

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13816
 MEPA Analyst: Holly Johnson
 Phone: 617-626-1023

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: Proposed Wal-Mart Store		
Street: 438 Old Union Turnpike		
Municipality: Lancaster/Leominster	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 31' 10.7" N Longitude: 71° 42' 36.6" W	
Estimated commencement date: 02/01/08	Estimated completion date: 01/05/09	
Approximate cost: 16 million	Status of project design: 10 %complete	
Proponent: Wal-Mart Stores, Inc.		
Street: 2001 SE 10 th Street		
Municipality: Bentonville	State: AR	Zip Code: 72716
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John A. Kucich, P.E. / Matthew D. Smith, P.E.		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail:msmith@bohlereng.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 301CMR 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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Local: Site Plan Approval from the Lancaster Planning Board, Special Permit from the Lancaster Board of Appeals for the use of outdoor sales and Request for Determination of Applicability and/or a Notice of Intent from the Conservation Commission due to a portion of the proposed site plan encroaches into the 100' wetland buffer. Federal: NPDES and possibly a ACOE Progamatic General Permit.**

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 checked="" type="checkbox"/> 401 Water Quality Certification* *(Potentially)* <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: BRP WS 13 (Water Supply) BRP WS 15 (Pumping Test) BRP WS 23A (Water Facility) BRP WP 08 (Discharge Permit)
Total site acreage	50.5±			
New acres of land altered		26.5±		
Acres of impervious area	1.8±	12.4±	10.6±	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		22,815		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	8,306.50	202,701	194,394.50	
Number of housing units	0	0	0	
Maximum height (in feet)	30'±	45' ±	20' ±	
TRANSPORTATION				
Vehicle trips per day	0*	11,244	11,244	
Parking spaces	170	893	723	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	<2,000	27,500	25,500	
GPD water withdrawal				
GPD wastewater generation/ treatment	<1,000	27,840	26,840	
Length of water/sewer mains (in miles)	0	0	0	

*Existing use includes a seasonal golf center. No credit was assumed.

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 proposed development will be situated on a 50.53 acre site located on the southern side of the Old Union Turnpike (AKA Leominster-Harvard Road) in Lancaster Massachusetts. Additionally, the project proposes to include one (1) 1.5 acre and one (1) 1.7 acre out-parcel located on the northern portion of the property. The proposed development calls for construction of a 200,000 ± square foot Retail Store. The site is currently occupied by a Par 3/driving range golf course with related clubhouse, amenities and parking. The southern, western and eastern portion of the site contains extensive bordering vegetated wetlands.

The work will include construction of a driveway, and associated utilities, drainage appurtenances, retaining wall and grading. Impacts to state jurisdictional wetlands are limited to filling of an isolated land subject to flooding which will be mitigated with the project design. While work is anticipated within the 100' regulated wetland setbacks, generous buffers are anticipated as is full compliance with the DEP's Stormwater Management Policy. Indirect impacts from stormwater discharge are mitigated through the use of sedimentation and erosion control measures during construction and implementation of stormwater Best Management Practices that comply with DEP standards. The design will be subject to an Order of Conditions from the Lancaster Conservation Commission following the submission of a Notice of Intent pursuant to the WPA.

Access to the proposed Retail Store will be provided by a new site drive onto Old Union Turnpike (Leominster-Harvard Road) opposite the Route 2 eastbound off exit# 35. The site drive will be constructed at the northern eastern end of the site and will be signalized. Service/delivery access for trucks entering and leaving the site will be provided via the main drive through a service loop road that will travel behind the building. A total of 893 parking spaces will be provided on-site to accommodate anticipated parking demands. Based on the project impacts, appropriate mitigation measures will be developed for review by Mass Highway and the Town of Lancaster and are presented with preliminary findings within the attached Traffic Report as prepared by Greenman-Pedersen, Inc. dated March 2006.