

# The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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December 8, 2006

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Middleton Commercial Development  
PROJECT MUNICIPALITY : Middleton  
PROJECT WATERSHED : Ipswich  
EOEA NUMBER : 13906  
PROJECT PROPONENT : Mark Investments, Inc.  
DATE NOTICED IN MONITOR : November 8, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

This project consists of the construction of a 14,820 square foot (sf) Walgreen's store and pharmacy with a drive-through window and a 17,000 sf commercial building including a bank with a drive-through teller window in Middleton, MA. The project will include 166 parking spaces. Primary access will be provided via two driveways onto South Main Street (a full access driveway to the west and a right-in/right-out driveway to the east). Secondary access will be provided via a driveway on River Street. The existing driveway onto South Main Street at the southern end of the property will be closed.

The vacant site formerly housed a garden center. The 4.48-acre site is located at the southwest quadrant of the intersection of South Main Street (Route 114) at River Street, Log Bridge Road and Middleton Market Place Plaza driveway. It is bounded by retail properties to the west and the east, a commercial property to the south and South Main Street and the Middleton Market Place Plaza to the east. The site includes a vacant 16,802 sf commercial building and parking lot. It includes a curb cut on South Main Street (Route 114) that is unused and paved over and a curb cut on River Street.

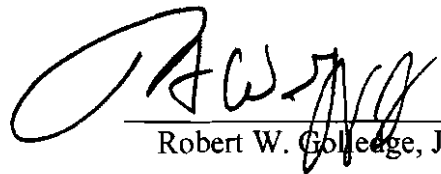
The project is undergoing MEPA review pursuant to Section 11.03 (6)(b)(13) because it requires a state permit and will generate 2,000 or more new average daily vehicle trips (adt). The project requires an Access Permit from the Massachusetts Highway Department (MassHighway). Potential environmental impacts are associated with alteration of 2.13 acres of land, creation of 2.7 acres of impervious surfaces and generation of 2,234 new adt. The ENF includes an analysis of traffic impacts, a commitment to geometric improvements at the site driveway and a commitment to construct a stormwater management system.

Comments from the Executive Office of Transportation (EOT) indicate that information provided on traffic is consistent with the Executive Office of Environmental Affairs (EOEA)/EOT Guidelines for Traffic Impact Assessment and identify the need to examine traffic operations at the intersection to improve safety. In addition, EOT indicates that the proponent should consider limiting the movement from the easterly driveway to right-out only. EOT has requested that the proponent consult with MassHighway prior to making a commitment to traffic signal timing and phasing.

The Town Administrator and a representative of the Middleton Police Department attended the site visit (held on November 15, 2006) and identified concerns with traffic congestion, safety issues and stormwater. A comment letter from LRB Middleton, LLC identifies similar concerns. The redevelopment of this site presents a good opportunity, through coordination with abutters, the Town and MassHighway, to consolidate the many curb cuts located in this short section of roadway to improve access to this site and existing sites while improving safety and traffic operations along South Main Street. As MassHighway has identified the need to improve safety and operations in this corridor, I expect they will review the comment letter received on this project and will encourage the proponent to work with abutters and the Town to address these issues.

The review of the ENF has served to adequately disclose the potential impacts associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that, although there are outstanding issues that must be addressed by the project proponent, these issues can be adequately addressed through state and local permitting. No further MEPA review is required.

December 8, 2006  
Date

  
Robert W. Golledge, Jr.

Comments Received:

- 11/27/06 Executive Office of Transportation
- 11/27/06 Paul T. O'Neill, LRB Middleton, LLC

RWG/CDB/cdb