



# *The Commonwealth of Massachusetts*

*Executive Office of Environmental Affairs*

*100 Cambridge Street, Suite 900*

*Boston, MA 02114-2524*

MITT ROMNEY  
GOVERNOR

KERRY HEALEY  
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD  
SECRETARY

Tel. (617) 626-1000  
Fax. (617) 626-1181  
<http://www.mass.gov/envir>

May 26, 2006

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

PROJECT NAME : Car Dealership  
PROJECT MUNICIPALITY : Milford  
PROJECT WATERSHED : Charles River  
EOEA NUMBER : 13783  
PROJECT PROPONENT : Compass Realty/Milford, LLC  
DATE NOTICED IN MONITOR : April 26, 2006

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).

This project consists of the relocation of an existing car dealership in Milford to a vacant lot on the northern side of Fortune Boulevard. The approximately 8-acre site will include a 54,315 square foot (sf) car dealership with approximately 600 parking spaces (470 for storage and 130 for customers and employees). It is bounded by Interstate 495 (I-495) to the north, a Target retail store to the west and another vacant lot (25B) to the east. Access to the site is proposed via a driveway on Fortune Boulevard. This site has undergone previous MEPA review as part of Granite Industrial Park (EOEA #5010).

The project is undergoing MEPA review pursuant to Section 11.03 (6)(b)(14) because it requires a state permit and will generate more than 1,000 new average daily trips (adt) and create more than 150 parking spaces. The project requires an Indirect Highway Access Permit from the Massachusetts Highway Department (MHD). The project requires an Order of Conditions from the Milford Conservation Commission which was already issued. MEPA jurisdiction is limited to the subject matter of required permits.

The environmental impacts of Granite Industrial Park, a 2 million sf industrial park consisting of office, industrial and warehouse uses, were reviewed by MEPA (EOEA #5010) beginning in 1983. Associated mitigation, including the need for traffic improvements and transportation demand management measures, was developed for the industrial park as a whole. As planning advances for individual parcels, they are undergoing MEPA review if they meet or exceed thresholds and require state agency actions.

The ENF included a traffic analysis that generally conforms to the Executive Office of Environmental Affairs (EOEA)/Executive Office of Transportation (EOT) Guidelines for Traffic Impact Assessment. In addition, traffic growth related to this project (at a reduced scale of 36,000 sf) was included in the traffic analysis of the Granite Heights Marketplace (EOEA #13688) project. EOT has indicated that this analysis has addressed most of the traffic impacts of the project. I note that previous reviews of projects in this area have identified the need for additional mitigation at local intersections that are not subject to MHD jurisdiction. MHD has indicated that it would be prudent for the proponent to coordinate with the Town of Milford regarding the need for additional improvements at local intersections.

The adjacent lot (25B) is also owned by the project proponent. The proponent has indicated that it is not planning to develop the site at this time. If the proponent decides to develop the site, a Notice of Project Change (NPC) shall be filed by the proponent or any subsequent owner of the lot to address the cumulative impacts of these projects.

The review of the ENF has served to adequately disclose the potential impacts and mitigation associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that outstanding issues can be addressed through state and local permitting. No further MEPA review is required.

May 26, 2006

Date

  
Stephen R. Pritchard

Comments received:

5/15/06      Executive Office of Transportation (EOT)

SRP/CDB/cdb