

# ENF Environmental Notification Form

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13517  
 MEPA Analyst: Nick ZAVOLAS  
 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: Dartmouth Commons		
Street: Route 6 and Wolcott Avenue		
Municipality: Dartmouth	Watershed: Massachusetts Coastal	
Universal Transverse Mercator Coordinates: 46 11 453 N, 3 33 046 E	Latitude: 42° 38' 20" N Longitude: 71° 00' 15" W	
Estimated commencement date: Summer 2005	Estimated completion date: October 2006	
Approximate cost: \$12.6 million	Status of project design: 25 % complete	
Proponent: Dartmouth Commons LLC c/o Universal Properties		
Street: 207 Quaker Lane, Suite 200		
Municipality: West Warwick	State: RI	Zip Code: 02893
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: lgallagher@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?  
 Yes (EOEA No. 9866)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- |  |   |  |
|--|---|--|
| a Single EIR? (see 301 CMR 11.06(8))           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> 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): The project may involve financial assistance from the Commonwealth in the form of State Investment Credits. The project involves no land transfer from an agency of the Commonwealth.

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 from Dartmouth Conservation Commission, Site Plan Review. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities.

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
<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	±29.0 ac.			
New acres of land altered		24.1 ac.		
Acres of impervious area	-0-	+18.4 ac.	18.4 ac.	
Square feet of new bordering vegetated wetlands alteration		1,700 sf.		
Square feet of new other wetland alteration		-0-		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	-0-	+235,000 sf.	+235,000 sf.	
Number of housing units	-0-	-0-	-0-	
Maximum height (in feet)	-0-	35 ft.	35 ft.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	-0-	+8,965 trips	8,965 trips	
Parking spaces	-0-	+1,109 spaces	1,109 spaces	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	-0-	+20,267 GPD	18,424 GPD	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/ treatment	-0-	+18,424 GPD	18,424 GPD	
Length of water/sewer mains (in miles)	-0-	+0.30 mi.	0.30 mi.	

**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 is approximately 29-acres total and is located on Route 6/State Road just west of North Dartmouth village in Dartmouth, Massachusetts. The project site is bounded by Route 6 (a four-lane state highway) and retail uses (e.g., Home Depot, North Dartmouth Mall) on the opposite side of the highway to the north and west, Wolcott Avenue and a row of single-family residential uses to the east, some additional residential uses to the south that fronts on Old Westport Road, and a strip of undeveloped, forested land ranging in width between approximately 400 and 600 feet to the west. The project site and the majority of the surrounding area is within a General Business (GB) zoning district, however the area includes both commercial/retail and residential uses.

The proposed project involves the development of approximately 235,000 square feet of retail space in the form of three separate structures. The retail center will be anchored by an approximately 124,700 square feet Target store located in the southern portion of the project site, oriented towards and visible from Route 6. An additional approximately 103,750 square feet of retail will be provided in three connected retail tenant pads (Retail 'A', Retail 'B', and Retail 'C'). Lastly, an approximately 6,500 square feet, 200-seat restaurant will be constructed along the project site's Route 6 frontage. Proposed parking to accommodate the new retail spaces includes approximately 1,109-spaces.

Site development alternatives were investigated to minimize the Project's potential impacts related to the surrounding wetland resources and stormwater runoff. The No-Build Alternative was considered non-viable and, therefore was dismissed as an option for the subject parcel. Although the No-Build Alternative would not result in any new impacts, it would also eliminate the Project's environmental and community benefits, particularly with respect to the restoration of the site, implementation of water quality improvements, as well as increased tax revenue and newly created jobs. Furthermore, an evaluation of site development configurations that would be achieved under local zoning ("as-of-right") determined that the Preliminary Alternative would increase environmental impacts related to impervious surfaces and water/sewer. The Preferred Alternative development plan aims to minimize impervious coverage and improve stormwater quality therefore minimizing impacts to wetlands and water resource areas as well as reduce water demand and wastewater generation.

The Project has been designed to contain development within the limits of environmentally sensitive areas in order to minimize impacts to the Project site's wetland resources as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the surrounding community. Potential environmental impacts include project-generated traffic, minor permanent wetland alteration, stormwater runoff, water/wastewater, and temporary impacts due to construction.

Mitigation elements and/or improvements for each impact area are proposed in order to reduce any potential environmental impact due to the proposed project. Traffic mitigation will include physical roadway improvements and traffic control measures that result in increased roadway/intersection capacity as well as "non-infrastructure" measures to reduce customer and employee reliance on single-occupant automobiles through the implementation of on-site Travel Demand Management strategies. Additionally, a wetland replacement area will be constructed at a 1:1 ratio (approximately 1,700 square feet) and stormwater management system will be constructed in order to mitigate any potential impacts to down gradient wetland resource areas associated with discharge of runoff from the project site. Regarding wastewater, the Proponent has committed to the established inflow/infiltration (I/I) mitigation fee of \$1.25 per gallon of sewage generated. Lastly, regarding temporary construction impacts, of dust suppression and air quality controls during the construction period as required under the National Pollutant Discharge Elimination System permit will be implemented and a temporary construction access permit will be filed with the Massachusetts Highway Department to allow construction traffic to access the site off of Route 6.