

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.: 13836
 MEPA Analyst: Holly Johnson
 Phone: 617-626-1023

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: Stoneham Crossing Retail and Office Redevelopment Project		
Street: 225 Fallon Road		
Municipality: Stoneham	Watershed: Boston Harbor (Mystic)	
Universal Transverse Mercator Coordinates: 19 3333 83E 46966 37N	Latitude: 71° 01' 29"E	Longitude: 42° 24' 15"N
Estimated commencement date: Fall '06	Estimated completion date: Spring '08	
Approximate cost: \$25 million	Status of project design: 25% complete	
Proponent: 225 Fallon Road Realty LLC (c/o The Richmond Company, Inc.)		
Street: 23 Concord Street		
Municipality: Wilmington	State: MA	Zip Code: 01887
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: BSC Group, Inc.	Street: 33 Waldo Street	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: (617) 896-4519	Fax: (508) 792-4509	E-mail: <u>dvigneau@bscgroup.com</u>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes (11.03 (6)(a)(6)) 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 - See cover letter. 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 - See cover letter. 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): There will not be any financial assistance or land transfer from an agency of the Commonwealth to support this project.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify MassHighway and DEP) No

List Local or Federal Permits and Approvals: EPA-NPDES Construction Permit (SWPPP); Order of Conditions; Stoneham Planning Board – Special Permit/Site Plan Review.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

301 CMR 11.03(6)(a)(6) 3,000 or more New adt on roadways providing access to a single location.

- | | | |
|---------------------------------|---------------------------------------|--|
| <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"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License ¹ <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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DCR – Highway Access Federal – NPDES Programmatic Construction Permit
Total site acreage	16.2			
New acres of land altered		4.91		
Acres of impervious area	5.18	4.90	10.08	
Square feet of new bordering vegetated wetlands alteration		4,910		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	65,610	82,362	147,972	
Number of housing units	0	0	0	
Maximum height (in feet)	25	20	45	
TRANSPORTATION				
Vehicle trips per day (ave. daily vehicle trips – see traffic data)	1,010	3,260	4,270	
Parking spaces	222	312	534	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	5,904	3,424	9,328	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	4,920	2,845	7,774	
Length of water/sewer mains (in miles)*	650 lf (s) 766 lf (w)	1,240 lf 1,770 lf	1,240 lf 2,536 lf	

* Replacement and looping of existing water main from intersection of Park Street and Fallon Road to intersection of first site drive. Replacement of gravity sewer on 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.)

The project consists of the redevelopment of the existing A.W. Chesterton Company complex located at 225 Fallon Road in Stoneham, Massachusetts. The project site includes a total of approximately 16.2 acres of land area and is located on the north side of Fallon Road, immediately west of the terminus of the southbound exit ramp of Exit 35, off Interstate 93 (I-93) – (please see enclosed Locus Map and Aerial Photograph). “Stoneham Crossing” is a proposed mixed-use retail and office redevelopment project. The proposed project includes the demolition of the existing 65,610 square foot (sf) commercial office headquarters complex and the redevelopment of the property through the construction of a 133,000 sf home improvement center (including a 28,000 sf garden center), expected to be occupied by The Home Depot, and a 15,000 sf, 3-story office building (5,000 sf footprint).

a) The project site is currently occupied as the corporate office headquarters of the A.W. Chesterton Company (comprised of a +/- 70,000 square foot commercial office complex, which includes two interconnected single story buildings). The property was originally developed for this purpose in a single phase, in the early 1970’s, and has been occupied as a commercial office complex by the A.W. Chesterton Company since that time.

b) Alternatives considered included the no-build alternative and locating The Home Depot store at another undeveloped location in the area. The no-build alternative (i.e., the site remains underutilized and in a state of disrepair) is not realistic given that the project site location provides significant incentive for retail redevelopment; including, its proximity to highly utilized transportation corridors and significant and sufficient existing infrastructure. For many of the same reasons, finding another undeveloped location for The Home Depot store would not serve to minimize or avoid damage to the environment.

c) The project will result in a series of traffic and access improvements, including: a comprehensive redesign and upgrading of the Fallon Road, Park Street, and Interstate 93 (I-93) intersection, which is located approximately 0.10 miles due east of the subject property. Due to increases in traffic over the last

several decades as a result of regional growth and due to the lack of a public funding source to implement improvements at this location, conditions at this intersection have worsened significantly. The intersection lacks traffic signalization and currently operates at a failing level of service (LOS) during virtually the entire weekday AM and PM peak hours, and, due to the elevated frequency of traffic accidents occurring at or near the intersection, is considered by local public safety officials (the Town of Stoneham Police Department and Town of Stoneham Fire Department) to represent an elevated risk to public safety, under its current design and operating condition.

Although the project will ultimately be responsible for the generation of a maximum of approximately eleven percent (11%) of the traffic passing through the Fallon Road, Park Street, and Interstate 93 (I-93) intersection during the weekday (AM and PM) peak hours and approximately thirty percent (30%) of the traffic passing through this intersection during the weekend (Saturday midday) peak hours, the project developer has agreed to provide all of the funding required to complete re-design and upgrading of this intersection. This will include the installation of a fully integrated traffic signal (as shown in the "Conceptual Improvement Plan" that is included in the attached Traffic Impact and Access Study). Upon implementation of the proposed improvements, the level of service (LOS) at the intersection during the weekday peak hours is expected to improve from its existing operating condition of LOS E, to a future condition, after the build-out of the "Stoneham Crossing" Project, of LOS C.

In addition to these significant traffic improvements, the installation of significant additional infrastructure improvements (including the upgrading of a major local water supply line and the upgrading and burying of storm drainage facilities) will also be conducted. These improvements will primarily benefit the subject property, but will also result in the improvement of infrastructure capacity, service, and performance along the perimeter of the subject property that will benefit adjacent properties and the local area in general.

The project also satisfies Executive Order #385 – Planning for Growth in several significant ways. The project will be supported by existing/planned for infrastructure and does not rely on extensions of infrastructure beyond where it presently exists. The project represents a revitalization of an underutilized area rather than development of areas with significant value in terms of environmental quality and resources. In support of the Single EIR request, EO #385 calls for streamlining of the regulatory processes so as to facilitate economic activity consistent with the policy.

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:

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	1.51	1.01	2.52
Roadways, parking, and other paved areas	2.60	4.80	7.40
Other altered areas (describe - landscape)	2.24	0.80	3.04
Undeveloped areas	9.66	(4.93)	4.73

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