

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No. **13003**
 MEPA Analyst **Nick ZAVOLOS**
 Phone: 617-626-**1030**

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: Leominster Mixed Use Project		
Street: New Lancaster Street (Route 117)		
Municipality: Leominster	Watershed: Nashua River	
Universal Tranverse Mercator Coordinates: 4707800N, 275600E	Latitude: 42° 29' 58"	
	Longitude: 71° 43' 64"	
Estimated commencement date: 2003	Estimated completion date: 2004	
Approximate cost: \$30 Million	Status of project design: 20% %complete	
Proponent: New England Development		
Street: One Wells Ave.		
Municipality: Newton	State: MA	Zip Code: 02459
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Cronin, Jr.		
Firm/Agency: New England Development	Street: One Wells Avenue	
Municipality: Newton	State: MA	Zip Code: 02459
Phone: (617) 243-7042	Fax: (617) 243-7393	E-mail: wcronin@neddevelopment.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. **12071**) No

Northern portion of site only

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): 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:

- Order of Conditions by Leominster Conservation Commission**
- Site Plan Review & Special Permit Approval by Planning Board**
- Sewer Extension Permit & Underground Discharge to Class V Injection Wells by MADEP**
- Highway Access Permit and Traffic Signal Permit by MHD**
- Water & Sewer Connection Permit by DPW**
- NPDES Permit by US EPA (disturbance of more than 1 acre)**

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> - MHD Traffic Signal Permit
Total site acreage	53±			
New acres of land altered		28±		
Acres of impervious area	1±	23±	24±	
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	12,300±	498,700±	510,000±	
Number of housing units	0	0	0	
Maximum height (in feet)	20 feet	30 feet	50 feet	
TRANSPORTATION				
Vehicle trips per day	0	36,500±	36,500±	
Parking spaces	0	2,175±	2,175±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	56,100± gpd	56,100± gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	56,100± gpd	56,100± gpd	
Length of water/sewer mains (in miles)	0	Water – 0.38± Sewer – 1.13±	Water – 0.38± Sewer – 1.13±	

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.*)

Description of project Site

The project proponent, New England Development, proposes to construct approximately 510,000 SF of mixed use shopping center on approximately 53 acres of land in Leominster, MA. The subject site is located on Route 117 (New Lancaster Road) approximately 1,000 LF north of Exit 7 to Route I-190. Route 117 bisects the project into two (northern and southern) development programs.

The development program for the north side of Route 117 comprises approximately 21 acres of disturbed land that was previously used for gravel mining operations. The northern portion of the site is bounded to the north by undeveloped land and an existing brook, to the east by Lancaster Street (aka Old Lancaster Street), to the south by an automobile service and used parts operation and the City's transfer station and to the west by Route 117. The project proponent is seeking permits and approvals to construct approximately 162,000 SF home improvement store along with two (2) restaurant outparcel pads totaling approximately 11,200 SF in area, which will front along Route 117. Upon completion of all site improvements on the north side, approximately 755 parking spaces will be constructed. The project proponent is aware that the Secretary of Environmental Affairs in October 2000 (EOEA 12071) issued a positive determination on a final EIR, which was prepared by New Hawthorne Management Services, Inc for an 183,000 SF Wal-Mart supercenter project. New Hawthorn Management did not proceed to construct said project.

The development program for the south side of Route 117 encompasses approximately 32 acres of land. Although the site is currently not developed, visual evidence indicates that the land has been altered. It appears the site was formerly utilized as a gravel mining operation. This portion of the development program is bounded to the north by undeveloped land and an existing brook, to the east by Route 117 and Jungle Road, to the south by Old Mill Road, and to the west by land owned by Massachusetts Electric Company. The project proponent is seeking permits and approvals to construct approximately 320,300 SF of retail type uses and 16,500 SF of restaurant type uses. Upon completion of all site improvements on the south side, approximately 1,420 parking spaces will be constructed. Approximately 2,175 parking spaces will be constructed for both the north and south sides.

To support the development program the project proponent has agreed at its sole cost and expense to perform offsite roadway improvements which involve the following: widening approximately 4,000 LF of roadway along Route 117 and installing a series of traffic signals which will be interconnected along Route 117 that will commence at the I-190 off ramp/Route 117 intersection and terminate at the Route 117/Willard Street intersection. Access to the north development will consist of two curb cuts located along Route 117. The northerly most curb cut will be a full access curb cut with the southerly access drive being a full access signalized curb cut. Access to the south development will consist of three curb cuts. The northerly most curb cut along Route 117 will align itself with the southern drive entrance to the northern development program. The main access drive on the southern development will be located at the Route 117/Jungle Road intersection. Improvements at this intersection will include re-alignment of Jungle Road within its existing right-of-way. The final curb cut is located further north on Jungle Road. For more details regarding the existing and proposed traffic conditions as well as the project proponents traffic mitigation plan refer to section 3 of this Expanded ENF.

The project proponent will also construct at its sole cost and expense municipal water and sewer improvements to mitigate project impacts. The municipal water improvements consist of installing approximately 600 LF of new 12"

watermain along Route 117 as well as installing approximately 1,400 LF of new 12" watermain within Lancaster Street to replace the existing 6" watermain, which currently services the residents of Lancaster Street. The watermain upgrade will commence at the Lancaster/Willard Street intersection and terminate 1,400± LF southerly of said intersection and connect into an existing 12" watermain within Lancaster Street. New fire hydrants will be installed along the limits of the watermain extension. Upon completion of the watermain upgrades, residents within the impacted area will be reconnected to the new main and as a result such residents should experience an overall improvement in the quality of water being transmitted to their homes from the municipal system.

The sewer improvements to be performed at the proponents sole cost and expense consist of installing 2,800± LF of 12" gravity sewer commencing at an existing sewer manhole located in Jungle Road and traversing in a northerly direction along Jungle Road and Route 117 to the northerly drive entrance, which services the northern development. The sewer route turns easterly through the northern development and terminates at a sewer pump station to be constructed by the project proponent along Lancaster Street at the rear of the northern site. Approximately 1,500 LF of new 8" gravity sewer main will be installed within Lancaster Street beginning at the sewer pump station at the rear of the northern site and terminating at the Lancaster/Willard Street intersection. A 6" sewer service stub will be installed to each resident property line located along this route. Residents will then have the ability to connect into this new sewer main. Approximately 1,700 LF of 6" sewer force main will be installed within the Lancaster Street right-of-way by the project proponent to pump wastewater from the newly constructed sewage pump station to an existing sewer manhole located at the Willard Street/Lancaster Street intersection from which sewage will flow via gravity to the City's treatment plant.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold: **Creation of ten (10) or more acres of impervious area**

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0.3± acres	+10.7± acres	11± acres
Roadways, parking, and other paved areas	1± acre	+23± acres	24± acres
Other altered areas (describe)*	18± acres	-7± acres	11± acres
Undeveloped areas	35± acres	-28± acres	7± acres

*Other altered areas for "Existing" conditions consist of a sand and gravel pit. For the "Total" condition, altered areas will consist of landscaping areas including detention ponds.

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No; if yes, describe: