

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13783
MEPA Analyst:	Deidre Bockley
Phone:	617-626-1044

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: Car Dealership		
Street: Fortune Boulevard – Lot 35		
Municipality: Milford	Watershed: Charles	
Universal Tranverse Mercator Coordinates:	Latitude:	42-09-33
	Longitude:	71-29-41
Estimated commencement date: Summer 2006	Estimated completion date: Spring 2006	
Approximate cost: \$10,500,000	Status of project design: 90 %complete	
Proponent: Compass Realty/Milford, LLC		
Street: 20 Mall Road, Suite 325		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jason R. Plourde		
Firm/Agency: Greenman-Pedersen, Inc.	Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua	State: NH	Zip Code: 03060
Phone: (603) 891-2213	Fax: (603) 891-6449	E-mail: jplourde@gpinet.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. 5010) 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 Milford Planning Board Site Plan Approval, Conservation Commission Order of Conditions, Water & Sewer Connection Permits, NPDES General Permit for Construction Activities.

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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	7.97			
New acres of land altered		0		
Acres of impervious area	0	4.63	4.63	
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	0	53,976	53,976	
Number of housing units	0	0	0	
Maximum height (in feet)	0	54'-10"	54'-10"	
TRANSPORTATION				
Vehicle trips per day ^a	0	1,810 vpd	1,810 vpd	
Parking spaces ^b	0	±600	±600	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	757	757	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0/0	757/0	757/0	
Length of water/sewer mains (in miles)	0/0	0/0	0/0	

^a Based on Institute of Transportation Engineers Land Use Code 841, New Car Sales, for 54,315 sf.

^b Approximately 470 spaces for storage and 130 spaces for customers and employees.

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.*)

The 7.97-acre site (Lot 35) is located on the northern side of Fortune Boulevard and is currently vacant. The site is bounded by Interstate 495 (I-495) to the north, a Target retail store to the west, Fortune Boulevard to the south, and a vacant lot (Lot 25B) to the east. As proposed, the project consists of the relocation of an existing car dealership in Milford. The project shall consist of a 54,315 square foot car dealership with approximately 600 parking spaces, of which 470 spaces will be for storage and 130 spaces will be for customers and employees.

Access to and egress from the site is proposed to be provided via a full access/egress driveway on Fortune Boulevard. The proposed site driveway will be designed to accommodate the appropriate truck traffic that will utilize the site and in conformance with current local and state standards, as applicable. To ensure the safe and efficient flow of traffic to and from the proposed site, any proposed plantings, vegetation, landscaping, and signing along the site frontage will be kept low to the ground or set back sufficiently from the edge of Fortune Boulevard so as not to inhibit the available sight lines.

The project site is part of a larger lot that was originally permitted for office and research and development (R&D) space (Granite Industrial Park). The Granite Industrial Park has been the subject of MEPA review (EOEA No. 5010) through an Environmental Notification Form (ENF), a Draft Environmental Impact Report (EIR), a Final EIR, two Notices of Project Change (NPCs), and a Supplemental EIR. Subsequent to the original MEPA filing, the nature of the Granite Industrial Park has changed to commercial. As more sites were developed within the larger original lot, MEPA required individual filings for those projects.

Since there will be more than 150 new parking spaces constructed as part of the development, and the project is estimated to generate more than 1,000 new daily vehicle trips, the project will exceed the MEPA *Transportation* review thresholds set forth in 301 CMR 11.10(6)(b) for the preparation of an ENF. As confirmed with MEPA and MassHighway officials, the proposed car dealership requires the filing of a new ENF, independent from the Granite Industrial Park filings. Further, the adjacent parcel to the east (Lot 25B) is under common ownership with Lot 35. At this time, there are no definitive plans proposed for that parcel. As a result, once the development of Lot 25B proceeds, an NPC will be prepared and submitted to the MEPA office for review of the combination of both parcels.

Since the site abuts I-495, a state highway, the project will require the issuance of an Indirect Highway Access Permit from MassHighway.