

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 14297
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Newbury Place		
Street: 128-130 Newbury Street		
Municipality: Peabody	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 4711122.3 N, 336504.3 E	Latitude: 42.5352	Longitude: -70.9909
Estimated commencement date: Sept. 2008	Estimated completion date: December 2009	
Approximate cost: \$14,000,000	Status of project design:	50 %complete
Proponent: Southpike, LLC		
Street: P.O. Box 720		
Municipality: Middleton	State: MA	Zip Code: 01949
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Charlene Perkins		
Firm/Agency: Lynnfield Engineering, Inc.	Street: 199 Newbury Street Suite 115	
Municipality: Danvers	State: MA	Zip Code: 01923
Phone: 978-777-7250 Ext. 10	Fax: 978-777-8650	E-mail: cperkins@lynnfieldeng.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: MHD Highway Access Permit; Order of Resource Area Delineation From Peabody Conservation Commission dated 4/13/06; Site Plan Approval from Peabody Planning Board; Variance from Peabody ZBA; Building Permit for Peabody Building Department, Excavation Permit City of Peabody.

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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> City of Peabody Zoning Board of Appeals; City of Peabody Building Permit; City of Peabody Excavation Permit.
Total site acreage	11.5			
New acres of land altered				
Acres of impervious area	3.2	4.8	8.0	
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	33,620	99,479	133,099	
Number of housing units	0	0	0	
Maximum height (in feet)	12	36	48	
TRANSPORTATION				
Vehicle trips per day	573	2,640	3,213	
Parking spaces	140	375	515	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	6,500	10,500	17,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	6,500	10,500	17,000	
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

