

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEa No.: 14400
 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: J. Pace & Son, Inc.		
Street: 190 Main Street		
Municipality: Saugus	Watershed: North Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42.4685° Longitude: 71.0277°	
Estimated commencement date: May, 2009	Estimated completion date: October, 2009	
Approximate cost: \$3,000,000	Status of project design: 75% complete	
Proponent: Joseph Pace (J. Pace & Son, Inc.)		
Street: 333 Main Street		
Municipality: Saugus	State: MA	Zip Code: 01906
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard A. Salvo, P.E.		
Firm/Agency: Engineering Alliance, Inc.	Street: 194 Central Street	
Municipality: Saugus	State: MA	Zip Code: 01906
Phone: (781) 231-1349	Fax: (781) 417-0020	E-mail: rsalvo@EALcivil.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*

*A MassHighway Curb Cut permit has been filed with the District 4 Office.

List Local or Federal Permits and Approvals: Building Permit, Site Plan Review Permit, Notice of Intent, MassHighway State Highway Access Permit (Curb Cut & Utility), MWRA 8m Permit, and NPDES NOI.

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"/> Superseding 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	1.9			
New acres of land altered		0.5		
Acres of impervious area	1.5	0.3	1.8	
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		
STRUCTURES				
Gross square footage	7,600	+11,400	19,000	
Number of housing units	0	0	0	
Maximum height (in feet)	<40-ft	0		
TRANSPORTATION				
Vehicle trips per day	+/- 150 VPD	2,101 VPD	2,251 VPD	
Parking spaces	135	-16	119	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	16,256 GPD	-6,873 GPD	9,383 GPD	
GPD water withdrawal				
GPD wastewater generation/ treatment	14,630 GPD	-6,185 GPD	8,446 GPD	
Length of water/sewer mains (in miles)	0	0	0	

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 project consists of the re-development of property located at 190 Main Street in Saugus, Massachusetts. The parcel is currently occupied by the Veterans of Foreign Wars (VFW) Post #2346 and associated function hall facility. The project site is comprised of approximately 83,020 s.f. of land and is known as Tax Map C9 Block 4 Lot 3 as shown on the Town of Saugus Assessors Maps. The project also includes a portion of the surrounding parcel which is located within a parking easement to the north and south of the subject parcel and is recorded in the Essex County Registry of Deeds in Book 20907 Page 346. The combined area of the subject parcel and existing easements totals approximately 104,400 s.f. (2.40 Ac).

