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Commonwealth of Massachusetts
Executive Office of Environmental Affairs

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Executive Office of Environmental Affairs
EOEA No.: 12865
MEPA Analyst: LeAndrea Dames
Phone: 617-626-1028

ENF

MEPA
Environmental
Notification Form

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: Proposed Retail Development		
Street: Main Street		
Municipality: Northbridge	Watershed: Blackstone Valley	
Universal Transverse Mercator Coordinates: 276610E 4664912N	Latitude: 42.1064°N Longitude: 71.1225°W	
Estimated commencement date: 04/01/03	Estimated completion date: 04/01/04	
Approximate cost: 20 million dollars	Status of project design: 10	%complete
Proponent: W/S Development Associates LLC		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Thomas F. Donahue, P.E.		
Firm/Agency: Allen & Major Associates, Inc	Street: 40 North Main Street	
Municipality: Middleboro	State: MA	Zip Code: 02346
Phone: (508) 923-1963	Fax: (508) 923-6309	E-mail: tdonahue@allenmajor.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): Not Applicable

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

List Local or Federal Permits and Approvals:

The project will seek Special Permit and site plan approval from Northbridge Planning Board including the Route 146 Overlay District; Order of Conditions under municipal wetlands ordinance from the Northbridge Conservation Commission; Title V review from the Northbridge Board of Health; and Building Permits from the Northbridge Building

Department. An EPA NPDES Permit is also required.

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 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 <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> • Section 61 findings
Total site acreage	38.6			
New acres of land altered		26±		
Acres of impervious area	0	15±	15±	
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	0	190,717	190,717	
Number of housing units	0	0	0	
Maximum height (in feet)	0	45	45	
TRANSPORTATION				
Vehicle trips per day	0	8,960	8,960	
Parking spaces	0	897	897	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	10,074	10,074	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	8,973	8,973	
Length of water/sewer mains (in miles)	0	.75	0.75	

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 site is approximately 38.6 acres and is currently undeveloped and is primarily wooded with other areas having been cleared for sand/gravel excavation. The site is the former Pyne Sand & Gravel pit on Main Street in Northbridge, MA.

The project site is a subdivided parcel of land from an Industrial Subdivision named *Valley Business Park*. The project site will be accessed from Main Street via *Valley Parkway*, an approved cul-de-sac serving the subdivision. A large vegetative wetland area is located in the northeast corner of the site and includes a small pond. Small pockets of wetlands are due north of the site and due south on the opposite side of Main Street. The project does not involve wetland filling, however, work will be proposed within the 100' wetland buffer. Steamburg Brook is located north of the site and Allen Brook is located south of the site. Both flow to Whitins Pond and neither will be impacted by the project.

The project consists of constructing a 190,717 s.f. Proposed Retail Development. The proposed structure will contain 179,474 s.f of retail space, 9,404 s.f of outdoor garden retail space, and 1,839 s.f. of office space. The proposed development will also include the construction of all associated paving, drainage facilities, landscaping, utilities, and 897 parking spaces.

Utility services are located in Main Street and will be utilized for the project. All proposed utilities will be constructed underground. Proposed and existing drainage components will be utilized for stormwater management purpose. On site septic will be provided for wastewater. Stormwater management facilities (as well as water and septic service) will be designed accordingly. The approved drainage study for the *Valley Business Park* will be analyzed in order for the proposed stormwater design to remain consistent with the study.

The project site is located within *Industrial Zone 2* of the Northbridge zoning land use classification. This zoning classification permits the following uses (not all listed): wholesale trade, trucking, light industry, research and development, public utility, and agriculture. The applicant is proposing retail use based on the Planned Business Development (PBD) Section of the Zoning By-law. The site is also zoned in an Aquifer Protection District Overlay.

Since the project is the early stages of permitting and design, a proposed off-site mitigation package has not yet been developed. Potential off-site mitigation measures may include roadway improvements within Main Street.