

EOEA # 13731  
 ANALYST: Nick Lavolas  
 X 10 30



Commonwealth of Massachusetts  
 Executive Office of Environmental Affairs ■ MEPA Office

**Environmental**

**Notification Form**

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: Proposed Redevelopment Project		
Street: Main Street (Route 38)		
Municipality: Wilmington	Watershed: Ipswich River	
Universal Transverse Mercator Coordinates: 47 13 533 North, 19 03 20 840 West	Latitude: 42° 33.33' North Longitude: 71° 10.94' West	
Estimated commencement date: March 2006	Estimated completion date: November, 2006	
Approximate cost: \$5,000,000	Status of project design: 50 %complete	
Proponent: Wilmington Main Realty Limited Partnership		
Street: 1300 Belmont Street, Suite 302		
Municipality: Brockton	State: MA	Zip Code: 02301
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dermot J. Kelly, PE, PTOE		
Firm/Agency: DJK Associates, Inc.	Street: 280 Main Street, Suite 204	
Municipality: North Reading	State: MA	Zip Code: 01864-1300
Phone: 978-664-2205	Fax: 978-664-2444	E-mail: dkelly@djkin.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 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:

(1) Planning Board Site Plan Approval. (2) Wilmington Order of Conditions. (3) Wilmington ZBA Special Permits. (4) Massachusetts Highway Department Highway Access Permit. (5) Massachusetts Highway Department Traffic Signal Permit. (6) Executive Office of Environmental Affairs Massachusetts Environmental Affairs Policy Act (MEPA) Review. (7) Various Local Permits, including Building Permit, Water, Sewer, Occupancy Permit, etc.

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 <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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: •Zoning Board of Appeals Special Permits •Planning Board Site Plan Approval •MHD Highway Access Permit •MHD Traffic Signal Permit •Executive Office of Environmental Affairs Massachusetts Environmental Affairs Policy Act (MEPA) Review •Various Local Permits Including Building Permit, Water, Sewer, Occupancy, Permit, etc.
Total site acreage	7.54			
New acres of land altered		0		
Acres of impervious area	5.88	0.15	6.03	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	35,600	+42,588	78,179	
Number of housing units	0	0	0	
Maximum height (in feet)	18'±	+12'	30'±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	Negilible	+5,802	5,802	
Parking spaces	410	-49	361	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	2,000	8,500	10,500	
GPD water withdrawal	--	--	--	
GPD wastewater generation/treatment	500	8,500	9,000	
Length of water/sewer mains (in miles)				

**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 (NHESP confirmation should be issued on or about 2/16/06.)

**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 proposed project includes the redevelopment of the former Wilmington Ford site located along Main Street (Route 38) in Wilmington, Massachusetts. Currently, the site is used for automotive repair and service. The site is located opposite Wilmington Plaza approximately ¾ of a mile north of the Main Street/Route 62 intersection. The site abuts Main Street to the east, Bridge Lane to the north, the MBTA commuter line to the west and Wilmington Subaru Dealership to the south. The potential redevelopment project would subdivide an existing parcel such that the current Subaru Car Dealership would remain on a 4.0-acre parcel and the remaining 7.5-acre parcel would be redeveloped.*

*Several development alternatives were considered during the project planning process ranging in size from an 78,509 SF retail center to an 89,400 SF retail center. The current project includes 78,179 SF.*

*Presently, Wilmington Main Realty Partnership is proposing the redevelopment of the former Wilmington Ford site into a 78,179 square foot (SF) Retail Center. The proposed redevelopment consists of 55,679 SF of retail space in the main building, a 4,900 SF High Turnover Sit-Down Restaurant, two general retail buildings at 7,500 SF and 7,000 SF, a 1,800 SF Coffee Shop with a Drive-Through Window, and a 1,200 SF Sandwich/Luncheonette-style Restaurant.*

*The primary access/egress to/from the site would occur at the relocated existing driveway with a relocated traffic signal located along Main Street in the center of the project parcel. The existing traffic signal located approximately 500 feet to the south would be relocated to the proposed redevelopment site primary driveway. A new driveway serving the Wilmington Plaza would be aligned with the primary site driveway. The proponent has worked diligently with the abutter, Wilmington Plaza, to eliminate the need for two traffic signals along Main Street instead of the current proposal to relocate the Wilmington Plaza traffic signal. The signalized driveway is located near the existing curb cut currently serving the site. The existing driveway would be relocated, upgraded and improved with two lanes entering and two lanes exiting. The new traffic signal would remain part of the existing traffic signal system along Main Street. The existing traffic signal timings at the traffic signals along Main Street would be re-timed to minimize vehicle delays along the Main Street corridor. A secondary right-turn out only driveway is also proposed*

in the southeast corner of the site along Main Street. A driveway connection between the proposed project and the adjacent Subaru car dealership would be located along the southern border of the site. A gated emergency-only driveway along Bridge Lane would be eliminated. A sidewalk connection to Bridge Lane will be proposed as part of the proposed redevelopment. The proponent has proposed offsite signage and pavement markings along Bridge Lane west of Main Street.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 \_\_\_ Yes X No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>35,600</u>	<u>42,588</u>	<u>78,179</u>
Roadways, parking, and other paved areas	<u>220,670</u>	<u>41,670</u>	<u>179,000</u>
Other altered areas (describe)	<u>0</u>	<u>0</u>	<u>0</u>
Undeveloped areas	<u>0</u>	<u>0</u>	<u>0</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes X No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? \_\_\_ Yes X No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes X No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes \_\_\_ No X ; if yes, describe:

H. Describe the project's storm water impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

*There are no storm water management devices existing on the site. The Proponent will install catch basins with 4' sumps and gas/oil traps, Stormceptor or Vortechinics treatment units, storage tank oil/gas separators at truck loading areas, and roof storm water infiltration system for groundwater recharge.*

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes \_\_\_ No X; if yes, what is the Release Tracking Number (RTN)?

J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware, or Wachusett subwatershed? \_\_\_ Yes X No; if yes, is the project site subject to regulation under the Watershed Protection Act? \_\_\_ Yes X No

K. Describe the project's other impacts on land:

Figure 2-1: Site Location Map