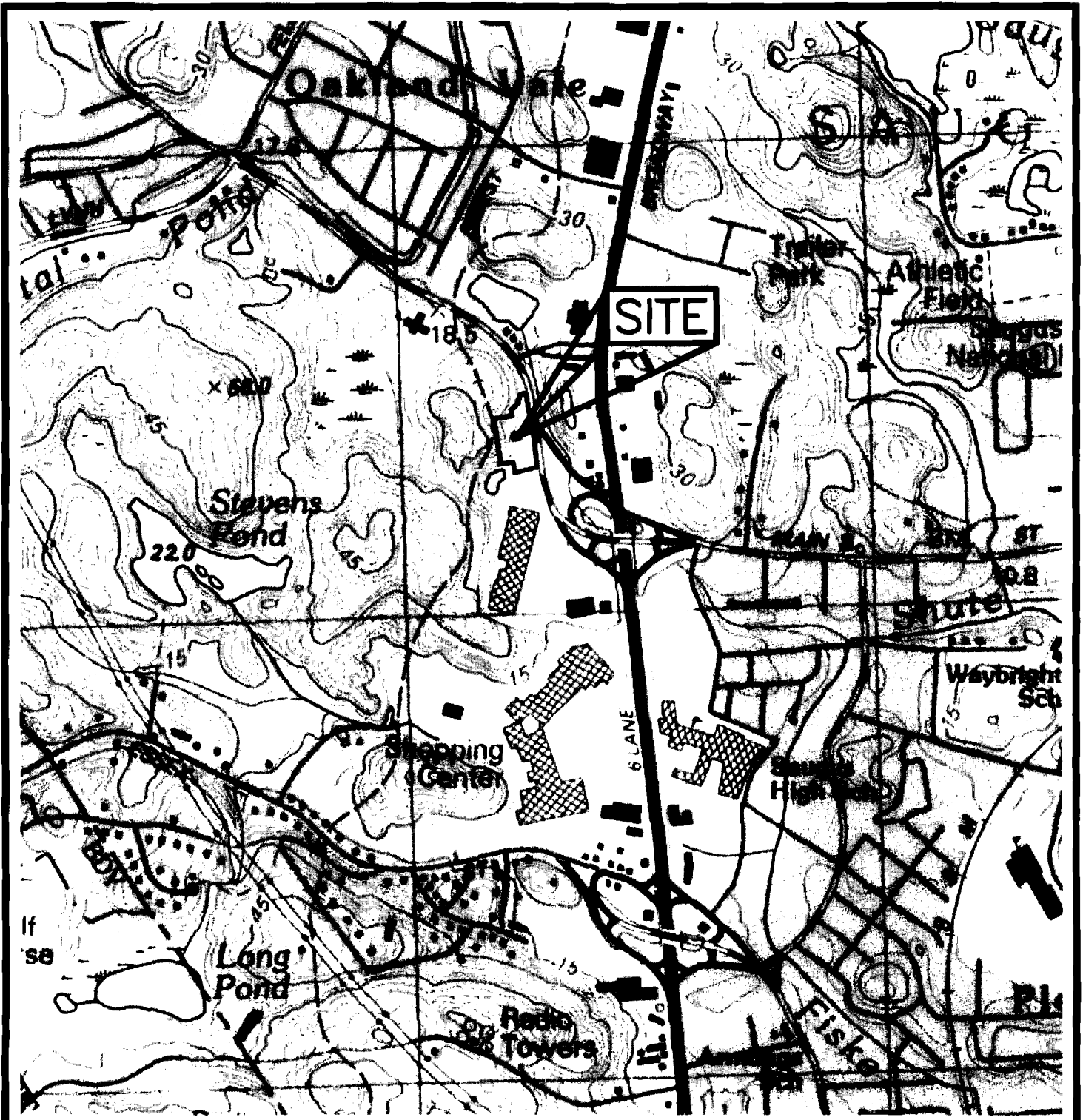
The site is bordered by an existing multi-family residential development to the north and west known as the Residents at Stevens Pond, Main Street to the east, and Boardman Lane to the south. The property is located in a High-Rise Business and Industrial (B-2) Zoning District.

The proposed re-development consists of the demolition of the existing V.F.W. building and construction of a 14,000 s.f. retail facility known as J. Pace & Sons, Inc., 9,000 s.f. of professional office and storage, and re-location of the V.F.W. facility and function space. The proposed development will be owned and operated as a condominium, such that the V.F.W. retains ownership of their portion of the building and the applicant (J. Pace & Son, Inc.) retains ownership of the retail portion of the facility. The V.F.W. closed temporarily in January, 2009 and will re-open upon completion of the proposed re-development.

The proposed construction consists of the demolition of the existing building (recently demolished), construction of the proposed building, bituminous concrete parking area, storm water management system in accordance with the DEP Storm Water Management Regulations, utility upgrades, landscaping and incidental site work. In addition, an application has been filed with the MassHighway District 4 office to relocate the existing driveway approximately 110-ft to the north per preliminary feedback received by the District Office. All of the proposed work is limited to areas that have been previously developed or altered.

Several alternatives were considered for the site including building and parking configurations, parking alternatives and access alternatives. The proposed alternative (See Sheet C-3 in attachment D) was selected based on review of these alternatives and a combination of factors including minimizing earthwork activities, complying with local zoning, maximizing open space, minimizing environmental impacts, providing market-demand parking and economic return.

In general, environmental impacts from the proposed development are very limited due to the fact that the majority of the site is currently developed. Impacts to upland vegetation and wildlife habitat is negligible. There are no rare species or certified vernal pools or wetland resource areas located on-site. There are no historical or cultural resources on site, and the developed land use will be less intensive on municipal utilities than the previous use.



PREPARED BY:



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Plan of Land

190 Main Street
 (Tax Map C-9 Block 4 Lot 3)
 Saugus, Massachusetts

PROJECT#: 08-26101

DATE: October 17, 2008

SCALE: 1"=1,000'

DWG FILE NAME: FIGURES.DWG

DESIGNED BY: Justin Cohen

CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:
FIGURE 1 - USGS LOCUS MAP

DRAWING #:
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