

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13756*
 MEPA Analyst: *Aisling Eglinton*
 Phone: 617-626-*1030*

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 Retail Center		
Street: Boston Post Road (Route 20) and Glen Street		
Municipality: Marlborough	Watershed: Millham Brook to Assabet River	
Universal Transverse Mercator Coordinates: Northing (y) 4690856.414 meters Easting(x) 287393.983 meters	Latitude: 42°20'27" (42.340833 north)	Longitude: -71°34'53" (-71.581389 west)
Estimated commencement date: Spring 2006	Estimated completion date: March 2007	
Approximate cost: \$5 million	Status of project design: 75% %complete	
Proponent: Northborough/Marlborough Land Realty Trust, an affiliated entity of The Gutierrez Company		
Street: One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Colleen Collins		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: ccollins@vhb.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?
 Withdrawn Yes (EOEA No. 12584) No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:
City of Marlborough Conservation Commission Order of Conditions; City of Marlborough Site Plan Approval
Federal EPA NPDES Construction General Permit; Massachusetts Highway Department Access Permit

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
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 (including Legislative Approvals) – Specify:
Total site acreage	6.6 acres			
New acres of land altered		±4.9 acres		
Acres of impervious area	0.05	±2.55 acres	±2.6 acres	
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		N/A		
STRUCTURES				
Gross square footage	0	±21,000 SF	±21,000 SF	
Number of housing units	0	0	0	
Maximum height (in feet)	0	±15 FT	±15 FT	
TRANSPORTATION				
Vehicle trips per day	0	1575 Weekday 1801 Saturday	1575 Weekday 1801 Saturday	
Parking spaces	0	±201	±201	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	±8,060 GPD	±8,060 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	±7,330 GPD	±7,330 GPD	
Length of water/sewer mains (in miles)	0	Water: ±0.1 mile Sewer: ±0.1 mile	Water: ±0.1 mile Sewer: ±0.1 mile	

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 Marlborough/Northborough Land Realty Trust, an affiliated entity of the Gutierrez Company (the Proponent), proposes to develop 15,000 square feet of retail and 6,000 square feet of restaurant on an approximately 6.6 acre site in the western section of Marlborough, Massachusetts. The project site is currently undeveloped land located at the intersection of Boston Post Road (State-controlled Route 20) with Glen Street (a local roadway).

Figure 1 shows the project site location. The Site is generally bounded by Boston Post Road to the north, Glen Street to the east and south, and a wetland to the west. The project site is located within a Business (B) district established by the City of Marlborough. The site is also located in the Water Supply Protection Overlay District, because it lies within the watershed of the Millham Reservoir.

Figure 2 depicts existing conditions at the project site. The Site is a mix of brush, weeds and grass; a significant portion of the Site is wooded with a wetland system located along the west/southwesterly property line. There is a small riprap area, approximately 0.05 acres in size at the northwest corner of the Site adjacent to Route 20. Elevations on the Site range from approximately 445 (NGVD datum) feet at the highest point (east edge of the parcel), to approximately 364 at the wetland (west edge of parcel).

Wetland resources on the site include a bordering vegetated wetland at the west edge of the parcel, and an intermittent stream that enters the property through a 30-inch concrete culvert under Route 20 at the base of a steep rip rap slope. The stream flows in a southerly direction through the wetland, exiting the property through a culvert under Glen Street at the southwestern property boundary. The proposed project complies with the Wetlands Protection Act (WPA) and with the Department of Environmental Protection (DEP) Stormwater Management Policy. The City of Marlborough has a wetland setback policy which requires a 20-foot no disturbance zone around wetlands. As stated previously, the project is located in the Water Supply Protection District, and has been designed to meet the local Water Supply Protection Ordinance, which has an associated 50-foot no disturbance buffer.

Figure 3 depicts the proposed development, which includes construction of the retail and restaurant buildings, a site access driveway off of State Route 20 (Boston Post Road) and a site access driveway off of Glen Street, truck loading areas, approximately 201 surface parking spaces, associated grading and site landscaping, utilities, and stormwater management system. The project is consistent with the current zoning district, B – Business, and with adjacent commercial land uses along Route 20.

Water and sewer impacts are considered minor. Based on Massachusetts Department of Environmental Protection (DEP) sewer generation rates (314 CMR 7.15) the Project will generate about 7,330 gallons per day (GPD) of wastewater flow, which will be conveyed to the Westerly Treatment Plant. The Project does not require any State permits related to wastewater disposal. However, the City of Marlborough currently has limited capacity remaining at the Westerly Treatment Plant and has established an Interim Sewer Connection Policy which requires that an applicant remove existing infiltration and inflow (I and D) present in the City's sewage collection system in order to add flows. The minimum volume to be removed is 3 times the volume of sewage generated by the proposed project. Water consumption estimates for proposed projects are based upon projected sewage generation with an added factor of 10 percent for consumption, system losses, and other uses. Based upon the sewage generation rate the Project will require 8,050 GPD of water.

The project proposes to significantly improve existing flooding conditions in the Glenbrook neighborhood, which is south of the site and along Glen Street. As part of the project, a new drain pipe will be installed along the north side of Glen Street that will intercept flows from the project site, and tributary areas, prior to their discharge to the undersized existing drainage system in Glen Street. This drainage pipe will discharge runoff upstream of Millham Brook, consistent with existing conditions, and minimize flooding of the existing pipe system that runs through the neighborhood. The new pipe will also minimize the overtopping onto Glen Street, and associated erosion and sedimentation that currently occur with the existing undersized system.

The Project requires an Order of Conditions from the City of Marlborough Conservation Commission, Site Plan Approval from the City Planning Board, and an Access Permit from the Massachusetts Highway Department for the site driveway off of Route 20. The impact thresholds for filing an ENF are associated with traffic generation only.