

EOEA # 14066
 MEPA Analyst - Nick ZAVOLAS
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ENF Commonwealth of Massachusetts
 Executive Office of Environmental Affairs ■ MEPA Office
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 Commercial Building		
Street: Turnpike Street (Route 114)		
Municipality: North Andover	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 38.120' North Longitude: 71° 04.428' West	
Estimated commencement date: August 2007	Estimated completion date: April 2008	
Approximate cost: \$2,10,000.00	Status of project design: 10 %complete	
Proponent: GFM General Contracting Corp.		
Street: 325 North Main Street, 15B		
Municipality: Middleton	State: MA	Zip Code: 01949
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dermot J. Kelly, PE, PTOE		
Firm/Agency: DJK Associates, Inc.	Street: 280 Main Street, Suite 204	
Municipality: North Reading	State: MA	Zip Code: 01864-1300
Phone: 978-664-2205	Fax: 978-664-2444	E-mail: dkelly@djkin.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:
 (1) North Andover Planning Board Special Permit, (2) North Andover Conservation Commission Order of Conditions, (3) MassHighway Highway Access Permit, (4) Executive Office of Environmental Affairs Massachusetts Environmental Policy Act (MEPA) Review, (5) U. S. EPA NPDES Stormwater NOI and (6) Various Local Permits, including Building Permit, Water, Sewer, Occupancy Permit, etc.

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 (including Legislative Approvals) – Specify:
Total site acreage	2.03			
New acres of land altered		1.60		
Acres of impervious area		1.25	1.25	
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	21,031 +/-	21,031 +/-	
Number of housing units	0	0	0	
Maximum height (in feet)	0	44.0'+/-	44.0'+/-	
TRANSPORTATION				
Vehicle trips per day	0	1,908	1,908	
Parking spaces	--	119 ^a	119 ^a	
WASTEWATER				
Gallons/day (GPD) of water use	0	2,300 GPD	2,300 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	2,300 GPD	2,300 GPD	
Length of water/sewer mains (in miles)	0	250'	250'	

^a 96 outdoor surface spaces and 23 spaces in garage under the proposed building.

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. *The project site is mapped within estimated and priority habitat of the Blandings Turtle. NHESP has determined that project activities will not affect the actual resource area habitat of the state-protected wildlife species (See attached NHESP letter dated June 8, 2007).*

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 existing project parcel is currently vacant and undeveloped. The project proponent presently is planning for the construction of approximate 21,031 square feet (SF) of gross leasable commercial office and retail floor space to be located at 1820-1830 Turnpike Street (Route 114) in North Andover, Massachusetts. The proposed project would be constructed in a single building having 9,639 SF of floor space on the first floor. On the first floor 5,549 SF would be dedicated to specialty retail use and 4,090 SF would be dedicated to convenience market use. On the second floor 11,392 SF would be dedicated to medical office use. There is also 6,007 SF of attic space and an 11,392 SF of basement space designated for parking of vehicles. The proposed main site access drive would be located on Turnpike Street with two secondary drives located along Berry Street.

Wetland resource areas are located along the western property boundary. No impacts to wetland resource areas are proposed for the project development. The Proponent has prepared a buffer zone enhancement plan that has been designed to enhance altered site conditions adjacent to the wetland resource area by diversifying the landscape with shrub and tree species having a high wildlife value. A buffer zone enhancement plan is being implemented for areas within 50-feet of the western edge of the stream channel located on the project site. The applicant proposes to install woody vegetation within areas of the 50-foot No-Build Zone and within the 25-foot No-Disturbance Zone (local Bylaw zones) with high quality buffer zone species chosen to enhance wildlife habitat. NHESP has reviewed the project and has provided recommendations to protect potential habitat of state listed species mapped on and adjacent to the site, which have been incorporated into the project design.

The Applicant has prepared a buffer zone enhancement plan that has been designed to enhance altered site conditions adjacent to the wetland resource area by diversifying the landscape with shrub and tree species having a high wildlife value. The following Table 8-1 identifies the proposed species to be planted within the 50-foot No-Build and 25-foot No-Disturbance Zones.

The Applicant will permanently mark the edge of the 25-foot No-Disturbance Zone with signs or markers spaced evenly every 25 to 50 feet incorporating the following text: "Protected Wetland Resource Area". This will designate the sensitivity of the down gradient resource area and assure no further inadvertent encroachment into the wetland.

The following measures will be implemented to prevent sedimentation into the No-Disturbance Zone and buffer zone during construction activities. Prior to construction, siltation barriers composed of double-staked hay bales and trenched silt fence will be installed along the limit of work. These siltation barriers will demarcate the limit of work, form a work envelope and provide additional assurance that construction equipment will not enter the resource area. All barriers will remain in place until disturbed areas are stabilized by vegetation. Prior to on-line implementation, catch basin inlets will be protected with appropriate sedimentation and erosion control measures to prevent sediment or demolition debris from entering the drainage system. Filter fabric or Silt Sacks™ will be inserted into the catch basins just below the grating. All catch basin structures will be inspected after every rain storm and repairs made as necessary. If the need for dewatering arises during project construction, all water will be pumped to a constructed haybale containment area located greater than 25-feet from wetland resource areas. Snow will be stockpiled in designated areas as displayed on the attached landscaping plan. Snow will not be stockpiled on top of catch basins and snow removal will be conducted in accordance with the DEP, Bureau of Resource Protection Snow Disposal Guidance.

In summary, the project has been designed in accordance with applicable state and local performance standards. The ability of on-site wetland resource areas to provide those functions and values presumed significant under the Massachusetts Wetland Protection Act and North Andover Wetland Protection Bylaw, will not be impaired including the ability of BVW and Bank to provide: flood control, storm damage prevention, protection of public and private water supplies, protection of groundwater, wildlife and wildlife habitat, fisheries habitat and prevention of pollution, erosion and sedimentation. Wetland resource area impacts have been avoided and buffer zone area impacts have been minimized and mitigated to the best extent practicable.

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 X No; if yes, specify each threshold:

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	<u>0</u>	<u>11,000 SF</u>	<u>11,000 SF</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>40,000 SF</u>	<u>40,000 SF</u>
Other altered areas (describe) (Stormwater Mgmt)	<u>0</u>	<u>5,400 SF</u>	<u>5,400 SF</u>
Undeveloped areas	<u>32,000 SF</u>	<u>-----</u>	<u>32,000 SF</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X 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 X 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 X 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 X 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 X No; if yes, describe:

Figure 1: Site Location Map

