC.	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	6,038	18,472	24,510	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	27.3'	30.0'	2.7'	
TRANSPORTATION				
Vehicle trips per day	300	2,900	3,200	
Parking spaces	30	96	126	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	302	761	1,063	
GPD water withdrawal	N/A			
GPD wastewater generation/ treatment	302	761	1,063	
Length of water/sewer mains (in miles)	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.*)

Project proposes to redevelop the US Stone site located at the intersection of US Route 1 southbound and Route 129 in Saugus, Massachusetts. The proposed redevelopment plan will call for the removal of two existing buildings, and the construction of a new 14,750 square foot Walgreens, a 6,500 square foot retail building a 3,260 square foot Wendy's restaurant, an underground stormwater management system, stormwater quality units, and applicable parking and infrastructure, and landscaping. Access to the site will be provided from both U.S. Route 1 southbound and Walnut Street via the existing site driveways.

The project proposes to reduce the storm runoff contribution to the State's closed drainage system, located on Route 1, by redirecting a significant portion of the storm water flow from the site into the Town's closed drainage system located along Walnut Street. Water quality shall be provided upstream of any connections via the use of Stormceptor® units that provide significant reductions in Total Suspended Solids (TSS) entering the systems. Storm water runoff shall also be detained on site via underground storage piping and oversized drainage structures. The inclusion of new landscaped islands will decrease impervious surfaces and increase open space areas to the site. The combined effect of the redirected storm water system, the detention storage system, and the additional open space results in significant reductions in runoff discharge rates to the State's drainage system.

A detailed description of the trip generation estimates and potential on-site and off-site mitigation measures for this project are included as Attachment 5.