



Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13683
MEPA Analyst: DEIRDRE Buckley
Phone: 617-626- 1044

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: Taunton Street Marketplace (Lowe's Home Improvement Store and 10-Lot Residential Subdivision)		
Street: Washington Street and Mirimichi Street		
Municipality: Plainville	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: 19,308,673 E 4,655,820N	Latitude: 42° 01' 46.23" N Longitude: 71° 18' 32.01" W	
Estimated commencement date: 5/06	Estimated completion date: 5/2007	
Approximate cost: \$12 M	Status of project design: 70 %complete	
Proponent: Taunton Street Marketplace LLC		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: J. David Simmons, Esq.		
Firm/Agency: Angle Tree Consulting	Street: 30 ManMar Drive, Unit 4	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: 508-695-8999	Fax: 508-695-9982	E-mail: davidsimmons@angle-tree.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)) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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): none

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

- List Local or Federal Permits and Approvals:
- | | |
|--|--|
| Commercial Interchange District Special Permit – Town | Environmental Health Permit – Plainville |
| MHD Highway Access and Signal Permit – MHD (state) | Board of Health |
| DEP Sewer Pump Station Permit – DEP (state) | Road Opening Permit- Plainville DPW |
| Order of Conditions – Town of Plainville | Water & Sewer Connection Permits-Town |
| Definitive Subdivision Approval - Town | |

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 checked="" 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> See Below
Total site acreage	32.47 ±			
New acres of land altered		21.7± 15.8 Lowes 5.9 Subd.		
Acres of impervious area	0	12.9 ± 11.3 Lowes 1.6 Subd.	12.9 ±	
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	201,000± 169,000 Lowes 32,000 ± Subd.	201,000 ± 169,000 Lowes 32,000 ± Subd.	
Number of housing units	0	10	10	
Maximum height (in feet)	n/a	49 feet	49 feet	
TRANSPORTATION				
Vehicle trips per day	0	7,856 /4,690 Sat/wkday 100 ±Subd.	7,856 /4,690 Sat/wkday 100 ± Subd.	
Parking spaces	0	572* spaces	572* spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	6,050 gpd 1,650 Lowes 4,400 Subd.	6,050 gpd	
GPD water withdrawal	n/a	n/a	n/a	

* Parking spaces include "land-banked" spaces (48) for Lowe's, plus 20 driveway spaces for houses. Actual number of spaces to be constructed for Lowe's = 504.

GPD wastewater generation/ treatment	0	5,445 gpd 1,485 Lowe's 3,960 Subd.	5,445gpd	Note: Construction of new water main in Shepard Street as proposed mitigation
Length of water/sewer mains (in miles)	0	0.77	0.77	

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 a development of a proposed Lowe's Home Center and associated parking, utility infrastructure, and stormwater management systems as detailed on the attached Site Plans, along with a 10-lot residential subdivision constructed to Town of Plainville subdivision standards, on vacant land adjacent to Route 1 (Washington Street) and Taunton Street (Route 152) just south of I-495.

The Lowe's retail facility will comprise approximately 169,000 gross square feet of space located on the commercially-zoned 23.1± acres of the subject site, inclusive of an outdoor garden center and all ancillary functions such as loading, shipping/receiving, and management office space, all as shown on the Site Plans. 552 surface parking spaces are proposed to service the facility, with 504 to be constructed initially and 48 to be "land-banked". The current CI Commercial Interchange District zoning allows for and encourages commercial development in this area of the Town.

Two entrance/exit driveways are proposed to access the retail development, one located on Washington Street (Route 1) and one on Taunton Street (Route 152). The entrance on Route 1 is proposed as being restricted to right-in and right-out movements only, while the Taunton Street entrance is proposed as an unsignalized driveway with left out, right in, and right out movements permitted. The retail use is projected to generate approximately 4,690 vehicle trips on an average weekday and 7,856 vehicle trips on a Saturday. Some of these trips will be from "pass-by" trips, vehicles already on the local roadway system passing by and entering the proposed facility. Appropriate traffic mitigation measures including reconstruction of the Route 1/Taunton Street intersection, coordination of traffic signals along Taunton Street, modification of the existing Route 1/Route 152 traffic signals, additional turning lanes and road widening in front of the site,