

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13899
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: 4BS0318C / VFW Revere		
Street: 150 Bennington Street		
Municipality: Revere	Watershed: Mystic	
Universal Transverse Mercator Coordinates: N: 4701290.925 E: 829770.283	Latitude: 42d 23m 38s Longitude: 70d 59m 37s	
Estimated commencement date: 11/27/06	Estimated completion date: 01/11/06	
Approximate cost: \$115,000	Status of project design: 100 %complete	
Proponent: Omnipoint Communications, Inc., a wholly owned subsidiary of T-Mobile USA, Inc. (hereinafter OCI); Attn: Mr. Keenan Brinn		
Street: 15 Commerce Way; Suite B		
Municipality: Norton	State: MA	Zip Code: 02766
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ryan Hale		
Firm/Agency: EBI Consulting	Street: Four A Street	
Municipality: Burlington	State: MA	Zip Code: 01803
Phone: (617) 821-7769	Fax: (781) 418-2372	E-mail: rhale@ebiconsulting.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 (According to MEPA Online Database-
http://mepadata.env.state.ma.us/pls/portal30/MEPA_WEB.MEPA_MENU.show)

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 301CMR 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:

Revere Building Department Building Permit (pending approval)

Revere Conservation Commission Wetlands NOI Order of Conditions (pending approval)

Revere Zoning Board of Appeals Request for Variances (pending approval)

Revere City Council Special Permit (pending approval)

BRP WM 10-Request for General Permit Coverage, Construction Site Dewatering (to be submitted at least 30 days prior to construction activities)

FAA Compliance-application submitted

NEPA Compliance-application in progress

FCC Environmental Assessment-application in progress

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 type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input checked="" 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 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>
Total site acreage	1.49			
New acres of land altered		0		
Acres of impervious area	1.49	-0.01	1.48	
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				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Gross square footage	11,649	484	12,133	
Number of housing units	0	0	0	
Maximum height (in feet)	≈18	≈42	60	- BRP WM 10, General Permit Coverage for Construction Site Dewatering
TRANSPORTATION				
Vehicle trips per day	0	3-6	3-6	
Parking spaces	81	-1	80	
WASTEWATER				
Gallons/day (GPD) of water use	N/A	N/A	N/A	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	N/A	N/A	N/A	

Length of water/sewer mains (in miles)	N/A	N/A	N/A
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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 Rumney Marsh ACEC) 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 Subject Property, known as 4BS0318C / VFW Revere, is located in Revere, Massachusetts at 150 Bennington Street, and consists of an approximately 1.49-acre lot that is developed with a Veterans of Foreign Wars (VFW) Function Hall on the northern-central portion of the property with the remaining portions of the property occupied by paved parking areas. Vicinity properties are developed with single and multi-family residences, the Suffolk Downs race track, commercial businesses, a school and associated parking areas, and athletic fields.

OCI proposes to construct a 60-foot high telecommunications unipole within a 22-foot by 22-foot fenced gravel compound on the southeastern corner of the Subject Property. OCI proposes to install telecommunications antennas within the proposed pole, at centerline elevations of 50 and 80 feet above ground level (four antennas per location). Associated telecommunications support equipment, including three BTS cabinets, a battery cabinet, and a power/telecommunications cabinet, will be installed at the base of the unipole within a 22-foot by 22-foot fenced compound (Project Site). All support equipment will be raised above the 100-year base floodplain elevation of 10-feet above mean sea level (amsl). The support equipment will be connected to the proposed unipole/antennas via a proposed overhead cable bridge. Telecommunications and electric cables will be routed from an existing utility pole to the proposed support equipment via proposed underground utility conduits. The Project Site is currently occupied by a paved parking area and a dumpster.

The proposed project will result in the disturbance of a 100-foot Bordering Vegetated Wetlands Buffer Zone, and Land Subject to Coastal Storm Flowage for the placement of the proposed monopole, telecommunications equipment, access road, and underground utility conduits. The proposed Project Site was chosen based on the applicant's need to augment existing cellular telecommunications coverage within the Revere, Massachusetts area. Disturbance within the 100-foot Buffer Zone and floodplain is required for the proposed facility, since there are no

other locations on the Subject Property that would have fewer impacts on resource areas and would not disturb existing operations associated with the VFW Function Hall. **Alternative locations off-site would not meet the required cellular signal coverage criteria.**

Given the overall small size of the Subject Property (1.49 acres), of which a majority is occupied by the VFW Function Hall and associated parking areas, potential alternative on-site locations on the Subject Property are limited, as the VFW Function Hall requires the parking areas to accommodate vehicles during social functions. The proposed Project Site was chosen since it is the furthest location from the VFW Function Hall that is still on the existing paved parking area, and will only result in the permanent loss of one parking space. The only alternative Project Site location on the Subject Property not occupied by the VFW Function Hall or associated parking areas are the Bordering Vegetated Wetlands located along the southwest edge of the Subject Property, which would result in direct impacts to wetland resources and an increase in the volume of fill in the floodplain since the elevation is much lower in that location (3 feet amsl) than the current proposed Project Site elevation (7 feet amsl).

By constructing the project facilities above the 100-year floodplain, there will be no permanent loss of flood storage capacity due to the installation of the project structures. In addition, the area of the proposed fenced tower compound currently consists of impervious pavement, which will be removed and replaced with crushed stone gravel, which will allow for storm water infiltration and groundwater recharge during storm and flood events on an additional area of approximately 400 square feet.

Off-site alternative locations for the proposed project would not provide the required improvement in cellular signal coverage that the current proposed Project Site would provide. In addition, new cellular telecommunications tower locations must meet a variety of operational and other selection criteria including ease of access, landowner approvals, and availability/access to existing utilities. The proposed location best meets these criteria, and also minimizes project impacts through the use of an existing cleared/disturbed area and available site access from an existing parking lot. The facilities have been sited to avoid direct impacts to wetlands resource areas while not disturbing the existing operations of the current property owner. Therefore, the proposed project design and location is considered to be the environmentally-preferred alternative.