

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **14011**
 MEPA Analyst: **Bill Gage**
 Phone: 617-626-**X1025**

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: Shops at Saugus		
Street: 334-352 Broadway (Route 1)		
Municipality: Saugus	Watershed: North Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42.481 Longitude: 71.042	
Estimated commencement date: 5/15/07	Estimated completion date: 6/15/08	
Approximate cost: \$10,000,000.00	Status of project design: 95 %complete	
Proponent: Shops at Saugus, LLC		
Street: 470 Atlantic Avenue		
Municipality: Boston	State: MA	Zip Code: 02110
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@engineeringalliance.net

- 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):

The Division of Capital Asset Management is facilitating the transfer of three parcels of land per Chapter 242 of the Acts of 2006. The first transfer includes the conveyance of 3.82 Acres of Land, which is a portion of the former location of the undeveloped Lynn Fells Parkway – March 10, 1932 taking hereinafter referred to as DCR Land, from the Commonwealth of Massachusetts to the Caruso Music Company. The second transfer includes the conveyance of a 2.92 Acre parcel of Land (A portion of land located at 481 Broadway (Route 1) in Saugus, MA adjacent to Camp Nihan) from the Caruso Music Company to the Commonwealth of Massachusetts (DCR). The third transfer includes the conveyance of the remainder of the DCR Land from the limit of the first transfer to the intersection with Walnut Street and Central Street from the Commonwealth of Massachusetts to the Town of Saugus to remain as open space. The conveyance of the DCR Land will be subject to an easement for the benefit of the MWRA to permanently construct, inspect, repair, renew, replace, operate and forever maintain a 36-inch water main which is currently located within the limits of the March 10, 1932 taking. Refer to Attachment C for a figure illustrating the land swap.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Building Permit, Site Plan Review Permit, Hillside Protection Special Permit, Notice of Intent, MassHighway State Highway Access Permit (Curb Cut & Utility), MWRA 8m Permit, DEP Sewer Connection Permit, DCAM real-estate transfer and NPDES NOI.

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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: MWRA 8m Permit DCAM Real Estate Transfer
Total site acreage	14.14			
New acres of land altered		1.86		
Acres of impervious area	6.47	1.86	8.33	
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	56,367	32,150	88,517	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	<40-ft	<40-ft	<40-ft	
TRANSPORTATION				
Vehicle trips per day	311	6,414	6,726	
Parking spaces	523	-80	443	
WATER/WASTEWATER				
Gallons/day (GPD) of water use*	79,804	-61,267	18,537	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	71,824	-55,141	16,683	
Length of water/sewer mains (in miles)	0	0	0	

*Sewer flows based on 314 CMR 7.15. Existing flows based on existing function hall and retail uses.

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 (This project consists of a transfer of Article 97 Land per Chapter 242 of the Acts of 2006. The transfer includes the conveyance of 3.82 Acres of Land from the Commonwealth of Massachusetts to the proponent for development purposes, the conveyance of 2.96 Acres of land from the proponent to the Commonwealth of Massachusetts for open space purposes and the conveyance of 4.5 Acres from the Commonwealth of Massachusetts to the Town of Saugus to remain as Open Space). See Appendix C.

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

The project consists of the re-development of a site consisting of approximately 14.14 Acres of land located at 334-352 Broadway (Route 1) in Saugus, Massachusetts. The land is comprised of three parcels, 1.) Tax Map D13 Block 4 Lot 1 which was occupied the Caruso's Diplomat building (recently demolished) and two vacant retail buildings (recently demolished), 2.) Tax Map E13 Block 2 Lot 1 which is currently vacant and 3.) the former location of a portion of the undeveloped Lynn Fells Parkway Mach 10 1932 Taking hereinafter referred to as DCR Land, a portion of which is occupied by a paved parking area as part of a former lease between DCR and the Caruso Music Company, Inc.

This project includes a transfer of a portion of the un-developed DCR Land (Article 97 Land) which extends from the easterly side of Broadway (Route 1) to its terminus located at the intersection of Walnut Street and Central Street. The portion of the DCR Land which passes through the subject property will be conveyed to the project proponent for re-development while the remainder of the land will be transferred to the Town of Saugus for open space purposes. The project proponent plans to swap a similar amount of acreage located on the opposite side of Broadway (Route 1) adjacent to DCR's Camp Nihan in addition to fee compensation in exchange for the transfer of the DCR Land as outlined in Chapter 242 of the Acts of 2006 (see Attachment C). The project proponent is currently negotiating with DCR to obtain an additional parcel of land to be conveyed to DCR to satisfy the Article 97 Land Disposition Policy.

The project construction consists of the demolition of the existing three structures and the construction of four (4) commercial buildings comprised of a mix of retail, restaurant and professional uses. Construction of bituminous concrete parking areas, landscaped areas, utility connections, relocation of a portion of the existing MWRA 36" water main, storm water management facility and incidental site work. The site abuts Broadway (Route 1) to the west, Saugus Animal Hospital to the North, undeveloped commercial and residentially zoned land to the south and developed residential land to the east (Sanders Drive). Access to the site will be provided via two access driveways from Broadway (Route 1). The majority of the construction will occur in areas that are currently developed or degraded by previous development.