

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF

Environmental
Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEA No.: 13764
MEPA Analyst: Aisling Eglinton
Phone: 617-626-1024

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: Bellingham Commons II		
Street: Mechanic Street (Route 140)		
Municipality: Bellingham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 296909_795 Easting, 4661832_94 Northing	Latitude: 71 45 53.47 N	Longitude: 42 08 23.14 W
Estimated commencement date: June 2006	Estimated completion date: Nov. 2008	
Approximate cost: 7.0 Million Dollars	Status of project design: 30 %complete	
Proponent: 191 Mechanic Street, LLC		
Street: 11 River Street		
Municipality: Wellesley	State: MA	Zip Code: 02181
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark E. Beaudry, PE		
Firm/Agency: Meridian Associates, Inc.	Street: 69 Milk St. Suite 302	
Municipality: Westborough	State: MA	Zip Code: 01581
Phone: (508) 871-7030	Fax: (508) 871-7039	E-mail: mbeaudry@meridianassoc.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): 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: Development Plan Approval (Bellingham Planning Board); Use Special Permit (Bellingham Planning Board); Definitive Plan Approval (Bellingham Planning Board); Disposal Works Construction Permits (Bellingham Board of Health); and NPDES Stormwater Construction Permit (EPA).

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 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 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	11.4±			
New acres of land altered		7.45±		
Acres of impervious area	1.5±	7.15±	8.65±	
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		
STRUCTURES				
Gross square footage	1,400±	87,600±	89,000±	
Number of housing units	0	0	0	
Maximum height (in feet)	15±	5±	20±	
TRANSPORTATION				
Vehicle trips per day	11,440±	2,708±	14,148±	
Parking spaces	50±	180±	230±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	365±*	2,770±	3,135±**	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	185***	2,665	2,850	
Length of water/sewer mains (in miles)	0	0	0	

- * Includes 273± GPD for Driving Range Irrigation
- ** Wastewater generation plus 10 percent.
- *** Based on Title 5, 200% of Avg. Daily Flow of 92 GPD from water meter records

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 project site, identified as Assessors Map 51/Parcel 1A, Lots 1-8, (Site) is located adjacent to Mechanic Street (Route 140) in Bellingham, Massachusetts (Figure 2). Located in the Charles River watershed, abutting land uses to this 11.4-acre Site include commercial uses to the north, east and southeast; undeveloped land to the south: a condominium complex to the southwest: and a single-family residence to the west.

The Site currently contains a miniature golf facility and driving range. The majority of the Site is a grass driving range. The remainder of the Site consists of a 1,300± square foot. snack bar/pro-shop, miniature golf course, parking lot, scrub brush, and wooded areas along the south property line. The Site has approximately 9 feet of topographic relief between the high elevations along the southern property line (Elev. 270.8) to the lowest point along the southeast property line (Elev. 261.4). The Sites northwestern property line abuts the Town Water Resource Overlay District. The Site is currently zoned Industrial and Business-1 and is included in an area identified for major industrial/business use according to the current Bellingham Master Plan. Refer to the attached Existing Conditions Exhibit (Figure 3).

The alternatives for the project Site include the No-Build Alternative which would maintain the current use of the property, and the Preferred Alternative, which is development of the Site for commercial use through the creation of two lots. Under this Preferred Alternative, Lot 1 is to be developed as a retail plaza with a small restaurant component and Lot 2 is to be developed as a self-storage/mini-warehouse facility. Under the No-Build Alternative, the site will continue to operate as a miniature golf/driving range complex.

The Preferred Alternative (Project) involves a 24,000± square foot retail building and a 3,000± square foot restaurant, with approximately 210 parking spaces on Lot 1 and a 62,000± square foot self-storage/mini-warehouse facility with up to 20 parking spaces on Lot 2. Associated access drives, stormwater management systems and site appurtenances will also be constructed. The Project will be serviced by two on-site sewage disposal systems, limited public sewer and municipal water. Additionally, the Project will include the construction of a 400± foot long cul-de-sac which will require modification of the existing curb cut onto Mechanic Street. A second curb cut directly onto Mechanic Street will be required to provide access to Lot 1. Mechanic Street is an arterial roadway subject to the jurisdiction of the Massachusetts Highway Department. Refer to the attached Proposed Conditions Exhibit (Figure 4).

