

For Office Use Only  
Executive Office of Environmental Affairs  
EOEA No.: 13457  
MEPA Analyst: Ann Canada  
Phone: 617-626-1035

# ENF 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: MILL CREEK CENTER		
Street: 1012-1018 BROADWAY		
Municipality: CHELSEA	Watershed: CHELSEA MILL CREEK	
Universal Tranverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date: JUNE '05	Estimated completion date: JUNE '06	
Approximate cost: 3,000,000	Status of project design: 90 %complete	
Proponent: MINH VO		
Street: 1 TAYLOR TERRACE		
Municipality: LYNNFIELD	State: MA	Zip Code: 01940
Name of Contact Person From Whom Copies of this ENF May Be Obtained: DANIEL C. ORWIG		
Firm/Agency: ORWIG ASSOCIATES	Street: P.O. BOX 2137	
Municipality: DUXBURY	State: MA	Zip Code: 02821
Phone: 781-934-6039	Fax: 781-934-9000	E-mail: DAN@ORWIG-ASSOCIATES.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):  
 N/A

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

List Local or Federal Permits and Approvals:  
 CHELSEA ZBA SPECIAL PERMIT - APPROVAL  
 CHELSEA PLANNING BOARD - SITE PLAN REVIEW - APPROVAL  
 CHELSEA CONSERVATION COMMISSION: ORDER OF CONDITIONS - APPROVAL

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

- Land
- Water
- Energy
- ACEC

- 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" 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	1.62			
New acres of land altered		1.10		
Acres of impervious area	1.10	-0.16	0.94	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		25		
Acres of new non-water dependent use of tidelands or waterways		0.47 OLD 0.47 NEW (NO CHANGE)		
<b>STRUCTURES</b>				
Gross square footage	17,732	-2,213	15,519	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	24'	+30'	54'	
<b>TRANSPORTATION</b>				
Vehicle trips per day				
Parking spaces	28	+28	56	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	420	21,380	21,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

EXISTING 10" SEWER AT SITE.

**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.)

A. PROJECT DESCRIPTION:

A proposed 28,000 SQ.FT. MIXED use building containing retail, office and a restaurant. All existing structures to be demolished. The existing upland area is covered by impervious materials for the entire area. A "RIVER WALK" and "canoe launch dock" is proposed as a "public" amenity which is an important link in the City of Chelsea Open Space plan. The proposed plan reduces the impervious area and meets requirements for stormwater management.

B. ON SITE AND OFF SITE ALTERNATIVES:

The proponent has worked with various town departments to arrive at the plan being reviewed through the ENF process. Many alternative building, parking, open space, Loading dock, and river walk plans were presented to Chelsea and the result is the plan before you today. This is a modest proposal and a huge improvement for this area of Chelsea.

C. ON SITE AND OFF SITE MITIGATION MEASURES:

The following items have been incorporated into the plan to reduce project impacts: ONE WAY DRIVEWAY LOOP TO SERVICE SITE, SERVICE AND Loading dock for proposed structure, River walk and open space along river to protect and buffer natural resources of RIVER, stormceptor water quality unit and deep sump catch basins to improve water quality, snow removal to snow farm areas approved by DEP, Tree and buffer plantings along riverfront, and increase amount of open space.