

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE A No.: 13548  
 MEPA Analyst: *Briony Angus*  
 Phone: 617-626-1029

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: <b>149 South Main Street</b>		
Street: <b>149 South Main Street</b>		
Municipality: <b>Middleton</b>	Watershed: <b>Ipswich</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>40° - 35' 2"</b> Longitude: <b>70° - 00' 27"</b>	
Estimated commencement date: <b>06/05</b>	Estimated completion date: <b>08/06</b>	
Approximate cost: <b>\$5.2 Million</b>	Status of project design: <b>90</b> %complete	
Proponent: <b>Middleton Retail, LLC</b>		
Street: <b>14 Sgt. Roode Lane</b>		
Municipality: <b>Middleton</b>	State: <b>MA</b>	Zip Code: <b>01949</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Richard L. Williams, P.E.</b>		
Firm/Agency: <b>Hayes Engineering, Inc.</b>	Street: <b>603 Salem Street</b>	
Municipality: <b>Wakefield</b>	State: <b>MA</b>	Zip Code: <b>01880</b>
Phone: <b>(781) 246-2800</b>	Fax: <b>(781) 246-7596</b>	E-mail: <b>rwilliams@hayeseng.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes X No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
  - a Single EIR? (see 301 CMR 11.06(8))  Yes X No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes X No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes X No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes X 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 \_\_\_\_\_) X No

List Local or Federal Permits and Approvals: **Special Permit, Middleton Zoning Board of Appeals granted May 2005; Septic System Approval, Middleton Board of Health; NPDES.**

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
<b>LAND</b>				<input 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	4.92			
New acres of land altered		3.57		
Acres of impervious area	0.14	3.65	3.79	
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		
<b>STRUCTURES</b>				
Gross square footage	1,247	41,063	42,310	
Number of housing units	1	-1	0	
Maximum height (in feet)	25	+10	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	9	2,600	2,609	
Parking spaces	2	220	222	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	240	4,810	5,050	
GPD water withdrawal	--	--	--	
GPD wastewater generation/treatment	220	4,380	4,600	
Length of water/sewer mains (in miles)	0 / 0	.12 / 0	.12 / 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 existing site consists of 4.92 acres of land located on the westerly side of South Main Street (Route 114) in Middleton, Massachusetts. The site contains one single-family home that is connected to the municipal water system and is serviced by an on-site septic system. The topography of the site rises from the easterly property line at South Main Street to a high point approximately two-thirds of the lot depth to the west. The site then slopes to the west. The site is predominantly wooded, with most of the lawn area near the home. The major portion of the southerly border abuts other business uses. The northerly border abuts school property. The site contains no wetland resource areas.

The proposed use consists of the construction of a pharmacy with a drive-thru window, a sit-down restaurant and a number of smaller specialty retail stores. The site is located in the Business District and a Special Permit for the proposed use has been approved by the Middleton Zoning Board of Appeals. The proposed use is consistent with the Middleton Zoning By-Laws and the Middleton Master Plan dated September 1999.

One of the objectives of the Master Plan was to attract new small businesses and situate them in easily accessible areas to minimize traffic congestion. The Master Plan notes that this section along South Main Street provides the best opportunity to accomplish this objective. The study also notes that only 3% of the land area within the Town is available for commercial and industrial use. The increase of the Town's tax base is a priority to allow the continued function and operation of the Town.

The approved site drainage system has been designed to mitigate peak rates of surface runoff so that the post development flows are less than the existing conditions. The site also provides aggressive measures to promote groundwater recharge. The recharge provided is significantly more than recommended by the Massachusetts Stormwater Management Policy.

The project will result in an increase in traffic on the adjacent South Main Street (Route 114), however, due to the nature of the project and the by-pass traffic characteristics, it is estimated that the actual new traffic away from the site drive will result in approximately a 5% increase. This increase will be accommodated by the existing roadway system with no major impact. The existing sidewalk along the frontage will be maintained. The entrance design has been discussed with the Massachusetts Highway Department, District 4, and is consistent with their standards and will not interfere with a planned pedestrian signal to be located southerly of the site.

The only potential on-site alternative is the no-built option that would retain the existing single-family home. This alternative is not consistent with the Town of Middleton Master Plan and the long-term goals of the community. It also does not represent the highest and best use of the site.