Approximately 7.15 acres of new impervious surface will be added to the 1.5 acres that already exists. To mitigate Project-related runoff, a stormwater management system will be designed in accordance with the DEP Stormwater Management Standards. The emphasis of the stormwater management system will be on infiltration via on-site recharge. A portion of this system has already been designed to accept runoff from Lot 1 and the cul-de-sac. Clean roof drainage from the retail plaza will be directed to a water quality swale within the upper area of a proposed basin in a "Low Impact Development" approach to recharge. Pavement runoff will be pre-treated and routed through deep-sump hooded catch basins and water quality basins prior to discharging into a vegetated detention/infiltration basins. These measures, in addition to an Operations and Maintenance Plan (OMP), will meet/exceed the stormwater design standards resulting in compliance with the DEP standards; Massachusetts Wetlands Protection Act jurisdiction notwithstanding.

A Municipal sewer moratorium exists. Two on-site subsurface disposal systems will be constructed for the wastewater volume in excess of the existing sewer discharge volume. A small portion of the Project will continue to discharge to the Municipal system. The Project will be serviced by the Municipal water supply.

The Project will generate an additional 2,708 vehicle trips per day on Mechanic Street. Presently, the ADT on Route 140 is 11,440; therefore, the proposed land use represents an approximate 23.7 percent increase in vehicle trips per day. This increase is not expected to materially affect the level of service, accident history or sight distance on Route 140. Project-related traffic mitigation measures/improvements include the re-striping of Mechanic Street to include an exclusive left turn lane into the Site as well as cold plane and bituminous concrete overlays along the Site frontage. Refer to the attached Traffic Impact and Access Study – Bellingham Commons II for additional information.

In accordance with 301 CMR 11.03, the proposed project triggers the following Review Thresholds:

- (1) Land (b) ENF and Other MEPA Review if the Secretary so requires.
 - (2) Creation of five or more acres of impervious area; and

- (6) Transportation (b) ENF and Other MEPA Review if the Secretary so requires.
 - (14) Generation of 1,000 or more new ADT on roadways providing access to a single location and construction of 150 or more new parking spaces at a single location.

Based on a review of the allowed uses within the Industrial and Business-I zoning districts, alternatives to the proposed Project may include, but not be limited to manufacturing complexes, bulk storage facilities, laundry or dry cleaning plants, printing shops, medical clinics, auto sales/rental/service, and hotels/motels. The Project location along Mechanic Street played an important role in the selection of which use(s) would satisfy the Town's development objectives as stated in the Town of Bellingham's Master Plan of 1998. More specifically, the proposed development is contributing to Bellingham's planned transition from the dependency of residential property taxes to businesses for fiscal relief.

With regard to ground water and surface water quality impact, the proposed development as designed is compliant with the DEP Stormwater Management Standards. The proposed sewage disposal systems are not located within a nitrogen sensitive area or Bellingham's Water Resource District. The systems were designed in compliance with the provisions set forth by 310 CMR 15.000, Title V. Several of the

alternative uses permitted by zoning for the site historically may generate a less-environmentally friendly discharge.

The Project will have a minor effect on intersection operations on Mechanic Street and Maple Street. Peak-hour volumes are anticipated to conservatively increase by approximately 3 to 71 bi-directional vehicles in the immediate area of the Site. The level of service for the study area intersections does not change significantly from No-Build to Build conditions. Although alternative uses may represent less of an effect on traffic volume, the proposed modifications to Mechanic Street will mitigate the additional increase. Additionally, the Project is consistent with the goals and objectives of the Town's Master Plan as well as the Regional Development Plan (MetroPlan 2000) of the Metropolitan Area Planning Council.

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 ___ No; if yes, specify each threshold:

(1)(b)2. conversion of 5 or more acres of impervious area

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>0.03</u>	<u>2.04</u>	<u>2.07</u>
Roadways, parking, and other paved areas	<u>1.33</u>	<u>5.24</u>	<u>6.57</u>
Other altered areas (describe)	<u>9.25</u>	<u>(7.43)*</u>	<u>1.82</u>
Undeveloped areas	<u>0.79</u>	<u>0.15</u>	<u>0.94</u>

* Golf Driving Range

- B. Has any part of the project site been in active agricultural use in the last three years?
___ Yes 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 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 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 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 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 ; if yes, describe:
- H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

Analysis and Design conforms to the Massachusetts DEP Stormwater Standards. All peak flows will be mitigated on site through utilization of deep hooded catch basins, stormwater treatment