

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13908
MEPA Analyst: Anne Canaday
Phone: 617-626-1035

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: Salem State College (Central Campus) - Renovations to Existing Baseball Field and Construction of a New Tennis Court Facility.		
Street: 71 Loring Avenue (Central Campus)		
Municipality: Salem	Watershed: North Shore Coastal Drainage Area	
Universal Tranverse Mercator Coordinates: (X) 344651 (Y) 4706799	Latitude: 42°29'52.66" N Longitude: 70°53'26.08" W	
Estimated commencement date: Spring 2007	Estimated completion date: Winter 2007	
Approximate cost: \$4,000,000	Status of project design: ~90% complete	
Proponent: Massachusetts State College Building Authority		
Street: 136 Lincoln Street		
Municipality: Boston	State: MA	Zip Code: 02111
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978 897-7100	Fax: 978 897-0099	Email: csnowdon@epsilonassociates.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. 11072) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 8437) 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): Massachusetts State College Building Authority - \$3.4 million

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Order of Conditions, NPDES Construction General Permit

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 checked="" 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 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 type="checkbox"/> Order of Conditions <input checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	37.5			
New acres of land altered		~9		
Acres of impervious area	~20	~2 (tennis courts)	22	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		43,900 sf riverfront area; 224 lf coastal bank (temp.); 653 sf LSCSF (temp.)		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input type="checkbox"/> Landfill Post Closure Use Permit, Major Modification
Gross square footage	~200,000	~1,100 (tennis court building)	~200,000	
Number of housing units	77 unit student residence hall	0	77 unit student residence hall	
Maximum height (in feet)	4 story residence hall	N/A	4 story residence hall	
TRANSPORTATION				
Vehicle trips per day	~2,890	<100 (per game)*	~2,990	
Parking spaces	450	26	476	
WASTEWATER				
Gallons/day (GPD) of water use	30,000	N/A	30,000	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	30,000	N/A	30,000	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

* Approximately 24 games (14 by SSC and 10 by Salem High School) will be played on the field between the months of March and May. It will also be used at other times of the year for practice and games by the SSC field hockey team (approximately 8 games) and lacrosse team.

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

See correspondence from the Massachusetts Historic Commission in Appendix B of this ENF.

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.*)

Project Overview

Salem State College's ("SSC") Central Campus is approximately 37.5 acres and is located at the former GTE/Sylvania property at #71 Loring Avenue (Route 1A) (see Appendix A, Figure 1, USGS Locus Map). When occupied by GTE/Sylvania, the site included a manufacturing facility which produced radio tubes, and then incandescent light bulbs, from 1936 to 1990, and an adjacent glass landfill. On March 12, 1992, a final MEPA Certificate was issued on the GTE/Sylvania glass landfill closure (see EOE #8437).

The Salem State College Assistance Corporation ("SSCAC") acquired the Central Campus site from GTE/Sylvania in May 1997 with the goal of providing an academic campus for SSC without additional enrollment and an Enterprise Center for emerging businesses. The pace of development on Central Campus has been phased based on available funding and the needs of the College from 1997 to the present. The acquisition, renovation and use of the property were the subject of a March 28, 1997 Environmental Notification Form ("ENF") (see EOE #11072) and two MEPA Advisory Opinions (September 21, 2001 and March 16, 2006). Based upon the request for a Superseding Order of Conditions from the DEP, the renovations to the baseball field trigger the filing of this ENF. Activities described in this ENF include renovations to an existing baseball field that is located on the glass landfill and the anticipated future construction of a tennis court facility.

The existing baseball field (referred to locally as Jackman Field) will be reconfigured to accommodate a new baseball field which conforms to current NCAA dimensional requirements. The new field will be composed of a permeable synthetic turf material. Unlike the existing grass field, the in-filled synthetic turf system will not require irrigation or treatment with pesticides, fertilizers or herbicides. The proposed stormwater management system has been designed to comply with the DEP's Stormwater Management Policy. The synthetic turf system will be constructed above the existing glass landfill cap with a permeable gravel "drainage blanket" through which rainwater will infiltrate. A perforated under-drain system will be installed beneath the drainage blanket allowing the field to drain properly while maximizing surface water infiltration. In addition, there will be a spectator/bleacher area with a press box, handicapped accessible pedestrian walkway, perimeter fencing, utility connections (water, electric), landscaping and related grading. Approximately 6.5 acres of land will be altered for this project activity.

