

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13670
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

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: Waverly Road		
Municipality: North Andover	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates: 47 27 141N 1903 25 159E	Latitude: 42° 40' 43.89" N	Longitude: 71° 8' 2.06" N
Estimated commencement date: 2006	Estimated completion date: 2007	
Approximate cost: 3 Million	Status of project design: 90%complete	
Proponent: Mark Investments, Inc.		
Street: 54 Jaconnet Street, Suite 203		
Municipality: Newton	State: MA	Zip Code: 02461
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Shaun P. Kelly		
Firm/Agency: Vanasse & Associates, Inc.	Street: 10 New England Business Ctr. Dr.	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: skelly@rdva.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 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):

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

List Local or Federal Permits and Approvals:
Special Permit/Site Plan Approval: N. Andover Planning Board
NPDES General Permit for Stormwater Discharge
Earth Removal Permit – N. Andover Zoning Board of Appeals
MHD Access Permit and Order of Conditions, N. Andover Con-Com

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 <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	4.42			
New acres of land altered		4.10		
Acres of impervious area	0.68	2.13	2.81	
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	n/a	26,205	26,205	
Number of housing units	10 to be removed	10 removed	0	
Maximum height (in feet)	n/a			
TRANSPORTATION				
Vehicle trips per day	126	1,940	2,066	
Parking spaces	20	138	158	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3465	-2100	1365	
GPD water withdrawal	3465	-2100	1365	
GPD wastewater generation/treatment	3330	-2100	1300	
Length of water/sewer mains (in miles)	0	0	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.)

A Walgreen's Pharmacy and separate retail building are proposed at the property located on the south side of the intersection of Salem Turnpike and Waverly Road in North Andover, Massachusetts on the parcels listed as lots 16, 17, 18, 19, 20, 21, 23, 24, 25, and 26 on Tax Assessor map 27. The site currently contains several residences which will be removed. The site will be accessed from driveways on Waverly Road and Salem Turnpike. The proposed retail building is approximately 11,385 square feet in area and the proposed Walgreens is approximately 14,820 square feet. One hundred and fifty eight parking spaces are provided for the two buildings.

Alternatives considered for the proposed project include:

1. No-Build Alternative
2. Build Alternative

No-Build Alternative: This Alternative would result in the current 10 single family homes being maintained and as such this option was not further evaluated.

Build Alternative: The Build Alternative consists of the proposed commercial development discussed previously.

Grading of the site will include a retaining wall to allow for accessible grades across the site and two interconnected detention basins will be built in the southwest corner of the site along Waverly Road which will keep post-development rainfall runoff rates below pre-development rates. The proposed site drives will be designed to MassHighway design standards with all pedestrian facilities complying with the Americans with Disability Act (ADA) requirements. Sidewalks will be provided along site frontage on Salem Turnpike and Waverly Road. As part of off-site mitigation measures, the Waverly Road northbound left-turn lane at the intersection of Salem Turnpike at Waverly Road and Cotuit Road will be extended, as well as the clearing and grading of land along the site frontage on Salem Turnpike eastbound to allow for the future construction of an additional eastbound lane on Salem Turnpike should MassHighway deem it as a necessary future roadway improvement.