

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13937**
 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: 430 Beach Street Retail Development			
Street: 430 Beach Street			
Municipality: Revere		Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 19 335322E 4697040N (NAD27)		Latitude: 42° 24' 36" N (NAD 27) Longitude: 71° 00' 04" W	
Estimated commencement date: Spring 2007		Estimated completion date: Spring 2008	
Approximate cost: \$7 million		Status of project design: 90% complete	
Proponent: Channel Building Company			
Street: 355 Middlesex Avenue			
Municipality: Wilmington		State: MA	Zip Code: 01887
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William Noll			
Firm/Agency: VHB, Inc.		Street: 101 Walnut Street P.O. Box 9151	
Municipality: Watertown		State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: wnoll@vhb.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 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):
The Project involves no financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: City of Revere: Special Permit & zoning variances (Zoning Board of Appeals); Site Plan Approval (Planning Board); Order of Conditions (Conservation Commission); Sign variance (City Council). Federal: NPDES General Permit for Stormwater Discharge from Construction Activities (U.S. EPA).

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

The Project does not appear to meet or exceed any MEPA review thresholds at 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 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	4.75 ac			
New acres of land altered		- 0 -		
Acres of impervious area	4.63 ac	- 0.66 ac	3.97 ac	
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	44,417 SF	+ 16,743 SF	61,160 SF	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	18 ft.	+ 19 ft.	37 ft.	
TRANSPORTATION				
Vehicle trips per day	2,958	+ 822	3,780	
Parking spaces	169	+ 87	256	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,221 GPD	+ 837 GPD	3,058 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	2,221 GPD	+ 837 GPD	3,058 GPD	
Length of water/sewer mains (in miles)	Water: <100 ft Sewer: <100 ft	Water:+650 ft Sewer:+720 ft	Water: 750 ft Sewer: 820 ft	

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.)

Channel Building Company (the Proponent) proposes to construct a small commercial retail center as a redevelopment of the existing developed site at 430 Beach Street in Revere, Massachusetts. The Project does not appear to meet or exceed any MEPA review regulatory thresholds at 301 CMR 11.03 and the only required state agency permit is an Access Permit from the Massachusetts Highway Department (MHD). However, the Proponent has agreed to submit this ENF at the request of the MHD.

The 4.75-acre project site is bounded by Beach Street and Bell Circle to the south, Everett Street to the west, industrial uses to the north, and an MBTA commuter rail line to the east. The project site is presently occupied by a Lappens Auto Parts retail building and two small industrial buildings, which in total contain approximately 44,417 square feet (SF) of floor area. The existing developed site condition is nearly 100 percent impervious surface. There is no curbing or other physical delineation of site access driveways and motorists may enter/exit the site at any point from or onto the adjacent streets (including directly onto Bell Circle).

The Project involves demolition of the three existing buildings and construction of up to five new buildings with a potential total floor area of approximately 61,160 SF. The proposed occupancies will be several retail uses, with the potential for some restaurant use. The proposed site redevelopment will include construction of new curbing and sidewalks along the site frontage on the adjoining streets and construction of new site access driveways on Everett Street and a single driveway on Beach Street. The Project will eliminate the site's existing direct access onto Bell Circle. The Project also will reconfigure the surface parking areas to provide 256 spaces, reflecting a net increase of 87 spaces over the present condition. Further, the site redevelopment will implement new landscaping and drainage/utility improvements. The proposed drainage improvements comply with the Massachusetts Stormwater Management Policy guidelines for redevelopment sites. The Project will reduce the onsite impervious surface area by two-thirds of an acre.

The local zoning allows the proposed commercial uses by special permit. The Proponent has obtained the required special permits and all other necessary local approvals including an Order of Conditions. Although there are no wetlands on the site, the Project's drainage improvements include some work within a wetland buffer zone on the adjacent property to the northeast (along Beach Street).

There are no significantly different alternative designs for the Project given the site's relatively small size and configuration. The No-Build Alternative would not provide the proposed site access improvements to correct the safety and operational issues related to the existing site access, nor would it implement the aesthetic, landscaping, drainage and utility improvements that are proposed.