

# ENF Environmental Notification Form

|   |                     |
|---|---------------------|
| <i>For Office Use Only</i><br>Executive Office of Environmental Affairs |                     |
| EOEA No.:   | <u>13694</u>        |
| MEPA Analyst:   | <u>Anne Canaday</u> |
| Phone: 617-626-   | <u>1035</u>         |

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: MVP Sports Stores Inc. d/b/a Decathlon USA                              |  |                                  |
| Street: 369 Washington Street   |  |                                  |
| Municipality: Woburn MA   | Watershed: Aberjona Watershed              |                                  |
| Universal Transverse Mercator Coordinates:  | Latitude: 42.20103<br>Longitude: -71.12489 |                                  |
| Estimated commencement date: June 2006  | Estimated completion date: December 2006   |                                  |
| Approximate cost:   | Status of project design:                  | 25 %complete                     |
| Proponent: Decathlon USA -- Victoria Marquis  |  |                                  |
| Street: 326 Ballardvale Street  |  |                                  |
| Municipality: Wilmington  | State: MA                                  | Zip Code: 01887                  |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br>Shanker Sahai |  |                                  |
| Firm/Agency: Carter & Burgess   | Street: 465 Medford Street, Suite 300      |                                  |
| Municipality: Charlestown   | State: MA                                  | Zip Code: 02129                  |
| Phone: (617) 225-0200   | Fax: (617) 225-0216                        | E-mail:<br>Shanker.Sahai@c-b.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 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: Order of Resource Area Delineation (Con. Comm.), Order of Conditions (Con. Comm.), Special Permit (City Council), Site Plan Review (Planning), Zonin Map Amendment (City Council), Access Permit (Mass Highway), NPDES for Construction Activities (EPA).

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  |
|--|--------------|---------------|------------|--|
| <b>LAND</b>  |              |               |            | <input checked="" type="checkbox"/> Order of Conditions<br><input type="checkbox"/> Superseding Order of Conditions<br><input type="checkbox"/> Chapter 91 License<br><input type="checkbox"/> 401 Water Quality Certification<br><input checked="" type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><br><input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit<br><input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: |
| Total site acreage   | 12.37 Acres  |               |            |  |
| New acres of land altered                                      |              | 3.18 Acres    |            |  |
| Acres of impervious area                                       | 4.71 Acres   | +2.70 Acres   | 7.41 Acres |  |
| Square feet of new bordering vegetated wetlands alteration     |              | 0 SF          |            |  |
| Square feet of new other wetland alteration                    |              | 0 SF          |            |  |
| Acres of new non-water dependent use of tidelands or waterways |              | 0 SF          |            |  |
| <b>STRUCTURES</b>  |              |               |            |  |
| Gross square footage   | 100,290 SF   | -4,112 SF     | 96,178 SF  |  |
| Number of housing units  | N/A          | N/A           | N/A        |  |
| Maximum height (in feet)                                       | 28.7 FT      | +1.3 FT       | 30.0 FT    |  |
| <b>TRANSPORTATION</b>  |              |               |            |  |
| Vehicle trips per day  | UNKNOWN      | +2,680 VTD    | 2,680 VTD  |  |
| Parking spaces   | +/-50 spaces | +/-441 spaces | 491 spaces |  |
| <b>WASTEWATER</b>  |              |               |            |  |
| Gallons/day (GPD) of water use                                 | UNKNOWN      | +5,174 GPD    | 5,174 GPD  |  |
| GPD water withdrawal   |              |               |            |  |
| GPD wastewater generation/ treatment                           | UNKNOWN      | +5,174 GPD    | 5,174 GPD  |  |
| Length of water/sewer mains (in miles)                         | N/A          | N/A           | N/A        |  |

**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 project is located at 369 Washington Street in Woburn, Massachusetts. The site is bounded by Washington Street to the west, Cummings Park Drive to the south, Tower Park Drive to the north and the highway embankments associated with I-95 and its interchange with I-93 to the east. The total project site is 12.37 Acres and is occupied by two vacant buildings associated with the former WR Grace manufacturing facility. There is a large (2.3 acre) bordering vegetated wetland (BVW) area located on the eastern portion of the property. A large earthen berm separates the upland portion of the site from the BVW. The upland located between the former manufacturing buildings and the earthen berm is undeveloped but previously disturbed, consisting of open fields and wooded areas. Under existing conditions, approximately 4.2 acres of the site is covered by impervious surface(s). Due to the operation of the former WR Grace manufacturing facility, the project site is currently undergoing long-term ground water remediation efforts as a part of the City Wells G&H Superfund Site. All remediation system components, along with the contaminant plume are located on the upland portion of the site. As shown on the accompanying plans, the existing remediation system treatment building located on the southeast portion of the property discharges into the adjacent un-named intermittent stream and will be maintained as operational throughout construction and retail operations. The entire remediation system is maintained by the previous land owner/operator (W.R Grace) and is currently permitted and monitored by the EPA*

*The proposed project includes demolition of the existing manufacturing and warehouse buildings to accommodate the construction of a 96,000 SF (Gross Floor Area) retail/office building. The project will be designed in order to preserve the current configuration of all remediation system components and their associated utilities. The proposed 96,000 SF building will consist of approximately 79,000 SF of first-floor retail sales and storage and 17,000 SF of mezzanine office space. The project also includes site improvements including parking areas containing 500 spaces, landscaping, utilities and recreational areas. The project will include rendering approximately 3 acres of land impervious. To mitigate the stormwater discharge rates, a network of detention and infiltration systems have been designed to recharge all run-off collected from the entire roof area and will attenuate the lag time for high intensity storm events in an effort to decrease the total volume discharged from the site at any given moment. The entire system will be designed to meet the Massachusetts Storm water Management Guidelines for water quality and runoff discharge. This combination is appropriate due to infiltration constraints associated with high groundwater levels at the northern portion of the site and the potential impacts to the remediation wells located along the southern and western perimeters.*

*Access to the proposed development will be via Washington Street (a State Road) and Tower Park Drive (a City Road). There is one right-in/right-out curb cut proposed along Washington Street at the southern portion of the project site. Two proposed curb cuts are located on Tower Park Drive, which provides unrestricted access to Washington Street via a signalized intersection. As part of the planned mitigation, off-site traffic improvements are proposed (see Scenario Two of the attached Traffic Study). These proposed improvements include:*

- *Widen Washington Street southbound to provide an exclusive left-turn lane.*
- *Widen Tower Park Drive westbound to provide a shared through/left-turn lane and a shared through/right-turn lane. This would require widening of the I-95 Northbound On-Ramp to receive the two through lanes, as well as changes to the existing signal equipment*
- *Widen Washington Street northbound to provide a northbound double left-turn lane.*
- *Install a new traffic signal with a new timing/phasing and coordination plan.*

*These traffic improvements will not only handle the additional 2,680 trips but it will also improve upon an already failing intersection by allowing a dedicated left turn lane(s) onto I-95 Northbound. These traffic improvements will also require additional land acquisition, which is currently being negotiated with the abutting landowner.*