

**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>	
BOEA No.:	13372
MEPA Analyst:	Rick Bourie
Phone: 617-626-	1180

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: <b>Lowe's of Saugus</b>		
Street: <b>Broadway (Rt. 99)</b>		
Municipality: <b>Saugus</b>	Watershed: <b>North Coastal</b>	
Universal Transverse Mercator Coordinates: <b>333474E 4701543N</b>	Latitude: <b>42.4483°</b> Longitude: <b>71.0250°</b>	
Estimated commencement date: <b>Oct 2005</b>	Estimated completion date: <b>May 2006</b>	
Approximate cost: <b>\$20,000,000</b>	Status of project design: <b>40</b>	%complete
Proponent: <b>Lowe's Home Centers, Inc.</b>		
Street: <b>Highway 268 East-East Dock</b>		
Municipality: <b>North Wilkesboro</b>	State: <b>NC</b>	Zip Code: <b>28659</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Amy Green</b>		
Firm/Agency: <b>Rizzo Associates, Inc.</b>	Street: <b>One Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701-9005</b>
Phone: <b>(508) 903-2409</b>	Fax: <b>(508) 903-2001</b>	E-mail: <b>agreen@rizzo.com</b>

- 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: **NPDES Construction General Permit, USACE PGP II, Site PI Approval from the Planning Board, Special Permit from the Board of Selectman, a Sewer Connection Permit from the Department of Public Work (DPW), a building permit from the Building Department, a signal permit from the Malden DPW and an Order of Conditions from the Conservation Commission.**

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 checked="" 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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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	20.2			
New acres of land altered		18		
Acres of impervious area	13.9	2.0	15.9	
Square feet of new bordering vegetated wetlands alteration		270		
Square feet of new other wetland alteration		220 If of open bank		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	66,650	149,115	215,765	
Number of housing units	14	-14	0	
Maximum height (in feet)	40	0	40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1,508*	6,032	7,540	
Parking spaces	650	177	827	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	28,000	-17,200	10,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	28,000	-17,200	10,800	
Length of water/sewer mains (in miles)	NA	<0.1	<0.1 new water main under Route 1	

\*Note that there are no specific land use codes for the existing use. This estimate is based on the footprint of the building and a specialty retail use.

**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.)

Lowe's Home Centers, Inc. is proposing the construction of an approximately 166,000 square foot (sf) Lowe's Home Center retail store on a 20.2 acre site located on Route 99 (Broadway) in Saugus, Massachusetts. Also associated with the project is an additional 50,000 sf of retail to be developed by others. The combined project will include 827 parking spaces, circulation driveways, and landscaping. Water and sewer will be provided to the site by connection to the municipal system. An outparcel of approximately one acre will be regraded and restored to its current condition (paved for parking).

The existing site is dominated by paved and graveled parking lots associated with the Palace and Spin nightclubs and the 18-room Pine Crest Motel. The parking lots are generally unorganized, without defined lanes or parking spaces, and have minimal storm water management features.

Lowe's of Saugus is a 165,765 sf, one-story retail building with a 31,200 sf garden center. There will be 500 parking spaces provided to the front of the building, and 103 side spaces, for a total of 603 spaces. Deliveries will be to the southeast corner of the building. There will be an access road around the rear of the building to allow truck access to the rear of the building, as well as emergency access to all areas of the building. Storm water runoff will be managed through a series of deep sump catch basins, water quality structures and/or a detention basin to provide compliance with MADEP guidelines.

