

ENF Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13549
 MEPA Analyst: Anne Canaday
 Phone: 617-626-1035

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: Renovation of Redstone Plaza		
Street: Main Street		
Municipality: Stoneham	Watershed: Mystic	
Universal Transverse Mercator Coordinates: 19 03 27 161E 47 06 640N (NAD27)	Latitude: N48° 29.7'	Longitude: W 71° 06.2'
Estimated commencement date: Fall 2006	Estimated completion date: Spring 2007	
Approximate cost: \$10 million	Status of project design: 75	%complete
Proponent: Redstone Shopping Center Limited Partnership		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02167
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Pam White		
Firm/Agency: Appledore Engineering, Inc.	Street: 15 Rye Street, Suite 305	
Municipality: Portsmouth	State: NH	Zip Code: 03801
Phone: 603-433-8818	Fax: 603-433-8988	E-mail: pwhite@appledoreeng.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. 6561) 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: 1) Site Plan Approval of Stoneham PB 2) Order of Conditions by Stoneham Con Com 3) MEPA Certificate by MEPA 4) Curb Cut Permit by MassHighways 5) 401 Water Quality by Mass DEP 6) NPDES by EPA 7) 404 Clean Water by US ACOE 8) Special Permit Stoneham Board of Selectmen

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 <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	18.53 acres			
New acres of land altered		0		
Acres of impervious area	17.22 acres	-0.73	16.49 acres	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		2,237 l.f. of bank		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	312,445	-995	311,450	
Number of housing units	0	0	0	
Maximum height (in feet)	35	0	35	MEPA Certificate <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
TRANSPORTATION				
Vehicle trips per day	10,262	+456	10,718	
Parking spaces	1,461	-180	1,278	
WASTEWATER				
Gallons/day (GPD) of water use	25,015	-4,538	20,477	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	25,015	-4,538	20,477	
Length of water/sewer mains (in miles)	Public	Public	Public	

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.*)

Redstone Plaza is located on Main Street/State Highway Route 28 in Stoneham, Massachusetts. The 31.3± acre site has approximately 1,380+ feet of frontage along Main Street/State Highway Route 28. The site consists of 312,445± sf of retail buildings and associated parking fields, utilities and landscaping. The site is bounded by residential and commercial development to the south, a residential community to the east and Governor Road and existing residential homes to the north. The area is zoned Highway Business which allows for commercial development of this type.

Vegetated wetlands border the south, west, and north sides of the project site. Stony Run Brook runs along the western property line. Two intermittent streams and one perennial stream—Sweetwater Brook—have also been identified. There is a 100-foot buffer for the wetlands. These areas are located inside the property line at the rear and on both sides of the site.

Project Description

The proponent proposes to demolish approximately 114,647± sf of retail space, including the existing vacant Ames department store and construct 116,765 square foot (sf) of new retail space which includes a 72,000 sf supermarket, a 10,880 sf pharmacy and 33,885 sf of retail space. The resulting shopping center will include approximately 311,450 sf (with additional mezzanine space of 3,000 sf) of commercial retail uses. The location of the proposed buildings will be approximately where the buildings slated for demolition currently lie. There are 1281 parking spaces proposed for the site, which requires 953 spaces based on the Town of Stoneham parking standards. Parking for the site will be more than adequate to serve the needs of the customers. The project provides for additional landscaping and buildings with New England-style architecture that enhances the visual impact.

The project will also provide drainage infrastructure, utility connections and significant landscaping. Massachusetts Water Resources Authority and local water and wastewater treatment systems currently serve the site. The proposed retail space and supermarket will tap into the existing utilities.

Additional landscaping, new curbing, and sidewalks with handicap ramps will be installed to create a pleasant modern retail shopping environment. The project proponent proposes to construct visually appealing buildings with New England-style architecture.

Vehicular Access and Circulation

The proponent also proposes to complete a number of site improvements to accommodate automobile, bicycle and pedestrian traffic. A signalized entrance will continue to accommodate vehicular traffic entering and existing the site. Existing sidewalks along Route 28 will be modified and extended into the site to provide a pedestrian link with adjacent properties and neighborhoods. Crosswalks will be constructed to connect sidewalks within the plaza to facilitate pedestrian movement. The sidewalks will connect with on-site sidewalks and crosswalks for pedestrian convenience and safety.

Alternatives to the Proposed Project with Mitigation

This project is an upgrade and expansion of an existing plaza to provide for a modern supermarket and additional modern retail offerings. There are a limited number of alternatives to assess, since the plaza is constrained by its existing building program, roadway location and wetland resources adjacent to the parcel.

A No-Build alternative would perpetuate negative environmental impacts including the continued discharge of uncontrolled stormwater runoff into adjacent wetlands and Sweetwater Brook. This alternative would not require any additional municipal services nor would there be any additional local property tax revenues. Under this scenario no additional employment opportunities would be generated.

The Initial Alternative was designed to try to minimize site disturbance, since it would have kept the new footprint in a similar location to the existing department store footprint. It would have had a similar overall building program to the preferred alternative consisting of over 310,000 square feet (sf) commercial retail space including a 70,200 sf supermarket. The traffic and environmental impacts would be similar to the preferred alternative. Mitigation would include for Transportation Demand Management (TDM) and Best Management Practices for stormwater quality (deep sumps in catch basins, water quality inlets, etc.). This layout would not have provided the necessary customer convenience for a modern supermarket and it would have resulted in an unsatisfactory internal vehicular circulation pattern. Most of the parking would have been at the rear of the store, requiring customers to walk around the building to enter the store and increasing the likelihood of conflicts with other customer and service vehicles. In addition, this layout did not provide for a convenient travel way for customer vehicles.

The Preferred Alternative would provide an upgraded and modernized supermarket and shopping plaza while decreasing impervious cover by 0.74± acres. The proposed stormwater mitigation program would account for all stormwater to be generated from the entire plaza and is consistent with the Massachusetts Stormwater Policy. The peak post-development stormwater discharge will decrease when compared to the pre-development or baseline condition. At present, stormwater in the existing condition is not treated, whereas with the installation of Best Management Practices (e.g. water quality inlets), the post-development condition will remove over 80% TSS and minimize negative impacts to water quality. Traffic impacts will be mitigated through the implementation of minor entrance improvements and a Transportation Demand Management Program. With these improvements in place, safe access and egress for the proposed retail development will be achieved.

Further discussion of these alternatives is located in the Project Description Section of this Expanded Environmental Impact Form.