



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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SECRETARY

May 10, 2006

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

PROJECT NAME : Bellingham Commons II
PROJECT MUNICIPALITY : Bellingham
PROJECT WATERSHED : Charles River
EOEA NUMBER : 13764
PROJECT PROPONENT : 191 Mechanic Street, LLC
DATE NOTICED IN MONITOR : April 10, 2006

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 proposed project consists of 24,000 square foot (sf) retail building, a 3,000 sf restaurant and a 62,000 sf mini-warehouse (self-storage) facility on an 11.4-acre site. The project also includes development of associated infrastructure including access driveways and parking areas, a stormwater management system, and on-site wastewater disposal systems. The project site currently contains a miniature golf facility and driving range.

The proposed project will result in alteration of approximately 7.45 acres of land, including 5.65 acres of new impervious area. Water use is estimated at 2,708 gallons per day (gpd) and wastewater is estimated at 2,665 gpd. Traffic impacts are estimated at 2,708 new vehicle trips per day and the project includes construction of 180 new parking spaces (for a total of 230 spaces). The project will be served by municipal water. According to the Environmental Notification Form (ENF), a sewer moratorium exists in the Town of Bellingham. Therefore, the proposed project includes two Title 5 systems, which will be constructed underneath proposed parking areas, to handle the majority of the project's wastewater on-site. The proponent is seeking approval from the Town of Bellingham Board of Selectmen to allow a portion of the project's wastewater flows (approximately 150 gpd) to be discharged to the municipal sewer system (under a transfer of the existing approval for the mini-golf facility flows).

The project is undergoing review pursuant to Section 11.03(1)(b)(2) of the MEPA regulations because it involves creation of five or more acres of new impervious area, and Section 11.03(6)(b)(13) and (14) because it will result in generation of 2,000 or more new average daily trips (adt) and construction of 150 or more new parking spaces.

The project requires an access permit from MassHighway Department (MHD) for direct access to Route 140. The project also requires a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA).

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 state permits with the potential to cause Damage to the Environment as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to traffic, land, and stormwater.

Traffic

The ENF included a Traffic Impact and Access Study that generally conforms to the EOEAEOT Guidelines for Traffic Impact Assessment. EOT/MHD has expressed concerns regarding project impacts to Route 140/Maple Street. However, as further detailed in its comment letter, EOT is satisfied that the proponent's mitigation commitments will address traffic impacts. The proponent has met with MHD regarding proposed mitigation and has committed to provide the Town of Bellingham with funding for future improvements to the Route 140/Maple Street intersection. The proponent will be required to provide MHD with proof of funding to the Town of Bellingham prior to the issuance of an Access Permit.

In addition to funding for the Route 140/Maple Street improvements, the proponent has also committed to geometric and safety improvements to the existing and proposed site driveways, designing site driveways to accommodate trucks and heavy vehicles and Transportation Demand Management (TDM) measures related to pedestrian connections. The proponent should also incorporate facilities to encourage bicycling as part of the site design. The proponent should finalize details of the conceptual access plan with the MHD District 3 Office during permitting.

Wastewater

As further detailed in the DEP comment letter, the proponent may be required to install a pressure distribution Title 5 system. DEP also commented on the sewer stub shown on site plans and the sewage flow calculations. The proponent provided supplemental information to the MEPA Office during ENF review indicating that a pressure distribution Title 5 system has been designed for lot 1 and a grease trap is proposed for the restaurant, and that project flows will be below levels that would require a state permit. The proponent also indicates that a municipal connection may be retained for a portion of the project flows (150 gpd) and that wastewater flows will not contain any industrial discharges. The proponent should provide DEP with additional information regarding sewage flow calculations and consult with DEP regarding their

comments on Title 5 system design and permitting. I remind the proponent that a Notice of Project Change (NPC) may be required in accordance with 301 CMR 11.10 if there is any material change in the project. An NPC may be required if the project requires Agency Action, such as a DEP sewer connection/extension permit, that was not identified in the ENF.

Land Alteration

As further detailed in a letter from the proponent (dated April 28, 2006), the ENF inaccurately stated that the project would result in 8.65 acres of impervious area. The revised estimate for impervious area is 7.15 acres (including 1.5 acres of existing and 5.65 acres of new impervious area). The proponent is requesting a waiver from the Town of Bellingham to eliminate a 90-foot diameter turn-around to further reduce impervious area associated with the proposed cul-de-sac roadway. The proponent is also consulting with the Town regarding parking requirements for the self-storage component of the project in an effort to further reduce impervious area. I commend the proponent for its efforts in this regard and encourage the proponent to incorporate additional Low Impact Development (LID) techniques where feasible during project design and implementation. The ENF proposes minor clearing along the edges of the property. I encourage the proponent to minimize vegetation clearing to the extent feasible to maintain existing buffers with adjacent residential and other properties.

Stormwater Management and Construction Activities

The ENF indicates that project is being designed to comply with DEP's Stormwater Management Policy standards. The proposed system is designed to provide 100% on-site recharge. The proponent should ensure that measures are implemented to ensure effective long-term operation and maintenance of the stormwater management system.

The proponent should also develop and implement a Construction Management Plan to avoid and minimize dust, noise, odor, nuisance conditions, and traffic impacts associated with construction activities.

Sustainable Design

I encourage the proponent to consider high-performance/green building and other sustainable design measures to avoid and minimize environmental impacts. Sustainable design measures, which can reduce project development and long-term operational costs, may include:

- Leadership in Energy and Environmental Design (LEED) certification;
- water conservation and reuse of wastewater and stormwater;
- use of renewable energy;
- ecological landscaping;
- green roofs;
- use of Low Impact Development (LID) techniques (the proponent may find the following web sites useful www.mass.gov/envir/lid and www.lid-stormwater.net);
- optimization of natural day lighting, passive solar gain, and natural cooling;

- use of energy efficient Heating, Ventilation and Air Conditioning (HVAC) and lighting systems, appliances and other equipment, and use of solar preheating of makeup air;
- favoring building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- implementation of a solid waste minimization and management plan;
- provision of easily accessible and user-friendly recycling system infrastructure.

The ENF has defined the nature and general elements of the project and proposed measures to avoid, minimize and mitigate adverse environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permit and review processes. The proposed project requires no further review under MEPA.

May 10, 2006

DATE



Stephen R. Pritchard, Secretary

Comments Received:

4/20/06 Department of Environmental Protection, Central Regional Office
4/28/06 Executive Office of Transportation, Office of Transportation Planning,
Public/Private Development Unit

SRP/AE/ae