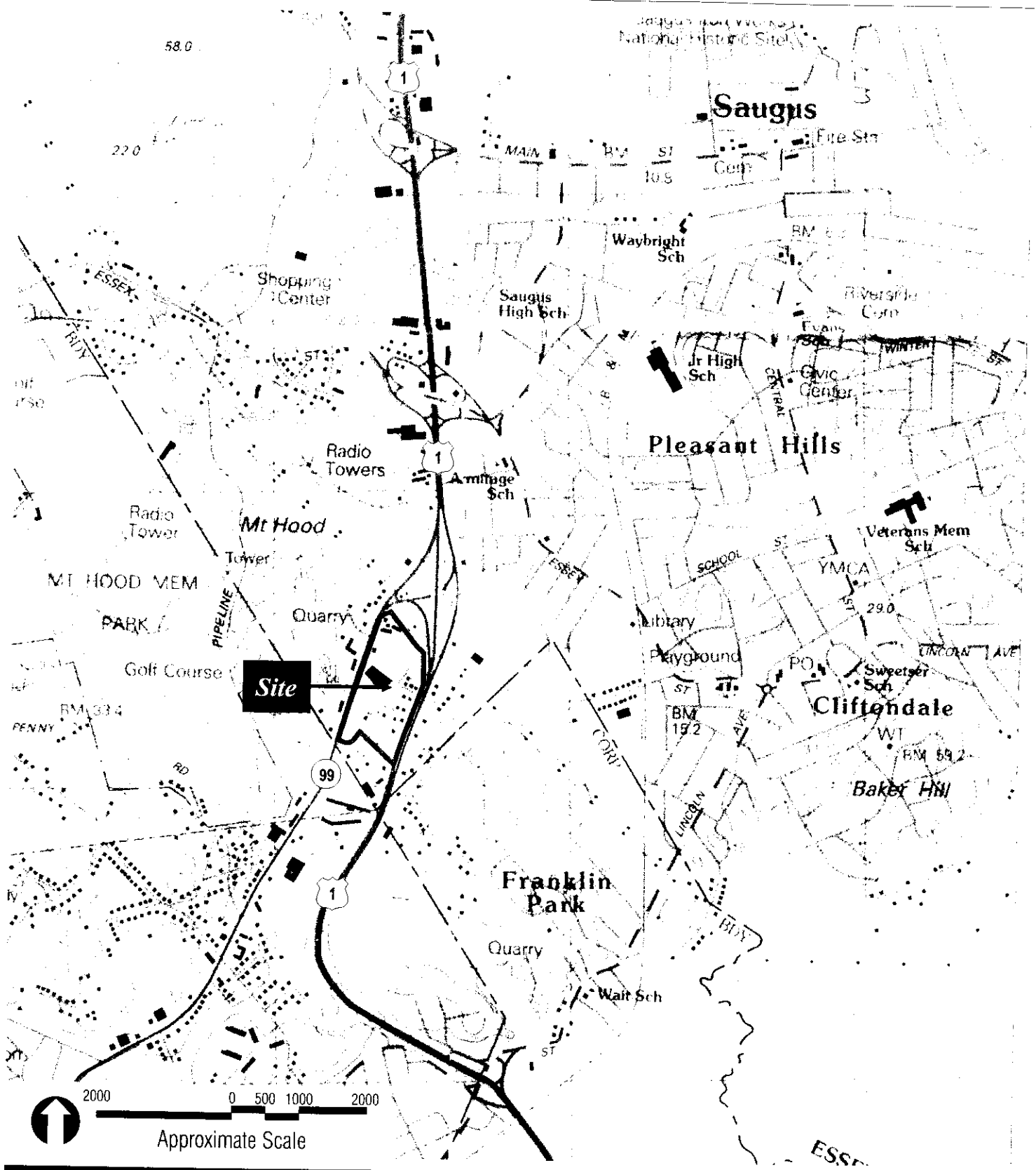
The second retail building will be 50,000 sf and two-stories (25,000 sf footprint). It will have 200 parking spaces in the front and 12 parking spaces on each side. An access road around the rear of the building will allow for deliveries and full emergency access. Storm water runoff will be managed through a series of deep sump catch basins and a water quality structure to provide compliance with MADEP guidelines.

Improved site access as well as improvements to public roadway infrastructure will be provided to mitigate for increased traffic. Site access will occur in two locations on Route 99. The southern driveway will be signalized. In addition to signalization, the Route 99 southbound approach will be widened to include an exclusive left-turn lane, two through lanes, and a right turn lane. The Route 99 northbound approach will be widened to include an exclusive left-turn lane, a through lane, and a shared through/right-turn lane. The site driveway will consist of a shared left-turn/through lane and an exclusive right-turn lane. At the intersection of Route 99 with the north site driveway, left-turn movements exiting the site will be restricted. A delta island will be installed at this driveway in order to restrict left-turns out of the site. In addition, Route 99 will be widened to provide an exclusive left-turn lane in the southbound direction. Traffic demand management will be provided.

Several alternatives were considered during site design. The initial site layout would have impacted approximately 1,400 sf of bordering vegetated wetlands. This layout was slightly reduced in size and shifted to the south to minimize impacts. Reduced parking space alternatives were also considered, and a size of 9 ft x 18 ft has been used, as opposed to 10 ft x 20 ft. An alternative, third, site driveway was considered directly from Route 1 but rejected due to safety issues.

Environmental impacts from the proposed development are very limited, primarily because the proposed site is already developed. Impacts to upland vegetation and wildlife habitat will be negligible. There are no species of special concern on the site. A Storm Water Pollution Prevention Plan (SWPPP) and storm water management practices (including deep sump catch basins, water quality structures and a detention basin) will control construction and operational storm water runoff. In post-development conditions, storm water management will be provided in compliance with MADEP standards. Impacts will include altering 270 sf of bordering vegetated wetland, 220 linear feet of intermittent stream and stream bank, and relocation of 1,492 linear feet of culverted intermittent stream. Proposed mitigation will include creation of new wetland area, including a new stream bed.

Impacts to the man-made environment will also be limited. As indicated above, traffic increase will be mitigated. A mesoscale air quality analysis shows that both the future build and no-build condition for volatile organic carbons and oxides of nitrogen will be significantly improved. There are no historical or cultural resources on site, and the developed land use of the site will remain.

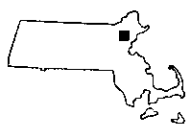


2000 0 500 1000 2000

Approximate Scale



**RIZZO ASSOCIATES**  
A TETRA TECH COMPANY



Base Map: MA USGS  
Topographic Maps from CD

Lowe's of Saugus  
Saugus, Massachusetts

Site Location Map

Figure 1