

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13730
 MEPA Analyst: ANNE CANADAY
 Phone: 617-626-1035

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: "Turnpike Crossing" Mixed Use Retail and Office Project		
Street: Route 9 eastbound, near Lyman Street		
Municipality: Westborough	Watershed: SuAsCo	
Universal Transverse Mercator Coordinates: 284385 Easting; 4684488 Northing	Latitude: 42° 16' 58.11" North Longitude: 71° 36' 54.05" West	
Estimated commencement date: Q1 2007	Estimated completion date: Q4 2007	
Approximate cost: \$20 million	Status of project design: 20% complete	
Proponent: The Richmond Company, Inc.		
Street: 7 Essex Green Drive, Suite 56		
Municipality: Peabody	State: MA	Zip Code: 01960
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jessie Cadigan		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: jcadigan@epsilonassociates.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:
Local: Order of Conditions, Special Permit and Site Plan Approval
Federal: NPDES Construction General Permit

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" 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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	47±			
New acres of land altered		4.8		
Acres of impervious area	1.9	10.8	12.7	
Square feet of new bordering vegetated wetlands alteration		1,985		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	1,000	189,000	190,000	
Number of housing units	0	0	0	
Maximum height (in feet)	12	24	36	
TRANSPORTATION				
Vehicle trips per day	0*	4,950	4,950	
Parking spaces	30	689	719	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	200	19,150	19,350	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	200	10,112	10,312	
Length of water/sewer mains (in miles)	0.24/0.72	0.45/-0.50	0.69/0.22	

*Existing use (driving range) is seasonal, so the proponent is not seeking credit for trips associated with this 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 PH 784 and WH 1047) 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 Westborough Cedar Swamp) No