Construction of the field will result in the reuse of approximately 43,900 s.f. of previously developed and degraded riverfront area all of which is located on the glass landfill. Approximately 33,700 s.f. is occupied by the existing baseball field, and approximately 10,200 s.f. will be temporary alterations associated with construction vehicle access to the site and construction of the pedestrian pathway. Approximately 224 l.f. of temporary coastal bank alteration and approximately 653 s.f. of temporary land subject to coastal storm flowage alteration will occur in connection with the reconstruction of the baseball field. No work is proposed below the high tide line or in the adjoining salt marsh. The DEP conducted a site visit with the interested parties on October 11, 2006 as part of the Superseding Order of Conditions ("SOC") review. The DEP's review of the project is ongoing and a decision on the SOC will be issued after the conclusion of the MEPA review process. The proponent has also filed an application for a Post Closure Use Permit – Major Modification with the DEP Division of Solid Waste Management in connection with the work proposed on or above the existing landfill cap. The DEP's review of this application is also ongoing and a decision will be issued after the conclusion of the MEPA review process.

Also described in this ENF is the proposed construction of a tennis court facility (see Appendix A, Figure 3). Approximately 2.7 acres of land will be altered to construct tennis courts on an area that was formerly occupied by greenhouses, impervious parking areas and a small utility building with a vent stack and underground storage tank. The majority of the structures were removed some years ago and the work area is now composed of deciduous trees and upland meadow. The project will include six tennis courts, the minimum required for NCAA tournament play. In addition, there will be a small spectator/bleacher area, stormwater management system, perimeter fencing, utility connections, landscaping, approximately 26 new parking spaces, a small out building, and some decorative pavers. Activities associated with the tennis court facility will not be located in a jurisdictional wetland resource area or the 100 foot buffer zone thereto.

Alternatives Analysis

The SSC baseball team currently plays its home games off campus on a city-owned field at Palmer Cove. The Palmer Cove field does not meet NCAA design standards and regulations so it cannot therefore be used as a host field for tournament play (SSC is required to play all of its tournament games on the road). Furthermore, scheduling conflicts often arise with the Salem High School baseball team, which has preferred use of the field, particularly when rescheduling games that are cancelled as a result of inclement weather. There are also issues with the ongoing maintenance of the field, which SSC does not control. Having a high quality baseball field on Central Campus will alleviate these problems and provide more opportunities for students to attend the games.

