

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: 13695  
 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: Mo Vaughn Express Car Wash		
Street: Washington Street (US Route 1)		
Municipality: Attleboro	Watershed: Ten Mile River	
Universal Transverse Mercator Coordinates: 19 03 04 693E; 46 44 126N	Latitude: 41°55'38.2" Longitude: 71°21'17.9" W	
Estimated commencement date: 3/2006	Estimated completion date: 9/2006	
Approximate cost: 7.5 million	Status of project design: 90 %complete	
Proponent: Terrance K. Elder		
Street: 70 Kelsey Drive		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott L. Rolfe		
Firm/Agency: Angle Tree Consulting & Eng.	Street: 30 Manmar Drive, Unit 4	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: (508) 695-8999	Fax: (508) 695-9982	E-mail: srolfe@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))  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:**

- Special Permits;
- (1) to allow motor vehicle filing station w/oil change & lube shop – Attleboro ZBA
  - (2) to operate a touch-less and express detailing car washing establishment – Attleboro ZBA
  - (3) to construct a drive-up window in conjunction w/coffee and donut shop – Attleboro ZBA

UST Permit – Attleboro City Council  
 Highway Access Permit – Massachusetts Highway Department  
 NPDES Stormwater NOI - EPA

Variations;

- (1) parking within front yard setback
- (2) parking in bufferyard to residential use
- (3) reduction of screen from 8' to 6'
- (4) reduction of a portion of the bufferyard to 3.5'
- (5) signs to be constructed within front yard setback.

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
<b>LAND</b>				<input 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	3.2			
New acres of land altered		3.2		
Acres of impervious area	1.4	0.9	2.3	
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		
<b>STRUCTURES</b>				
Gross square footage	6,965	9,291	16,256	
Number of housing units	1	-1	0	
Maximum height (in feet)	35 +/-	5'	40'	
<b>TRANSPORTATION</b>				
Vehicle trips per day <sup>a</sup>	100 vpd <sup>a</sup>	2,510 vpd	2,610 vpd <sup>b</sup>	
Parking spaces	75	-31	44	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	323 +/-	4502 +/-	4825 +/-	
GPD water withdrawal	n/a	n/a	n/a	
GPD wastewater generation/ treatment	258 +/-	3,602 +/-	3,860 +/-	
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.*)

The 3.2 acre site is located on the east side of Route 1 (Washington Street) and currently consists of a 3,200 square foot Ski Market Underground facility with approximately 75 parking spaces and a residential home. The site previously contained a restaurant that was located on the northern end of the site, but the building has not been there for more than three years. The proposed project consists of razing the existing buildings on the site and constructing a facility with 12 gasoline vehicle fueling positions (vfps), a 3,750 square foot convenience store with a donut shop drive-through window, and automated tunnel car wash, an in-bay automated car wash, an automobile lubrication facility, and an automobile detailing facility. The proposed full build-out of the site will consist of a total of 15,656 square feet with 12 gasoline vfps and 44 parking spaces.

Access to and egress from the site is currently provided to the Ski Market Underground facility via an uncontrolled driveway open on the entire frontage to Route 1 and a driveway to the residential home. As proposed, access to and egress from the site will be provided via three driveways on Route 1. Due to the vertical curve of Route 1 adjacent to the site, the southern driveway will be designed and constructed as a right-turn in only driveway and the northern driveway will be designed and constructed as a right-turn out only driveway. The middle driveway will function as the main site driveway and will be designed and constructed as a full access/egress driveway. To ensure the safe and efficient flow of traffic and from the proposed site, and plantings, vegetation, landscaping, and signs along the site frontage will be kept low to the ground or set back from the edge of the road to allow for adequate sight distance at the site driveways.

The No-Build alternative would leave the site in its current condition. The environmental review that has occurred to this point had demonstrated that the project can be developed without creating significant adverse impacts. The proposed project is a redevelopment of a site that currently supports land uses consisting of a retail building and a residential home with associated parking. Overall, the project will be improvement by providing a cohesive, well-maintained development with controlled driveways along Route 1.

Based on filed observations, long delays currently exist on minor street approaches along the Route 1 corridor. Without improvements, the main site driveway approach to Route 1 will continue to experience long

delays. In order to alleviate these constraints and to improve safety conditions, Route 1 will be widened along the site frontage to provide a two-way left-turn lane (TWLTL) for customers of the site. The lane layout will allow Route 1 southbound vehicles destined for the site to turn left within a protected left-turn lane. The mitigation eliminates the conflicts with southbound left turns into the site by removing the left turns from the through lanes. In addition, the main site driveway exiting left turning traffic will have a short lane in the middle of Route 1 to allow them to cross the northbound traffic lanes and use as an interim stopping point within a protected lane if there is no gap in southbound traffic. This design exists in many commercial areas to minimize delays and facilitate access to and from abutting land uses. Prior to site occupancy, the proponent will implement these improvements in accordance with 100 percent design plans to be submitted to and approved by MASS Highway.