

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13052**
 MEPA Analyst: **Nick ZAVOLOS**
 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: Swampscott High School		
Street: Essex Street		
Municipality: Swampscott	Watershed: North Coastal	
Universal Transverse Mercator Coordinates:	Latitude: N 42 28 25 Longitude: W 70 54 28	
Estimated commencement date: 5/2004	Estimated completion date: 9/2006	
Approximate cost: \$36M	Status of project design: 40% %complete	
Proponent: Swampscott School Building Committee c/o Swampscott Public Schools		
Street: 207 Forest Avenue		
Municipality: Swampscott	State: MA	Zip Code: 01907
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Warren		
Firm/Agency: Symmes Maini and McKee	Street: 1000 Massachusetts Avenue	
Municipality: Cambridge	State: MA	Zip Code: 02138
Phone: (617) 520-9253	Fax: (617) 354-5758	E-mail: j_warren@smma.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): **Funding of approximately \$22M from the Massachusetts Department of Education - School Building Assistance Program.**

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

List Local or Federal Permits and Approvals: **Swampscott Conservation Commission, Swampscott Planning Board, Swampscott Zoning Board of Appeals, DEP Sewer Connection Permit (Minor) and NPDES Permit for Construction Activities.**

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" 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 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*	<u>30.15</u>			
Jackson Park	24.40			
Aggregate Ind. Easement	5.75			
New acres of land altered		12.2		
Acres of impervious area	2.68	+6.33	9.01	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		12,575* * non-jurisdictional		
Acres of new non-water dependent use of tidelands or waterways		n/a		
STRUCTURES				
Gross square footage	6,430	+181,507	187,937	
Number of housing units	0	0	0	
Maximum height (in feet)	20'	55'	55'	
TRANSPORTATION				
Vehicle trips per day	40	1,326	1,326	
Parking spaces	45	+280	325	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	18,700	18,700	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	17,000	17,000	
Length of water/sewer mains (in miles)	0.28	+0.29	0.57	

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 The project will convert 10.5 acres of existing parkland to school use but will create 25.9 acres of new public parkland for active and passive recreational purposes.) 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 site is located on Essex Street in Swampscott, MA (see Figure 1) and consists of two adjacent parcels of land (see Figure 2). The first parcel, known as Jackson Park, measures approximately 24.4-acres and consists of three ballfields, tennis courts, an outdoor skating rink and wooded areas. The second parcel, which is adjacent to Jackson Park, is an easement granted by Aggregate Industries Inc. to the Town of Swampscott in perpetuity, to accommodate the athletic facilities associated with the new high school. The easement measures approximately 5.75-acres and is wooded. The project site is bounded to the north, east and west by residential homes and to the south by retail/commercial uses and the MBTA rail line.

The proposed project is the construction of an 850-student high school with associated athletic and parking facilities. The gross floor area of the school will be 188,000 gsf, including a 6,000 sf senior center. The new high school will serve grades 9-12. In accordance with the Town's educational masterplan this will allow the current high school to revert to its designed function as a middle school and allow the retirement of the current Greenwood Avenue middle school which dates from 1893. The new high school building will include three-story classroom wings, library, gymnasium, cafeteria and administrative spaces. The site program for the new high school includes a 400m running track, a multi-purpose playfield, a baseball field, a softball field and tennis courts (see Figure 3). Parking will be provided for approximately 325 vehicles.

An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Swampscott Conservation Commission on February 25, 2003 to determine the on-site wetland resource areas for the project site. An Order of Resource Area Delineation (File No. 071-0212) was issued on May 2, 2003 (see Appendix 2). One area of "Upper" Jackson Park qualifies as an Isolated Land Subject to Flooding. No other area was classified as a resource under the Wetlands Protection Act.

According to the Flood Insurance Rate Map (FIRM), for the Town of Swampscott (Community Panel No. 250105 0001 B Page 1 of 1 – July 3, 1985), the entire project site is located in Zone C – Areas of Minimal Flooding (see Figure 4). The Massachusetts Natural Heritage Atlas (2000-2001 Edition) lists no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife and Certified Vernal Pools at or near the

project site.

The School Committee conducted a Masterplan Study for Swampscott Public Schools between 1999 and 2002. The study included a review of all potential sites for a new high school. The review of all open land within the community revealed that the only properties of sufficient size to support a high school are the Essex Street (Jackson Park) site, an expanded Forest Avenue site (current High School) and the Phillips Park site. Due to a vote of Town Meeting in 1997, the Phillips Park site was determined by the School Committee as not available for consideration.

Considerable time has been spent both exploring and discussing the pros and cons of the two sites. Design options were explored for adding a second school to the existing high school site. Analysis showed that the existing high school site is too small to add a second school within the existing boundaries. Electrical power lines bisect the current site. This presents difficulties in adding significant building area. Vehicular access to the site is limited to surrounding residential streets, and parking would have to be greatly expanded, presumably with the addition of an on-site parking structure. Locating a second facility at this site would require substantial expansion of the site.

Design options were explored for expanding the current high school site by acquiring (by eminent domain) portions of the adjacent Tedesco Country Club property. There appeared to be opportunities to develop a compact "urban style" school on the site. Further investigation revealed wetlands and topographic limitations that significantly limited opportunities for such development. The possibility of developing an entirely new high school site on Tedesco Country Club property was also discussed, but ultimately rejected in favor of the Essex Street (Jackson Park) site due to substantial differences in cost, time of development and other factors.

The Masterplan process included analyses of traffic, noise, vibration and air quality at the Essex Street site.

The high school project requires the preparation of an Environmental Notification Form because the Town will receive funding Assistance from the School Building Assistance program and exceeds the following thresholds:

1. Creation of more than 5 acres of new impervious coverage (the project will create 6.33 acres of new impervious coverage).
2. Conversion of 10.5 acres of public parkland protected under Amendment Article 97 of the Massachusetts Constitution.

Although agency action may not be required from the Massachusetts Highway Department (the project will not require either a direct or indirect Access Permit), the school will create more than 150 new parking spaces and generate more than 1,000 new vehicle trips per day.

The proposed mitigation for the project includes the following:

1. A net increase in community open space of more than 15.4 acres.
2. Construction of 1,800 feet of offsite drainage trunk line that will serve not only the new school, but also downstream drainage areas that have been subject to problems.
3. Improvements to the Essex Street corridor including provision of traffic signals at the intersection of Essex and Burrill Street. The intersection currently warrants traffic signals under the no-build condition.