



# *The Commonwealth of Massachusetts*

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February 8, 2007

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS  
ON THE  
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : 536 Main Street  
PROJECT MUNICIPALITY : Groton  
PROJECT WATERSHED : Nashua  
EOEA NUMBER : 13942  
PROJECT PROPONENT : Gillis Homes  
DATE NOTICED IN MONITOR : **January 9, 2007**

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

The proposed project consists of construction of a two-story building (approximately 10,000 square feet) designed for retail and office use. The project site is approximately 1-acre in size and is located in the Petapawag Area of Critical Environmental Concern (ACEC). The project will result in approximately 0.57 acres of new impervious area and generate 253 vehicle trips on an average weekday.

The project is undergoing review pursuant to Section 11.03 (11)(b) because it is located within a designated ACEC. The project requires an Access Permit from the Massachusetts Highway Department (MHD) for access onto Route 119/111 and may require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA).

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required

state permits with the potential to cause Damage to the Environment as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to traffic, land, stormwater and ACEC issues.

### Traffic

The ENF indicated that the project would generate approximately 699 vehicle trips per day and that access to the proposed project will be provided via an existing driveway on Route 119/111. Additional information relating to traffic impacts was subsequently provided to the Executive Office of Transportation (EOT) during MEPA review. In its comment letter, EOT notes that the project is expected to generate 253 vehicle trips on an average weekday and that a limited traffic study was performed in accordance with the EOEA/EOT guidelines for traffic assessment. The EOT has determined that traffic impacts associated with the project will not have a significant impact on the Route 119/111 corridor. However, as recommended by EOT, the proponent should implement Transportation Demand Management (TDM) measures aimed at providing ridesharing for employees to reduce single-occupancy vehicle trips to and from the site.

### Stormwater Management

According to the ENF, the project is being designed to meet DEP's Stormwater Management Policy Standards and Low Impact Development Standards (LID) in accordance with the Groton LID By-law, American Society of Civil Engineers LID Applications, and the Metropolitan Area Planning Council (MAPC) Massachusetts LID Toolkit. The Town of Groton Planning Board indicated in its comment letter that the stormwater treatment system is properly designed and that the proponent has satisfied the Planning Board's concerns.

The stormwater system design includes two infiltration beds located underneath parking areas. The system is designed to retain the 2-year, 10-year and 25-year storm. A small amount of stormwater from the 100-year storm will discharge to the northeast area of the site. The proponent should ensure that measures are implemented to ensure effective long-term operation and maintenance of the stormwater management system. In addition, I encourage the proponent to consider the recommendations of the Nashua River Watershed Association (NRWA) in project design to enhance protection of greenspace and effective management of stormwater as further detailed in its comment letter.

### Sustainable Design

In addition to the proposed LID design elements, I encourage the proponent to consider high performance/green building and other sustainable design measures. Such measures may include:

- Leadership in Energy and Environmental Design (LEED) certification;
- water conservation and reuse of wastewater and stormwater;
- ecological landscaping;
- green roofs;

- optimization of natural day lighting, passive solar gain, and natural cooling;
- use of energy efficient Heating, Ventilation and Air Conditioning (HVAC) and lighting systems, appliances and other equipment, and use of solar preheating of makeup air;
- favoring building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- implementation of a solid waste minimization and management plan; and
- provision of easily accessible and user-friendly recycling system infrastructure.

The ENF has defined the nature and general elements of the project and proposed measures to avoid and minimize, or mitigate environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permit and review processes. The proposed project requires no further review under MEPA.

February 8, 2007

DATE



Ian A. Bowles, Secretary

Comments Received:

- |         |   |
|---------|---|
| 1/23/07 | Montachusett Regional Planning Commission |
| 1/29/07 | Executive Office of Transportation        |
| 1/30/07 | Town of Groton, Planning Board            |
| 1/30/07 | Nashua River Watershed Association        |

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