



Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
HOEA No.:	14302 R
MEPA Analyst:	Nick Zavalas
Phone:	617-626-1830

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: Target		
Street: 150 Ballardvale Street		
Municipality: Wilmington	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: Northing: 4717494.735 Easting: 322766.149	Latitude: 42° 35' 22.27" N Longitude: 71° 09' 36.21"W	
Estimated commencement date: (November 2009)	Estimated completion date (Oct 2011)	
Approximate cost: \$15,000,000	Status of project design:	50 %complete
Proponent: Target Corporation		
Street: 1000 Nicollet Mall, TPN-12J		
Municipality: Minneapolis	State: MN	Zip Code: 55403
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Marissa Walker		
Firm/Agency: R J O'Connell & Associates	Street: 80 Montvale Ave, Suite 201	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: 781 279 0180 x129	Fax: 781 279 0173	E-mail: marissa.walker@rjoconnell.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. 14302) 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): 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: Special Permit approval from Wilmington Zoning Board of Appeals, NPDES Permit, Order of Conditions Wilmington Conservation Commission

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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify.
Total site acreage	16.3 +/-			
New acres of land altered		+15.4 Ac		
Acres of impervious area	0.9	+9.0	9.9	
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	12,000	126,500	138,500	
Number of housing units	0	0	0	
Maximum height (in feet)	24'	+10'	34' +/-	
TRANSPORTATION				
Vehicle trips per day	0 VPD	+7,840 VPD	+7,840 VPD	
Parking spaces	0	+501	+501	
WASTEWATER				
Gallons/day (GPD) of water use	300	6,600	6,900 ⁽²⁾ GPD	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	300 GPD	+6,600 GPD	6,900 ⁽¹⁾ GPD	
Length of water/sewer mains (in miles)	0	0	0	

(1) Flow calculated based on Title V criteria.

(2) Water flow rate was calculated based on 100% of the sewer flow rate as calculated by Title V.

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 partially developed and comprised of a single parcel of land totaling approximately 16.3 acres in area. The site is bounded to the north by land now or formerly owned by Ballardvale Street Limited Partnership, to the south by Old Ballardvale Street, to the east by Ballardvale Street, and to the west by Interstate I-93 (for site locus, see Figure 1). A 12,000 sf vacant industrial building (1.5 stories) with associated parking occupies the southwest corner of the property. A majority of the site is located within a Zone II Water Resource Protection District as depicted on the Town of Wilmington's Groundwater Protection District Map, dated April 1999. An open air retention pond is located at the rear of the property adjacent to I-93 (for Existing Conditions Site plan, see Figure 2).

In October 2005, the Wilmington Conservation Commission issued to Ballardvale Associates an Order of Resource Area Delineation (ORAD-DEP File No. 344-1006) which identified the wetland resource jurisdictional areas on-site. The Conservation Commission has determined that bordering vegetated wetlands are present along the westerly property line adjacent to I-93 and two non-state jurisdictional wet areas are located adjacent to the north and easterly property lines.

The open air retention pond located at the rear of the property is owned and maintained by the abutting land owner of 200 Ballardvale Street. Stormwater runoff collected from the property of 200 Ballardvale Street is conveyed to this retention pond prior to its discharge to the I-93 drainage system. In September 2008, the Conservation Commission issued to the current

property owner an Order of Conditions (DEP File No. 344-1112) to relocate said retention pond onto property of 200 Ballardvale Street. Stormwater from 200 Ballardvale Street will be collected, treated and redirected to outlet into the relocated detention basin prior to its discharge to the I-93 drainage system. The discharge into the I-93 drainage system will require an easement from the owners of 150 Ballardvale Street.

In May of 2008, by Town Meeting approval, the site was approved to be rezoned from General Industrial (GI) to the Highway Industrial (HI) Zoning District. In a Highway Industrial Zoning District retail type uses greater than 30,000 sf are permitted by special permit approval from the Zoning Board of Appeals.

The development program being proposed by Target Corporation consists of razing the existing building and securing permit approvals to construct a 138,500 sf Target Building and associated parking and site improvements. Access to the site will be via a single full-access curb cut located along the Ballardvale Street site frontage and will operate under traffic signal control (for proposed development program, see Figure 3).

Upon the completion of all site improvements five hundred (500) parking spaces will be constructed, a Stormwater Management System will be designed and constructed in accordance with the 2008 edition of the Stormwater Management Policy and the Town of Wilmington's requirements for projects located within a Zone II Groundwater Protection District. Landscape buffers will be provided along the perimeter of the property boundaries as well as within the parking field with landscape island endcaps located at the beginning and end of each parking row. To promote pedestrian traffic, a sidewalk system will be designed and constructed from Ballardvale Street to Target's store entrance.

In addition to the on-site improvements, there will also be offsite roadway improvements planned to accommodate the proposed project. A new traffic signal and associated roadway widening is planned at the site entrance with Ballardvale Street and install a traffic signal at the intersection of Route 125 with the north bound ramps to I-93. The Project Applicant has included as a separate attachment a Traffic Impact and Access Study Report, as prepared by Greenman-Pedersen, Inc. dated November 2008.

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)) X Yes No; if yes, specify each threshold: Creation of five (5) or more acres of impervious area

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	<u>0.3</u>	<u>+2.9</u>	<u>3.2</u>
Roadways, parking, and other paved areas	<u>0.6</u>	<u>+6.1</u>	<u>6.7</u>
Other altered areas (describe)	<u> </u>	<u> </u>	<u> </u>
Undeveloped areas	<u>0.0</u>	<u>+5.5</u>	<u>5.5</u>

B Has any part of the project site been in active agricultural use in the last three years? X Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?