



Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **13449**
 MEPA Analyst: **Beirion Angus**
 Phone: 617-626-**1029**

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: Irving Oil Gas Station/Convenience Store and Bank		
Street: Route 107 (Highland Avenue) at Swampscott Road		
Municipality: Salem	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 341717 E 4707149 N	Latitude: 42°30'02" N Longitude: 70°55'35" W	
Estimated commencement date: Spring 2005	Estimated completion date: Summer 2005	
Approximate cost: 1.5 Million	Status of project design: 75%complete	
Proponent: Irving Oil Corporation		
Street: 190 Commerce Way		
Municipality: Portsmouth	State: NH	Zip Code: 03801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Eric Eby		
Firm/Agency: GPI	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. _____) 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): 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:
Site Plan Approval, Salem Planning Board
Order of Conditions, Salem Conservation Commission

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	1.78			
New acres of land altered		0		
Acres of impervious area	1.04	+0.20	1.24	
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		N/A		
STRUCTURES				
Gross square footage	6,805	-1,271	5,534	
Number of housing units	0	0	0	
Maximum height (in feet)	<30	0	<30	
TRANSPORTATION				
Vehicle trips per day	592	2,480	3,072	
Parking spaces	>50	Decrease	46	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	-	-	850	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	-	-	850	
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.)

The site currently contains a Moose Lodge and a Tony Lenas sandwich shop. Access to the site is provided by two curb cuts on Swampscott Road. At the request of the Moose Lodge, access from Highland Avenue was discontinued. The site is bounded by Highland Avenue to the northwest and Swampscott Road to the east.

At the request of the Applicant, Loyal Order of Moose, Inc., Salem Lodge 218, the Salem City Council voted on December 16, 2004 to rezone the subject property from BPD - Business Park Development to B-2 - Highway Business. The proposed development conforms to the zoning ordinance provisions for the B-2 zone. The rezone was an extension of the B-2 zone along Highland Avenue. The other three quadrants of the intersection of Highland Avenue and Swampscott Road are in the B-2 zone.

The project involves the construction of an Irving Oil gas station and convenience store, and a bank with two drive-through lanes. The gas station will provide 12 vehicle fueling positions and the convenience store will be 3,498 square feet. The bank will be 2,036 square feet with two drive-through lanes, one for an ATM and the other for a teller window. The existing Moose Lodge and Tony Lenas sandwich shop will be removed from the site. The site will have access from a single driveway on Swampscott Road and a right-in/right-out driveway on Highland Avenue. Each driveway will be located as far from the intersection of Highland Avenue and Swampscott Road as possible to allow for easier access and egress from the site.

To improve operations and reduce vehicle queuing at the intersection of Highland Avenue and Swampscott Road, the proponent will fully fund the design, permitting and construction of an exclusive right-turn lane on Highland Avenue at the intersection with Swampscott Road. The existing layout of Highland Avenue is not wide enough to accommodate the exclusive turn lane. Therefore, the proponent will donate a portion of the site frontage to the state to accommodate the proposed widening. The proponent has had initial discussions with MassHighway regarding the proposed roadway widening and has received positive feedback to date. The proponent will continue to work with MassHighway during the design and permitting of the roadway widening to ensure a safe and efficient design and construction of the right-turn lane.

On-Site Alternatives - The current proposal is consistent with zoning and conforms to existing land use patterns in the environs. Environmental impacts, including impacts to previously developed and degraded riverfront area, have been avoided, minimized and mitigated to the best extent practicable and comply entirely with applicable regulatory performance standards.

Off-Site Alternatives - The developer of this site does not control off-site lands on which to develop this project. Furthermore, the project, as designed, conforms to zoning and land use patterns in the area.

No-Build Alternative - The no-build alternative would leave the site in its current condition. The environmental review that has occurred to this point has demonstrated that the project can be developed without creating significant adverse impacts. The proposed project is a redevelopment of a site that currently supports land uses consisting of a Moose Lodge and a sandwich shop and associated parking. Overall, the project will be an improvement by providing a cohesive, well-maintained development with modern Best Management Practices for stormwater runoff. The new stormwater system will comply with current standards and will actually improve upon existing conditions, as the existing site has no stormwater system.

Stormwater Management - The proposed stormwater management system fully complies with the standards in DEP's Stormwater Management Policy for both water quantity and quality. There is no increase in post-development runoff rates and Best Management Practices (BMPs) including deep sump, hooded catch basins; water quality treatment; and on-site detention will be deployed and incorporated into a long term operations and maintenance plan.

Sediment and Erosion Control - Siltation barriers will be installed to protect wetland resource areas from proposed construction activities. These siltation barriers will delineate the limit of work and provide assurance that construction equipment will not impact the off-site wetlands.