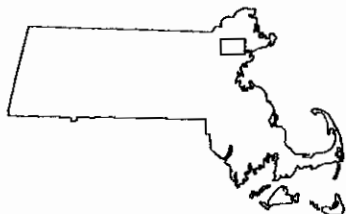
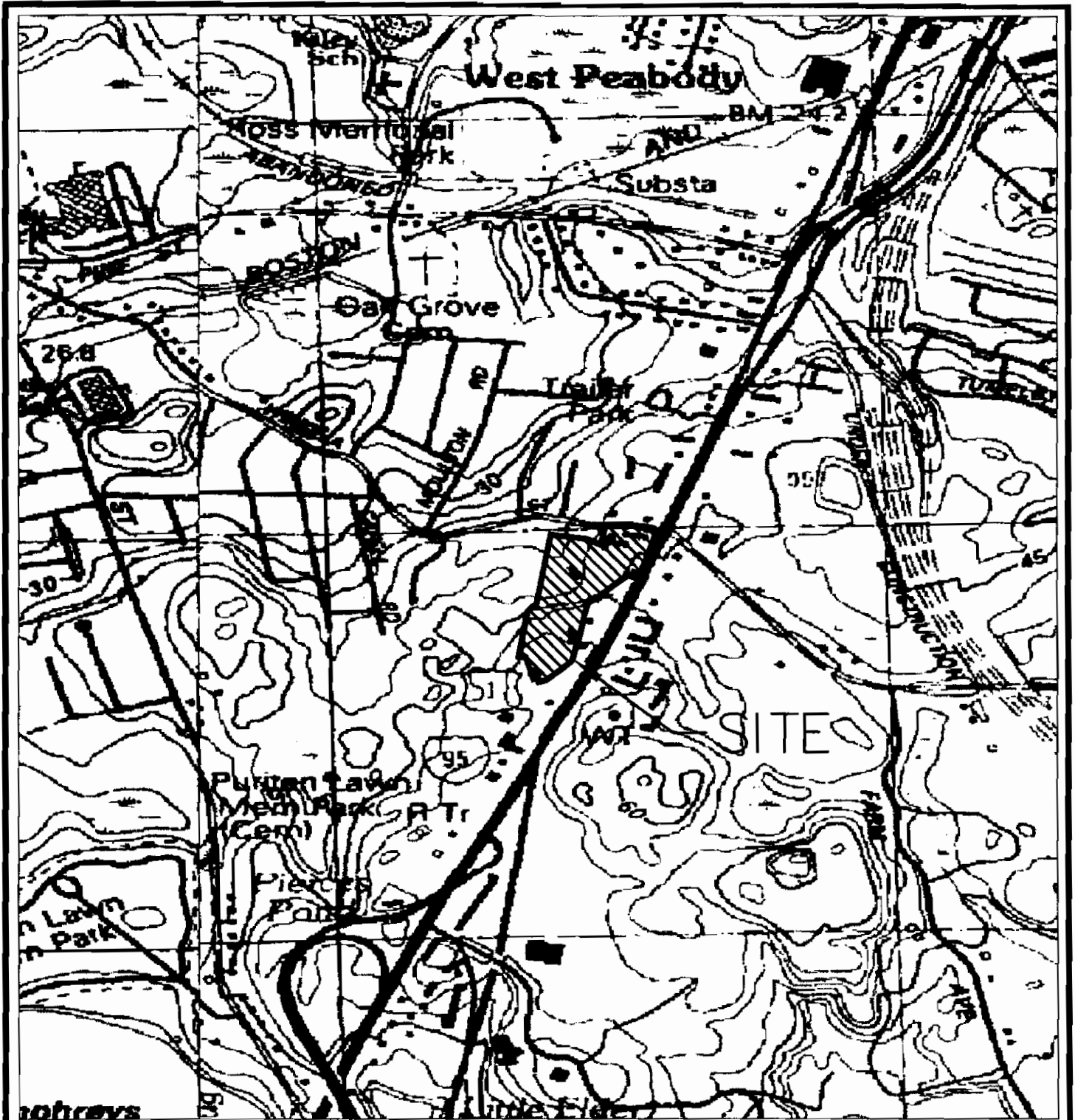
PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*) The project site consists of two parcels of land located on Newbury Street (U.S. Route 1 Southbound) within the City of Peabody. Parcel No. 1 consists of 9.41 acres of land and contains an existing 9,600 sq. ft. masonry structure and associated parking lot areas. The structure was previously occupied by a billiards parlor and contains several small commercial businesses within the lower level of the building. The property is a DEP list site RTN 3-0019352. Remediation work at the site is proceeding in accordance with an Administrative Consent Order and Notice of Non-Compliance entered into between DEP and the property owner. Parcel No. 2 consists of approximately 2.11 acres of land and contains buildings formerly used as a motel and associated parking lot areas.

The project consists of the redevelopment of Parcels Nos. 1 and 2 to a mixed-used commercial, retail and hotel development. Parcel No. 1 will contain an office building, bowling and recreation facility, and a 100 room hotel. The existing structure will be renovated into new retail space. The existing motel structure on Parcel No. 2 will be removed. Parcel No. 2 will contain a one story structure with retail space and a car wash facility.

Access to the site will be provided by means of a redesign site access off Newbury Street. The existing site access to Parcel No. 2 off Winona Avenue will be reconfigured to allow access only to the site from Winona Avenue.

Parking will be provided for 515 vehicles. Extensive landscaping will be employed at the site to provide a vegetative buffer between the site and abutting properties.

The alternatives to the project are either build or no-build. Under the no-build alternative, the site will remain in its current condition with the existing masonry block building and closed wooden motel structure with associated parking and site utilities. The current site does not provide any stormwater management or water quality mitigation for parking lot area runoff. The existing motel structure is currently uninhabitable and unsuitable for redevelopment.



BASED ON U.S.G.S.
 QUADRANGLE: WORCESTER SOUTH
 LATITUDE: 42° 32' 9.46"N
 LONGITUDE: 70° 59' 31.48"W

Figure No. 1
 LOCUS PLAN

NEWBURY PLACE
 128-130 NEWBURY STREET
 PEABODY, MASSACHUSETTS 01960

LYNNFIELD ENGINEERING, INC.
 DANVERS, MASSACHUSETTS

JULY 2008