

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF

Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: **14233**
 MEPA Analyst: **Nick ZAVOIAS**
 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: BJ's Wholesale Club		
Street: Crown Colony Drive		
Municipality: Quincy	Watershed: Town Brook	
Universal Transverse Mercator Coordinates: 333957.00mE, 4677535.00mN	Latitude: 42°13'55" Longitude: 71°00'43"	
Estimated commencement date: 12/2008	Estimated completion date: 10/09	
Approximate cost: \$4,200,000	Status of project design: 30%	
Proponent: QBJ Land Development, LLC		
Street: P.O. Box 5481		
Municipality: Beverly	State: MA	Zip Code: 01915
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott W. Thornton, P.E.		
Firm/Agency: Vanasse & Associates	Street: 10 N.E. Business Ctr., Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: sthornton@rdva.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): **None**

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

List Local or Federal Permits and Approvals:

Local: Site Plan Approval, Building Permit, Driveway Permit

State: Indirect Highway Access Permit (IHAP)

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"/> Superceding 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	7.495 ±			
New acres of land altered		1.42		
Acres of impervious area	5.06 ±	1.22	6.28	
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	42,230	42,130	84,360	
Number of housing units	0	0	0	
Maximum height (in feet)	30+/-	10+/-	40+/-	
TRANSPORTATION				
Vehicle trips per day	100	4,788	4,888	
Parking spaces	50	310	360	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	825	4382	5207	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	750	3984	4734	
Length of water/sewer mains (in miles)	0	0	0	

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 proposed project will consist of the development of a 84,360 square foot (sf) BJ's Wholesale Club with 4 gasoline fuel dispensers (8 vehicle fueling positions (vfps)) on a 7.495 ±-acre parcel of land located south of Crown Colony Drive and north of the I-93/Route 3/Route 1 ramp system from Centre Street/Burgin Parkway. The project site currently contains the Patriot Ledger office building which will be demolished with the development of the project and is generally bounded by Crown Colony Drive to the north, Centre Street to the east, I-93/Route 3/Route 1 ramps to the south, and an office building to the west. Access to the proposed development will be provided by way of the existing Patriot Ledger driveway that intersects the south side of Crown Colony Drive. On-site parking will be provided for 360 vehicles.

The alternatives to the project are either No-Build or Build. Site plan options were explored in an effort to minimize land disturbances, avoid on-site wetlands and to appropriately address the tenant's criteria and comply with the zoning requirements of the City of Quincy.

Under the No Build alternative the project site would remain in its current condition with an old industrial/commercial building constructed in the early 1980's with associated parking, utilities and drainage. The current site does not provide any storm water management or water quality mitigation for parking area runoff into the Town Brook culvert. The existing building and site layout cannot be reused in its current condition for the proposed retail development. If the site remains in its current state, it will most likely remain vacant and become susceptible to vandalism which will result in an unsightly and unsafe condition.