

# ENF Environmental Notification Form

EOEA No.: 12791  
MEPA Analyst: Nick ZAVOLAS  
Phone: 617-626-1030

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: <u>J.R.M. Facility</u>		
Street: <u>60 Newburyport Turnpike</u>		
Municipality: <u>Newbury</u>	Watershed: <u>Little River</u>	
Universal Tranverse Mercator Coordinates: <u>4739070 N      346302 E</u>	Latitude: <u>42 47' 27"</u> Longitude: <u>70 52' 46"</u>	
Estimated commencement date: <u>Spring 2002</u>	Estimated completion date: <u>Fall 2003</u>	
Approximate cost: <u>2 Million</u>	Status of project design: <u>85</u>	%complete
Proponent: <u>Bison Realty Trust</u>		
Street: <u>60 Newburyport Turnpike</u>		
Municipality: <u>Newbury</u>	State: <u>MA</u>	Zip Code: <u>01922</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Paul Sevigny</u>		
Firm/Agency: <u>Apple Associates, Inc.</u>	Street: <u>19 Central Street</u>	
Municipality: <u>Byfield</u>	State: <u>MA</u>	Zip Code: <u>01922</u>
Phone: <u>978-463-0333</u>	Fax: <u>978-463-0999</u>	E-mail:

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes

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 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): \_\_\_\_\_

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_ )  No

List Local or Federal Permits and Approvals: Building Permit, Wetlands Permit, BWP SW 01, BWP SW 05, BWP SW 06, and MHD Permit

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

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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	10.15			
New acres of land altered		1.85		
Acres of impervious area	1.03	4.63	5.66	
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	9,521	49,284	58,805	
Number of housing units	0	0	0	
Maximum height (in feet)	20.25	14.75	35.0	
<b>TRANSPORTATION</b>				
Vehicle trips per day	140	34	174	
Parking spaces	150	25	175	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	unknown		>1,215	
GPD water withdrawal			>1,215	
GPD wastewater generation/treatment	unknown		1,215	
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.)

## PROJECT SUMMARY

The project is the re-development of a 10.15 acre industrial site currently being used as an automobile junkyard (operating since the 1930's) and trucking facility into a modern, fully enclosed, state-of-the-art solid waste handling facility/transfer station and a small office/storage building to be used by the owner/operator of the facility.

All activities associated with the handling/transfer of the solid waste will be conducted within the enclosed building. The types of solid waste permitted at the facility will be limited to municipal, construction and demolition, and general recyclables. The peak amount of solid waste the facility will handle is 600 tons per day (tpd). There will be no processing, treatment, storage, combustion, and/or disposal of any solid waste on site.

The project will provide many benefits to the immediate area, the Town, and the region. Some of the major benefits will include the generation of significant revenue for the Town of Newbury from real estate, excise, and business taxes, and that from a "Host Fee", the visual improvement to the Rt. 1 corridor, the enhancement of water quality, wildlife, and habitat, and to help accommodate the community, regional, and state public interest with respect to solving the need of good solid waste handling facilities.

## THE PROPOSED FACILITY

As previously discussed, the 10.15 acre site is currently being used as an automobile junkyard and trucking service. Figure 1, entitled "Existing Conditions Site Plan", is a plan showing the existing conditions of the site including buildings, storage, parking, and disturbed areas. As can be seen from this plan, the majority of the site has been developed into its current use. Also, Figure 2, 3, & 4 are pictures showing existing conditions of the site.

The major components of the proposed re-development of the site will include the construction of a new solid waste management facility/transfer station, a new

entrance/exit way onto Rt. 1, and a small office/storage building. These improvements are shown in, Figure 5, overall site plan of the proposed facility.

Although the site consists of 10.15 acres, the actual area for the solid waste handling/transfer is only 0.56 acres. This designated area is located completely within the proposed building. Trucks will enter the building and unload the solid waste onto a concrete floor where it will then be transferred into larger trucks, also within the building. These larger trucks will then transport the solid waste to a State approved disposal facility. Approximately 4.9 acres of the site is devoted to other appurtenances, such as the new office building, employee and truck parking, empty container storage, paved access ways, truck scales, etc. The remaining 4.7 acres will consist of vegetated green space including the construction of a wet pond and wetland. This represents an 188% increase to the existing vegetated green space of 2.5 acres.

The entire facility will be sited, designed, constructed, and operated to meet or exceed all applicable Local, State, and Federal regulations, including Massachusetts Department of Environmental Protection (DEP) "Best Management Practices (BMP)" for solid waste facilities, DEP's "Stormwater Management Regulations", and DEP's "Site Assignment Regulations" for solid waste handling facilities.

Some of the important environmental protective measures being implemented for the general site include:

- The collection and treatment of all runoff from roofs, parking areas, access ways to include oil, grease, and sediment removal, and infiltration.

- Construction of a new access-way onto Rt. 1 that will provide for an improved and safer entrance/exit to the facility. Such will be designed to meet all of Mass Highway requirements.

- All travel/access-ways, parking and, vehicle/container storage areas shall be paved and all runoff from same shall be collected and treated.

- A significant portion of the site shall be landscaped to include trees, bushes, earthen berms, etc., to provide for screening, noise reduction, and wildlife habitat.

- The construction of a wet pond and wetland (app. acre) to provide for enhanced water quality and a good wildlife habitat.

- Indirect lighting to minimize off-site illumination.

- Daily sweeping of all travel ways and pick-up of any litter throughout the site shall be done to minimize fugitive dust and wind blown litter.

- On-site equipment shall be fitted with low- emission diesel engines with oxidation catalysts to minimize particulate and NOx emissions. Also, to further reduce

emissions, all on-site equipment and trucks being used for transporting shall be required to turn off their engines when not in use

All on-site fuel storage shall be within secondary containment to prevent any discharge from possible tank failure or spillage.

Some of the important environmental protective measures being implemented for the solid waste handling/transfer building itself include:

All handling, compaction, and transfer of the solid waste shall only be done inside the fully enclosed building.

The building will be equipped with automatic doors and secondary hanging plastic curtains to lower noise and dust emissions, and to prevent litter from escaping.

The building will be equipped with exhaust fans and filters to create a negative air pressure for dust and odor control.

The building will be equipped with water misting systems in the loading and un-loading areas to minimize dust emissions.

The exhaust fans and equipment (vehicles such as front-end loaders, etc., and compactors, compressors, etc.) will be fitted with enclosures and/or controls for noise reduction.

The building will be equipped with a fire suppression and alarm system.

Floor drains shall only discharge into MDC traps which will then only discharge into tight tanks where the water will then be re-cycled for in-building use.