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May 9, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : 16 Woodland Street Building Addition
PROJECT MUNICIPALITY : West Boylston
PROJECT WATERSHED : Nashua
EOEA NUMBER : 14225
PROJECT PROPONENT : John Lugo
DATE NOTICED IN MONITOR : April 9, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

The project consists of expansion of an existing retail building at 16 Woodland Street in West Boylston. The 16,035 square foot (sf) site consists of a two-story building containing a retail pet supply business, paved and gravel parking areas and a temporary storage trailer. The majority of the site is located within the Watershed Protection Act Secondary Zone. A portion of the southeast corner of the site (75 sf) is located within the Watershed Protection Act Primary Zone. The expansion will include a two-story 3,964 sf building addition, a 6-space parking lot on the southeasterly portion of the site and 3 additional parking spaces to the north of the existing building.

The project is undergoing MEPA review pursuant to Section 11.03 (4)(b)(6) because it requires a variance in accordance with the Watershed Protection Act from the Department of Conservation and Recreation. A variance is required because the project exceeds the limit on impervious surfaces under the Watershed Management Act which is 10% of the jurisdictional area or 2,500 square feet (sf). The proponent is not seeking financial assistance from the

Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required permits with the potential to cause Damage to the Environment. In this case, MEPA jurisdiction extends to water quality and drainage.

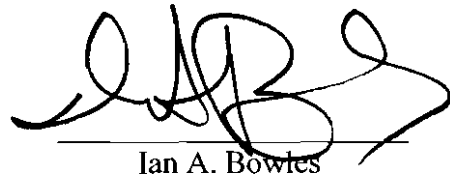
Potential environmental impacts are associated with the creation of 8,558 sf of new impervious surfaces, generation of 145 additional vehicle trips per day, use of an additional 475 gallons per day (gpd) of water and generation of an additional 475 gpd of wastewater. Efforts to avoid, minimize and mitigate project impacts include avoidance of work in the Primary Zone, construction of a berm to direct stormwater away from the Primary Zone and the design and construction of a stormwater management system. The ENF included a Hydrology and Stormwater Management Report that describes the stormwater system and analyzes its efficiency. The system consists of a roof drain that will discharge to a subsurface detention/infiltration system and deep sump catchbasins that will drain to the detention/infiltration system and then discharge to the municipal stormwater system located on Woodland Street.

Comments from DCR indicate that its primary concern is related to the design and performance of the stormwater management system. These comments indicate that additional information will be required during project permitting including an alternatives analysis that addresses how impervious areas on the site could be minimized and additional information and clarification related to the proposed stormwater management system.

The review of the ENF has served to adequately disclose the potential impacts associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required. Any outstanding issues can be addressed during project permitting.

May 9, 2008

Date



Ian A. Bowles

Comments Received:

4/18/08 Department of Conservation and Recreation

IAB/CDB/cdb