

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: 13795  
 MEPA Analyst: BRIONY ANGLUS  
 Phone: 617-626-X 1029

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: Highland Commons		
Street: Route 62 (Coolidge Street)		
Municipality: Hudson and Berlin	Watershed: Concord (Assabet)	
Universal Transverse Mercator Coordinates: UTM 19 286260E 4696812N (WGS84/NAD83)	Latitude: 42° 23' 66" N	Longitude: 71° 35' 83" W (WGS84/NAD83)
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2008 (Phase 1)	
Approximate cost: \$93 million	Status of project design: 20 % complete	
Proponent: SullivanHayes Companies Northeast, LLC / Benderson Properties Development, LLC		
Street: 10 Waterside Drive, Suite 200		
Municipality: Farmington	State: CT	Zip Code: 06032
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: fschwarz@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. 7571)  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): The Project involves no financial assistance or 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: Town of Hudson: Order of Conditions (Conservation Commission), Site Plan Approval (Planning Board). Federal: NPDES General Permit for Stormwater Discharge from Construction Activities (U.S. EPA). For more detailed information, please see the "Anticipated Permits & Approvals" section in Chapter 1 Project Description of this Expanded ENF.

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water           | <input checked="" 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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: - DEP Groundwater Discharge Permit
	±161 acres			
New acres of land altered		±66.00 acres		
Acres of impervious area	±0.43 acres	±30.00 acres	±30.43 acres	
Square feet of new bordering vegetated wetlands alteration		- 0 - <sup>(1)</sup>		
Square feet of new other wetland alteration		±65,269 SF (Riverfront Area)		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
<b>STRUCTURES</b>				
Gross square footage	± 435 SF	+472,290 SF	±472,725 SF	
Number of housing units	- 0 -	- 0 - <sup>(2)</sup>	- 0 - <sup>(2)</sup>	
Maximum height (in feet)	35 ft. (water tank)	+60 ft.	±95 ft. (water tank)	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	+15,030 trips	15,030 trips	
Parking spaces	- 0 -	+1,436 spaces	1,436 spaces	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	+40,000 GPD	40,000 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	+82,000 GPD <sup>(3)</sup>	82,000 GPD <sup>(3)</sup>	
Length of water/sewer mains (in miles)	Water: 0.65 miles Sewer: None	Water: +0.83 miles Sewer: +3.68 miles	Water: 1.48 miles Sewer: 3.68 miles	

- (1) The Project involves no proposed work within bordering vegetated wetland (BVW) and no direct impact on BVW. However, a proposed bridge for the internal connector road will span a BVW and cause indirect impacts (tree trimming and minor shading impact). Please see Chapter 4 *Wetlands* for more information.
- (2) No residential housing units are proposed at this time and the Proponent has no specific plans for development in the Berlin portion of the site, which is residentially zoned. However, based on the existing Town of Berlin zoning and the topographic characteristics of the land, a residential subdivision with approximately 30 single-family home lots could be developed in the Berlin portion of the site. This Expanded ENF's traffic and wastewater assessments consider the impacts associated with potential future development of 30 homes in Berlin to provide an appropriate planning context. Please see the Project Description on page 3 for more information.
- (3) Includes approx. 14,300 GPD that would be associated with potential future development of 30 single-family homes in Berlin part of site.

**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.*)

SullivanHayes Companies Northeast, LLC / Benderson Properties Development, LLC (the "Proponent") is proposing to construct Highland Commons (the "Project"), a commercial shopping center and hotel development on a site located in the extreme western part of Hudson south of Coolidge Street (Route 62) and approximately one-third mile east of the I-495 Exit 26 interchange. The project site encompasses 161 acres straddling the Hudson/Berlin municipal boundary—approximately 78 acres is located in Hudson and approximately 83 acres in Berlin. However, only the Hudson portion of the site is proposed to be developed at this time. There are presently no plans for development of the site area in Berlin.

The Project involves development of a total of approximately 472,725 square feet (SF) of building program to be constructed in two phases on the Hudson portion of the site. Phase 1 will involve construction of a shopping center on the easterly portion of the Hudson site area with approximately 338,018 SF of commercial building area and a 1,706-SF wastewater treatment plant building. Phase 2 will involve construction of an approximately 222-room hotel with approximately 133,000 SF of building area on the westerly portion of the Hudson site.

The project site is generally bounded on the north by Coolidge Street; on the west and southwest by Gates Pond Road, large lot single family residences, and undeveloped land; and on the east by an Assabet River Branch, Hog Brook, and a small residential area. The project site is an assemblage of several parcels, including an approximately 26-acre parcel that is presently owned by the Town of Hudson. The Town's land is the location of an existing 1.3 million gallon municipal water supply storage tank. As part of its development agreement with the Town of Hudson, the Proponent will purchase the Town-owned property and has committed to providing a replacement (new) municipal water supply tank for the Town at a nearby location on the site. It is expected that the land occupied by the new water tank will be conveyed to the Town along with appropriate rights of access. The Town's existing land also contains an AT&T/Cingular cell communications tower (the Town leases the land for the antenna to the service providers) and the Project will involve replacement of this tower as well.

