

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14063</u>
MEPA Analyst:	<u>Nick ZAVOLAS</u>
Phone:	617-626- <u>1030</u>

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: Retail Plaza Redevelopment/Renovation		
Street: Plain Street		
Municipality: Lowell	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: Northing: 4721618 Easting: 309906	Latitude: 42° 37' 24.85" N Longitude: 71° 19' 03.05"W	
Estimated commencement date: March 2009	Estimated completion date March 2009	
Approximate cost: \$18,000,000.00	Status of project design: 75	%complete
Proponent: Target Corporation		
Street: 1000 Nicollett Mall, TPN-123		
Municipality: Minneapolis	State: MN	Zip Code: 55403
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Shanker Sahai		
Firm/Agency: R J O'Connell & Associates	Street: 80 Montvale Ave, Suite 201	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: 781 279 0180	Fax: 781 279 0173	E-mail: shanker.sahai@rjconnell.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Site Plan Approval from Planning Board, Special Permit and sign variance from Zoning Board of Appeals, NPDES NOI general permit from US EPA

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"/> 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 (Indirect) <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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	22.9 +/-			
New acres of land altered		<0.1 Acres		
Acres of impervious area	19.6	-0.2	19.4	
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		N/A		
STRUCTURES				
Gross square footage	226,494	+45,842	272,336	
Number of housing units	0	0	0	
Maximum height (in feet)	32 +/-	2 +/-	34 +/-	
TRANSPORTATION				
Vehicle trips per day	10,490	+2,556	13,046	
Parking spaces	1011	53	1064	
WASTEWATER				
Gallons/day (GPD) of water use	32,157	-1,578	30,579	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	29,234	-1,435	27,799	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

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

The proposed project involves the renovation and redevelopment of an existing commercial retail plaza located off of Plain Street at the Lowell Connector in Lowell, MA. The project site includes three existing building and is bounded to the north by Plain Street, to the south and east by various commercial industrial uses, and to the west by the River Meadow Brook and the Lowell Connector. Wetland resources located on site include bank area along the Brook and a relatively narrow strip of bordering vegetated wetlands adjacent to it.

The project includes the replacement of the previous Hannaford grocery and various retail space (approx. 91,850 +/- sf) to allow for construction of a new 137,700 +/- sf Target store along with associated grading and site infrastructure and landscape improvements. Parking spaces at the center will be increased from 1,011 to 1,064 through a more efficient layout, and the parking fields will be repaved and re-stripped as well as provide new lighting to improve safety. The renovation will also include provisions for new landscaping areas throughout the site to enhance the appearance.

Access to the development will be maintained through an existing signalized driveway off of Plain Street. The majority of the retail center is either currently occupied or has been occupied within the last three years. However, approximately 30,000 sf of space has been vacant for more than three years and therefore, the anticipated new traffic generation is just above the threshold for preparation of an ENF. Since the project also requires an indirect access permit from MassHighway for the proposed site redevelopment, this project is being filed with the MEPA Office. As part of the project, the proponent is proposing to provide mitigation for its traffic impacts including: 1. Construction of a new signal at the Plain Street intersection with the Lowell Connector northbound ramps, 2. Installation of conduit for future signalization (by others when warranted) at the Plain Street intersection with the Lowell Connector southbound ramps, and 3. Coordination of the proposed signal at the northbound ramps with the existing signal at the site driveway.

The majority of the existing site is currently developed and covered by buildings and paved parking areas. The site primarily slopes to the west toward the River Meadow Brook. Existing drainage patterns will be maintained and the project will address the DEP Storm Water Management Guidelines as appropriate for a redevelopment site. There will be a slight increase in pervious landscape open space area and a corresponding decrease to impervious pavement area. The new improvements are not proposed to extend beyond the current limits of disturbance and no additional impacts are anticipated to wetland areas or jurisdictional buffer zones.