



**Commonwealth of
Massachusetts**
Executive Office of Environmental
Affairs ■ MEPA Office

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEA No.: 14090
MEPA Analyst: Anne Canaday
Phone: 617-626-1035

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: Commercial and Indoor Sports Facility		
Street: 190 – 194 Newbury Street		
Municipality: Peabody	Watershed: Proctor Brook	
Universal Transverse Mercator Coordinates: North 4712071 East 336900	Latitude: 42° 32' 38"	Longitude: 70° 59' 10"
Estimated commencement date: Started	Estimated completion date: August 2008	
Approximate cost: \$12,000,000	Status of project design: 100% complete	
Proponent: 194 Turnpike LLC		
Street: 10 Bailey Terrace		
Municipality: Peabody	State: MA	Zip Code: 01960
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth P. Cram, P.E.		
Firm/Agency: Vanasse and Associates, Inc.	Street: 10 New England Business Center Drive, Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 1-978-474-8800	Fax: 1-978-688-6508	E-mail: kcram@rdva.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 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:

- Order of Conditions from Conservation Commission (DEP No. 55-660) dated March 28, 2007.
- Site Plan Approval from the Peabody Planning Board on March 15, 2007 (includes local sewer connection).
- Foundation Permit
- Special Permit for use from Peabody City Council dated May 25, 2007.
- Variance from ZBA for height dated January 24, 2007.
- Highway Access Permit from MassHighway.

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"/> Superceding 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 (including Legislative Approvals) – Specify:
Total site acreage	13.3 acres			
New acres of land altered		0.0 ^a acres		
Acres of impervious area	2.0 acres	2.0 acres	4.0 acres	
Square feet of new bordering vegetated wetlands alteration		4,680 sf		
Square feet of new other wetland alteration		0 sf		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage	3,400 sf	134,600	138,000	
Number of housing units	0	0	0	
Maximum height (in feet)	20	52	72	
TRANSPORTATION				
Vehicle trips per day	Neg	2,700	2,700	
Parking spaces	Neg	335	335	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	14,000	14,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	14,000	14,000	
Length of water/sewer mains (in miles)	0	0	0	

^aAll upland originally used as salvage yard.

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? It is believed that there are no historical/archaeological impacts. A request has been submitted to the Massachusetts Historical Commission to verify.

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 site is located on the west side of Route 1 in Peabody, Massachusetts. The site has been previously used as an auto salvage yard and steel dismantlement facility, which is currently closed. Existing access is provided by way of two right-turn in and out only driveways to a short frontage road which parallels Route 1.

Two new buildings will be constructed on the site. The southern most building will consist of a two story, 21,912 square foot (sf) building with specialty retail space on the first floor and office space on the second floor. The main building, the indoor sports facility will include office space (Mortgage Masters), approximately 15,057 sf of specialty retail space, a restaurant, a fitness center, three basketball courts and two indoor soccer fields. The courts and soccer fields are expected to be rented in two hour increments, with most usage occurring between 3:00 PM and 11:00 PM. Access is proposed by way of two new right-turn in and out only driveways to Route 1. Parking will be provided for approximately 224 vehicles.

At the rear of the parcel, there remains approximately 3.73 acres of developable land. A 40 unit, multi generational residence and accessory use facility is being considered. This proposed facility would be comparable to a continuing care retirement community. This facility may include an elder service agency space, along with some medical and living assistance services. Parking will be provided for 111 vehicles. The schedule for this potential project addition is not known at this time.