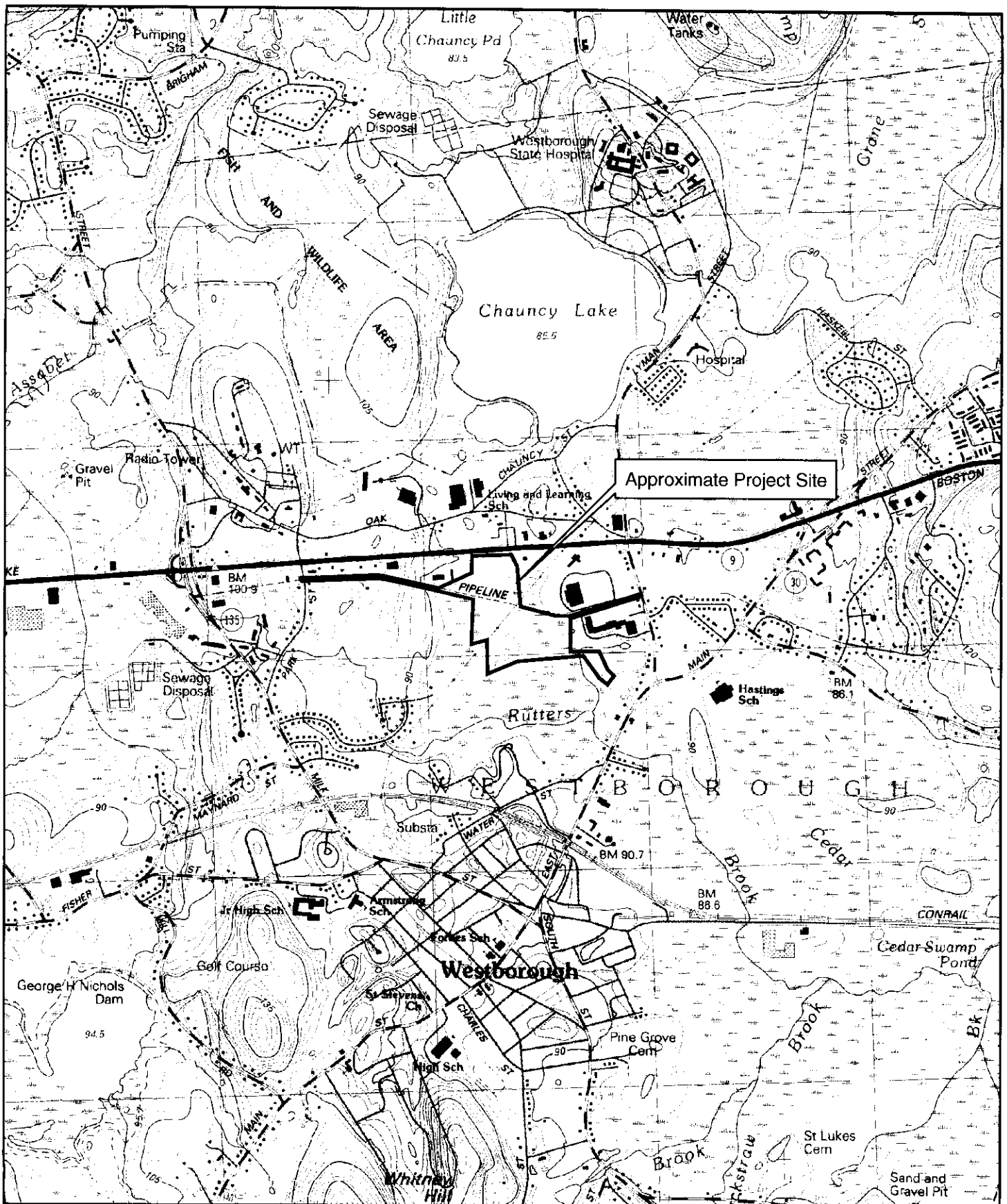
PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The project site is comprised of approximately 47 acres located on the south side of Route 9, west of Lyman Street, in Westborough as shown on the USGS Locus Map (Figure 1) included in Attachment 1. As shown on Figure 2, Existing Conditions, included in Attachment 1, the site is presently partially occupied by the Westborough Rotary Club Golf Driving Range. A New England Power Company easement runs northeast to southwest across the central portion of the site and a Shell Oil Company easement containing an inactive pipeline traverses the site from west to east, extending along the two "arms" of the site. A paved drive, Gannon Road, serves area commercial and retail establishments on the eastern arm of the site and connects to Lyman Street. The western arm of the site connects to Park Street but is undeveloped.

More than half of the site, approximately 27 acres, comprises bordering vegetated wetlands. The largest upland area is in the northern portion of the site, adjacent to Route 9, and is currently occupied by the driving range. A slightly smaller upland area is located farther to the south and is separated from the northern section by a small arm of wetlands that is transected by a small dirt road. The smallest upland area is located near the eastern arm of the site. In addition, the entire pipeline easement that traverses the site is upland.

The proposed development is shown on Figure 3 included in Attachment 1, Conceptual Site Plan, and will replace the existing golf driving range sheds and storage buildings with a 140,000 sf home improvement store in the northern area of the site and a 50,000 sf three story office building in the southern area. Access to the site will be via a new signalized intersection of the site drive and Route 9 and also via Gannon Way, which connects to Lyman Street. A Traffic Impact and Access Study for the project has been prepared by Greenman-Pedersen, Inc. and presents preliminary information with respect to the development's traffic impacts and access/ egress requirements. This study is included as Attachment 3. A full traffic analysis will be completed as the project design and MEPA process move forward.

The driveway proposed to connect the office building area, which is separated from the northern portion of the site by a small arm of wetlands, will partially utilize the location of the existing dirt road in order to minimize wetland impacts. 1,985 sf of wetland impact is estimated to result from construction of this driveway; mitigation for these impacts will be developed as site design progresses.



Basemap: 1983 USGS Quadrangles, MassGIS

Figure 1
USGS Locus Map

Turnpike Crossing
Westborough, Massachusetts

Epsilon
ASSOCIATES, INC.

Scale 1:24,000
1 inch = 2,000 feet

0 2,000 4,000 Feet