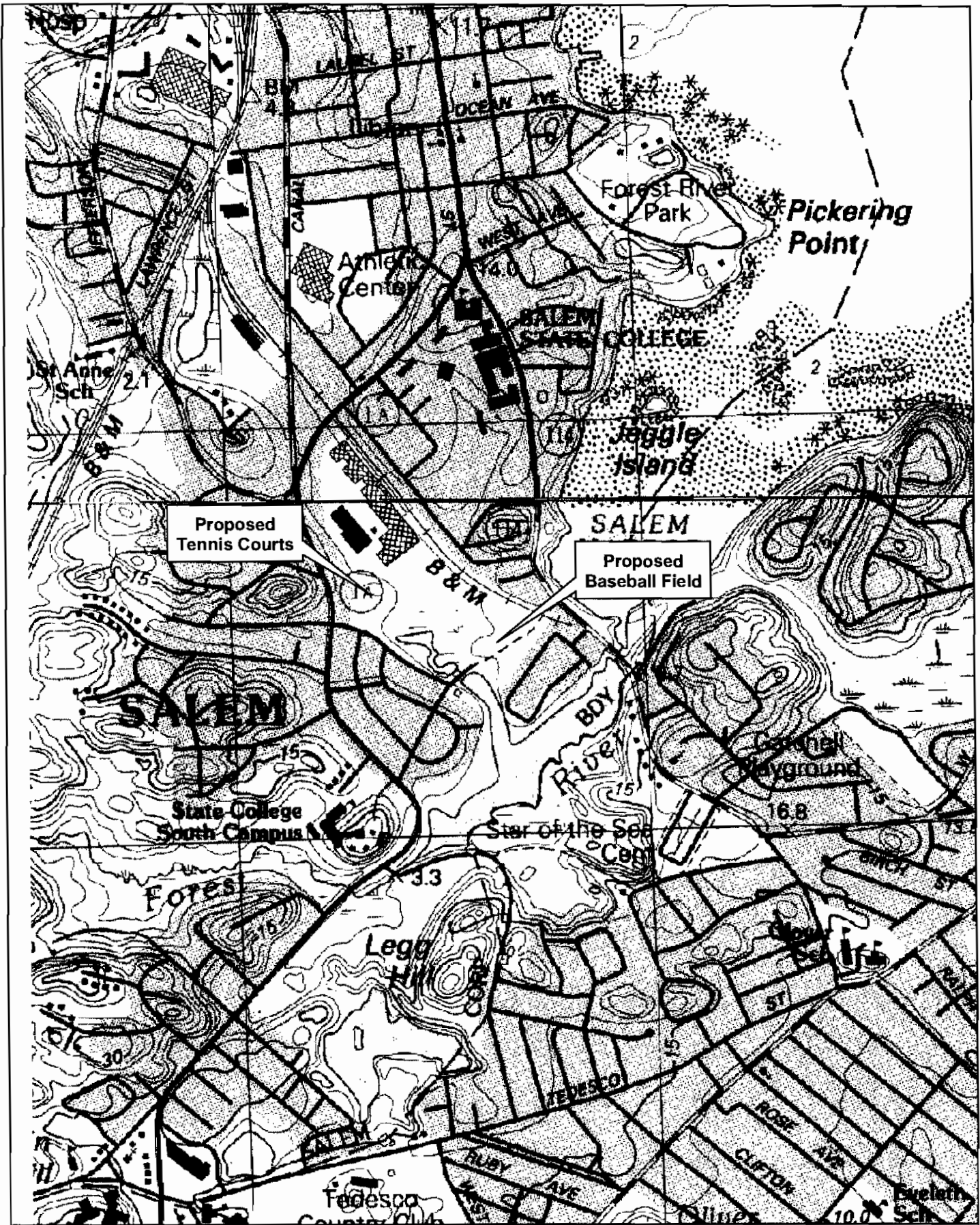
In response to the issues summarized above, SSC contracted with Geller Sport and Graham Meus Architects to undertake an "Athletics Feasibility Study for the Central Campus" (Geller, 2005). The study concluded that there are no practicable alternative site on any of SSC's other campus locations. Alternative athletic programs considered for Central Campus included soccer, lacrosse, baseball, softball, and tennis. The SSC Athletic Department identified baseball, track and field events, and tennis as the programs with the greatest needs.

Various multi-sport fields were considered for the existing baseball field on the glass landfill. The alternatives included layouts for soccer, lacrosse, field hockey, and baseball. The SSC Athletics Department determined that a NCAA compliant baseball field with a multipurpose outfield best met its needs in this location. The existing baseball field will therefore be renovated to accommodate a new baseball field which conforms to current NCAA dimensional requirements and provides an approximately 180 foot x 300 foot field hockey field located in the outfield area.

As shown on Figure 2 in Appendix A, the proposed tennis court site is the last area of land that is contiguous with the main part of Central Campus and suitable for an athletic facility. A number of alternatives were considered for this site including soccer, lacrosse, softball and tennis courts. The site cannot accommodate a regulation sized soccer or lacrosse field leaving tennis and softball as the only suitable options. The SSC Athletics Department determined that the tennis facility best met its needs in this location.

Mitigation Measures

Siltation barriers composed of double-staked hay bales and trenched silt fence will be installed up gradient of delineated wetland resource areas. These siltation barriers will demarcate the limit of work, form a work envelope and provide additional assurance that construction activities will not affect the salt marsh. Also, as described in the project's Notice of Intent approved by the Salem Conservation Commission, the applicant has developed a riverfront area enhancement and improvement plan consisting of the planting of native shrub species, installation of small mammal and bird nest boxes and interpretive signs along the proposed pedestrian path and salt marsh edge.



Scale 1:12,000
1 inch = 1,000 feet



Figure 1
USGS Locus Map

Salem State College
Salem, Massachusetts

Basemap: 1985 USGS Quadrangles, MassGIS

Epsilon
ASSOCIATES INC.