

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office
ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14216</u>
MEPA Analyst:	<u>Bianca Angos</u>
Phone: 617-626-	<u>1029</u>

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: Proposed Retail Development, Route 20		
Street: Worcester Road (Route 20)		
Municipality: Charlton	Watershed: French & Quinebaug	
Universal Transverse Mercator Coordinates:	Latitude: 42.147755 N Longitude: 71.971868 W	
Estimated commencement date: Spring/Summer 2009	Estimated completion date: 2010 to 2014 (Phased Project)	
Approximate cost: \$75,000,000	Status of project design: 25% Complete	
Proponent: Konover Development Corporation		
Street: Worcester Road		
Municipality: Charlton	State: MA	Zip Code: 01507
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Eric Bernardin		
Firm/Agency: Fuss & O'Neill, Inc.	Street: 78 Interstate Drive	
Municipality: West Springfield	State: MA	Zip Code: 01089
Phone: 413-450-0445 x4430	Fax: 413-846-0497	E-mail: ebernardin@fando.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 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: Town of Charlton Planning Board Site Plan Review and Charlton Conservation Commission Order of Conditions

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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	120.1			
New acres of land altered		86.53		
Acres of impervious area	1.5	+51.8	53.3	
Square feet of new bordering vegetated wetlands alteration		4,120		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	13,500 (existing homes)	+641,337	654,837	
Number of housing units	6	- 6	0	
Maximum height (in feet)	> 50 ft (standpipe water tank)	0	> 50 ft (standpipe water tank)	
TRANSPORTATION				<u>EPA NPDES Construction Stormwater Permit</u> <hr/> <u>DEP Sewer Connection Compliance Certification</u> <hr/> <hr/> <hr/>
Vehicle trips per day	0 (negligible)	28,200	28,200	
Parking spaces	0	2,937	2,937	
WASTEWATER				
Gallons/day (GPD) of water use	3,300	+41,500	44,800	
GPD water withdrawal	0	0	0	

GPD wastewater generation/ treatment			47,000
Length of water/sewer mains (in miles)	N/A	N/A	N/A

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

Verification of the status of the site relative to state and federally listed endangered/threatened species has been achieved through coordination with U.S. Fish and Wildlife Service and the Massachusetts Natural Heritage and Endangered Species Program. Correspondence with these agencies is included in Attachment F.

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

No historic structures were identified at the project site. A project notification form was submitted to the Massachusetts Historical Commission. The Charlton Historical Commission was also included in the correspondence. A copy of this correspondence is presented as Attachment G. MHC has determined that the proposed project is unlikely to affect significant historic archaeological resources, as indicated in the MHC response letter included in Attachment G.

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

The project site is not located in or adjacent to an Area of Critical Environmental Concern based on a review of mapping available from MassGIS.

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.)

Konover Development Corporation (the "Proponent") proposes to construct a commercial retail development on approximately 120 acres of land located along Route 20 (Worcester Road) in Charlton, Massachusetts, approximately ¼ of a mile north of the Charlton town center (see locus map in Attachment A). This project will result in the development of two distinct portions of the

project site – a 96.76-acre parcel located on the north side of Route 20 and west of Center Depot Road (“North Parcel”) and a 23.35-acre parcel located south of Route 20 and west of North Main Street (“South Parcel”).

The majority of the project site currently consists of wooded areas and former agricultural fields, which have not been actively cultivated for approximately 20 years. One residence is currently located on the North Parcel, and five residences are located on the South Parcel. An existing, inactive standpipe water tank is also located on the North Parcel. The project site is served by public utilities (water, sewer, and electric; gas will be provided via on-site propane tanks serving individual buildings) and is currently zoned for Community-Business (CB) use.

The central portion of the North Parcel is situated along a north-south oriented ridge, with moderate topography that slopes away from the ridge to the east and west. Limited wetland areas are located at several locations around the perimeter of the North Parcel. Wetlands are also located on the far western and eastern portions of the South Parcel. Attachment B includes existing conditions site plans for the North and South Parcels.

The proposed development consists of a commercial retail center that includes the construction of 17 retail stores on the North and South Parcels. The development is envisioned to consist of approximately 700,000 square feet of commercial retail space, including a mix of retail stores, banks, and restaurants, in addition to associated driveways, parking areas, and other infrastructure. Up to 14 retail stores, ranging in size from approximately 2,900 to 154,440 square feet, are proposed for the North Parcel. On the South Parcel, the proposed development includes an approximately 133,575 square-foot retail store and an approximately 5,500 square-foot restaurant. Attachment C Includes a proposed conditions site plan for the North and South Parcels. The project will be developed in three phases. The first two phases will consist of development of the North Parcel, while the South Parcel will be developed in the third phase. A concept phasing plan is included in Attachment D.

The project will require Site Plan Review by the Charlton Planning Board and an Order of Conditions from the Charlton Conservation Commission for work within the buffer zone and impacts to bordering vegetated wetlands and isolated land subject to flooding on the South Parcel. The project will require a Highway Access Permit from the Massachusetts Highway Department (MHD), as described in the preliminary traffic impact report included with this ENF. The project is not anticipated to require a DEP sewer connection permit since the estimated wastewater flows generated by the project are less than 50,000 gallons per day; however, a self certification is required under 314 CMR 7.00. Existing infrastructure for water and wastewater services are available on site. The Charlton Sewer and Water Commission is currently undertaking projects which will increase the available water and sewer capacity in town. The developer is in communication with the Charlton Sewer and Water Commission to address the need for project site betterments .

Potential environmental impacts include wetland impacts, stormwater runoff, project generated traffic, and temporary impacts due to construction. The project incorporates mitigation elements and proposed improvements to minimize or mitigate potential environmental impacts.

The proposed stormwater management system for the project will comply with the stormwater quantity and quality requirements of the Massachusetts Stormwater Standards through a combination of traditional and Low Impact Development (LID) stormwater management measures including below-ground detention, underground infiltration, stormwater basins, and hydrodynamic separators. Erosion and sediment controls will be incorporated into the design to prevent erosion, control sedimentation, and stabilize exposed soils during construction. An O&M Plan for the stormwater controls will be developed and implemented as part of the permitting process.

A review of potential impacts to wetland resources associated with the proposed development has been conducted. The Charlton Conservation Commission issued an Order of Resource Area Delineation, which verified the wetland resource area boundaries at the site. A Notice of Intent will

be submitted to the Town of Charlton Conservation Commission. Wetland mitigation will include wetland replication for impacts on the South Parcel, in addition to the stormwater management measures described previously.

A comprehensive review of off-site traffic impacts has been undertaken in accordance with EOE/EOTC guidelines, the preliminary report of which is included with this submission as supplemental information (Attachment H). MHD will be issuing a Section 61 Finding that all feasible means and measures to mitigate the projects impacts are committed for implementation prior to issuance of the required permit. It is anticipated that certain improvements to the transportation infrastructure in the vicinity of the site will be necessary to maintain acceptable operation with the proposed project. The specific nature and extent of these improvements will be developed in coordination with MHD through the site traffic impact assessment process.