

**Commonwealth of Massachusetts**

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

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEA No.: <u>14041</u>
MEPA Analyst: <u>Holly Johnson</u>
Phone: 617-626- <u>1023</u>

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: <b>720-770 Broadway</b>		
Street: <b>720-770 Broadway</b>		
Municipality: <b>Saugus, MA</b>	Watershed: <b>North Coast</b>	
Universal Transverse Mercator Coordinates: <b>N2928367 E788248 NAD-83</b>	Latitude: <b>42°28'25"N</b> Longitude: <b>71°01'19"W</b>	
Estimated commencement date: <b>Fall 2007</b>	Estimated completion date: <b>Spring 2009</b>	
Approximate cost: <b>\$16 Million</b>	Status of project design: <b>100%</b>	
Proponent: <b>Northbound, LLC</b>		
Street: <b>1215 Main Street</b>		
Municipality: <b>Lynnfield</b>	State: <b>MA</b>	Zip Code: <b>01940</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>John Giovannini</b>		
Firm/Agency: <b>Northbound, LLC</b>	Street: <b>1215 Main Street</b>	
Municipality: <b>Lynnfield</b>	State: <b>MA</b>	Zip Code: <b>01940</b>
Phone: <b>(781) 334-5500</b>	Fax: <b>(781) 334-2088</b>	E-mail: <b>IMC62890@aol.com</b>

- 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. 5447)  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**  No

List Local or Federal Permits and Approvals:

**Order of Conditions DEP file #067-0852 issued July 6, 2004**

**Order of Conditions DEP file #067-0881 issued May 5, 2005**

**Order of Conditions DEP file #067-0896 issued September 19, 2005**

**Local Site Plan Review Special Permit**

**Local Hillside Protection Special Permit**

**NPDES General Permit**

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 checked="" 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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	17.34 +/-			
New acres of land altered		15.11 +/-		
Acres of impervious area	2.34	11.44 +/-	13.78 +/-	
Square feet of new bordering vegetated wetlands alteration		4,550 BVW		
Square feet of new other wetland alteration		16,580 IVW		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	138,418 +/-	138,418 +/-	
Number of housing units	0	0	0	
Maximum height (in feet)	0	24'	24'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	8,354	8,354	
Parking spaces	0	612	612	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	7,614	7,614	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	6,921	6,921	
Length of water/sewer mains (in miles)	0	0.34	0.34	

**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 Proponent proposes to construct two single-story retail buildings on two adjacent parcels of land with  $\pm 620$  total parking spaces, associated utilities and site improvements on Broadway (U.S. Route 1) in Saugus, MA (see Section 3.0 – Project Site Plan Set). The parcel at 720 Broadway (“Parcel A”) is  $\pm 404,469$  ft.<sup>2</sup> and the parcel at 770 Broadway (“Parcel B”) is  $\pm 351,013$  ft.<sup>2</sup>, both parcels are being submitted simultaneously for review. The proposed total gross square footage of retail building space is  $\pm 137,518$  ft.<sup>2</sup>. For the purposes of this ENF, Parcels A and B (the “Project Site”) are defined by the proposed property limits indicated on the Proposed Site Plan attached separately. The Project Site is currently unoccupied and undeveloped though it has previously been occupied by a landscape construction company. Portions of Parcel B have been cleared to the west near Route 1. The Project Site is bounded to the north by land N/F of Extra Space of Saugus, LLC currently occupied by an Extra Space Storage building, to the west by Route 1, land N/F of Avellino Bros., Inc. currently occupied by a McDonald’s restaurant with frontage on Route 1, and land N/F of S-One, LLC currently occupied by a Burger King restaurant with frontage on Route 1, to the south by two parcels of land N/F of Melvina Decotis and James Decotis, and to the east by land N/F of Joseph T. Duffy in a residential zone. Parcel A is zoned High-rise Business & Industrial (B2) and approximately 75% of the Parcel B is zoned High-rise Business & Industrial (B2) and the remaining 25% Residential A – Single (R1).

Access to the Project Site is proposed to be via three driveways located on Route 1. An existing curb cut at the Burger King property is proposed to be modified in Parcel A, and two additional curb cuts are proposed in Parcel B. Of the curb cuts in Parcel B, one will allow ingress and egress, while the other will only allow egress. Parcels A and B will be connected to each other via an interior road allowing access from one site to the other as well as to the McDonalds and Burger King lots. Parcel A has ±113 ft. of frontage between the Burger King and McDonalds properties. Parcel B has ±675 feet of frontage on Broadway.

Currently, the majority of Parcel A consists mainly of grassy or wooded hills with various ledge outcroppings and ranges in elevation from approximately 70 to approximately 132 feet above sea level. There is a remaining building foundation and asphalt driveway in the parcel just east of the Burger King parking lot. The majority of Parcel B consists of a wooded, steeply sloped hill and ranges in elevation from approximately 60 to approximately 130 feet above sea level.

There are state-jurisdictional bordering vegetated wetlands (BVW) present near the northeastern corner and southern side of Parcel A and near the northeastern corner of Parcel B. Non State-Jurisdictional, locally protected, Isolated Vegetated Wetlands (IVW) in the amount of 1,430 ft.<sup>2</sup> has been filled per DEP #067-0881 on the McDonalds property. Non State-Jurisdictional, locally protected, IVW in the amount of 15,150 ft.<sup>2</sup> has been filled per DEP #067-0852 on Parcel B. BVW in the amount of 4,550 ft.<sup>2</sup> has been filled per DEP #067-0896 on Parcel B. Mitigation for these impacts will be in the form of on-site wetland replication in accordance with the Saugus Conservation Commission guidelines. Proposed on Parcel A is a total of 30,935 ft.<sup>2</sup> of replicated wetlands in accordance with DEP #067-0852 and #067-0881. Proposed on Parcel B is 4,600 ft.<sup>2</sup> of replicated wetlands in accordance with DEP #067-0896 (see Sections 4.0 and 8.0 – Wetland Impact & Replication Plans and Orders of Conditions, respectively).

The stormwater management system will be designed in accordance with the Massachusetts Stormwater Management Guidelines for water quality and runoff discharge. The proposed system will use appropriate best management practices, including deep sump catch basins, outlet control structures, below ground detention systems, and water quality inlets. In accordance with the Massachusetts Stormwater Management Guidelines there is no estimated increase in proposed peak flow rates relative to existing peak flow rates.

The proposed Project Site is estimated to produce 6,921 GPD of wastewater. This effluent is to be conveyed to an existing off-site pump station. The Proponent has agreed to sponsor an estimated \$300,000 upgrade to the existing off-site pump station. The Proponent has also agreed to extend the existing municipal water main from the nearby iParty lot in order to create a closed loop for the Town of Saugus.