(Continued on next page)

## **Project Description (continued)**

### **Expanded Environmental Notification Form**

#### **Highland Commons – Hudson and Berlin, Massachusetts**

Presently, the site is mostly undeveloped and wooded, although there are altered/disturbed areas in the vicinity of the existing water tank/cell tower area and the access road serving that area in Hudson; associated with former gravel borrow pit operations in the Berlin part of the site; and a number of cart/dirt paths that traverse the site. There also has been some dumping and depositing of trash in parts of the site. The site topography is characterized by three hills and the passage of a portion of Hog Brook through the north-central part of the site and along the northeast edge of the property. Wetlands occur in the vicinity of Hog Brook, along an unnamed intermittent stream tributary to the Brook in the center of the site, and along an unnamed perennial stream bordering the southeast edge of the site that also is tributary to Hog Brook. Smaller, dispersed wetlands occur along the southwest and south edges of the site. The site contains a substantial amount of Riverfront Area associated mainly with Hog Brook. Existing site elevations range from a high point of 450+ feet at the peak of Potash Hill just west of the existing water supply tank to lower elevations in the range of 270 feet along Coolidge Street and in proximity to the unnamed Hog Brook Tributary.

The vicinity of the Route 62 and I-495 interchange is a largely undeveloped area with excellent accessibility. For many years, the Town of Hudson has consistently planned for and encouraged development of this land as a regional shopping center, so as to solidify its commercial tax base and take advantage of the commercial property value afforded by the convenient proximity to the nearby I-495 regional transportation system. The Town's 2004 *Community Development Plan* presents a land use plan designating commercial development on all this land and for nearly two decades local zoning has provided for commercial/retail use. For some time the Town has contemplated the sale of its 26-acre property as a vehicle to help promote the land assemblage required to develop a commercial center that would take advantage of these attributes. In late 2003, the Proponent entered into negotiations with the Town of Hudson and other private land owners to gain control of the entire 78-acre project site area in Hudson and the approximately 83 acres in Berlin. Chapter 1 *Project Description* of this Expanded ENF provides more information on the history of planning for development at the project site.

Access to the Hudson development is proposed via two driveways on Coolidge Street (Route 62). The primary site access will be from an East Site Drive, to be constructed in Phase 1 to serve the shopping center, which will be located approximately half a mile east of the intersection of Gates Pond Road/Route 62. The East Site Driveway will provide full access into and out of the site. In Phase 2, the West Site Drive (primarily serving the hotel) will be constructed as a secondary access. The West Site Driveway will be located on Coolidge Street approximately 1,300 feet west of the East Site Driveway. The West Site Driveway will allow full movements into the site but prohibit left-turns out of the site due to sight distance limitations. As part of Phase 2, an Internal Connector Road will be constructed to connect the East and West Site Drives, allowing customers to access all site areas internally and enhancing emergency access options.

The Proponent has investigated alternative program and site plan layout options for the development in Hudson. An "all retail" development plan was previously presented to the Town of Hudson and approved in late 2005, based on a layout similar to the currently proposed site plan but with a slightly modified internal roadway configuration and with Phase 2 being 54,000 SF of retail use rather than the currently proposed hotel. Another alternative considered was a site plan with no internal connector road linking the Phase 1 and Phase 2 areas. Chapter 2 *Alternatives* of this Expanded ENF discusses these alternatives. Chapter 4 *Wetlands* provides an evaluation of several options considered for the internal connector road's crossing of a wetland. As proposed, the crossing will be via a bridge that will span above the wetland and avoid direct impacts and work within the wetland. Chapter 4 *Wetlands* also discusses consideration of optional off-site locations for the proposed development as part of the Riverfront Area impact analysis.

The Project has been designed to contain development outside the limits of environmentally sensitive areas, avoid work directly within wetlands, and comply with Riverfront Area standards. The Project provides improvements and/or other measures to reduce and mitigate potential environmental impacts related to Project-generated traffic, stormwater runoff and water quality, wastewater, and temporary construction period impacts. The various technical chapters of this Expanded ENF include a discussion of mitigation associated with each environmental topic and Chapter 9 *Mitigation* presents a summary of all mitigation measures.

Although no development is currently proposed on the Berlin part of the site, based on the existing Town of Berlin zoning and the topographic characteristics of this approximately 83-acre portion of the site, a residential subdivision with approximately 30 single family homes could be developed. This Expanded ENF considers traffic and wastewater impacts that would be associated with this potential future development. When development plans for the Berlin site are confirmed, the Proponent will submit plans for MEPA review via filing of a Notice of Project Change.