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**Commonwealth of Massachusetts**  
 Executive Office of Environmental Affairs ■ MEPA Office  
**Environmental**

**Notification Form**

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: Northgate Retail Plaza		
Street: Broadway (Route 97)		
Municipality: Haverhill	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates:	Latitude: 47° 38-40" North Longitude: 71° 07-05" West	
Estimated commencement date: November 2007	Estimated completion date: November, 2008	
Approximate cost: \$18,000,000.00	Status of project design: 5 %complete	
Proponent: Feran Development, LLC		
Street: 195 Mill Street		
Municipality: Haverhill	State: MA	Zip Code: 01830
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dermot J. Kelly, PE, PTOE		
Firm/Agency: DJK Associates, Inc.	Street: 280 Main Street, Suite 204	
Municipality: North Reading	State: MA	Zip Code: 01864-1300
Phone: 978-664-2205	Fax: 978-664-2444	E-mail: <a href="mailto:dkelly@djkinc.com">dkelly@djkinc.com</a>

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): *An easement across the MHD Maintenance Depot may be required to construct the current mitigation proposed with this project.*

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

List Local or Federal Permits and Approvals:  
 (1) Planning Board Subdivision Plan Approval. (3) DEP Sewer Extension Permit. (3) Haverhill Conservation Commission Order of Conditions. (4) Massachusetts Highway Department Highway Access Permit. (5) Massachusetts Highway Department Traffic Signal Permit. (6) Executive Office of Environmental Affairs Massachusetts Environmental Affairs Policy Act (MEPA) Review. (7) Various Local Permits, including Building Permit, Water, Sewer, Occupancy Permit, etc.

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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  •Planning Board Subdivision Plan Approval •MHD Highway Access Permit •MHD Traffic Signal Permit •Executive Office of Environmental Affairs Massachusetts Environmental Affairs Policy Act (MEPA) Review •Various Local Permits Including Building Permit, Water, Sewer, Occupancy, Permit, etc.
Total site acreage	61.45			
New acres of land altered		15		
Acres of impervious area		12.48	12.48	
Square feet of new bordering vegetated wetlands alteration		1585		
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	0	+128,860	128,860	
Number of housing units	0	0	0	
Maximum height (in feet)	0	18'+/-	18'+/-	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	10,496	10,496	
Parking spaces	--	780	780	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	3225 GPD	3225 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	3225 GPD	3225 GPD	
Length of water/sewer mains (in miles)	0	0.5 mi	0.5 mi	

**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: 2006 NHESP Priority Habitats for Rare Species) No (NHESP confirmation should be issued on or about 2/16/07.)

**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 proposed development project is located adjacent to and south of Broadway (Route 97) opposite the Broadway/Computer Drive intersection in Haverhill, Massachusetts. The site is currently undeveloped. Presently, the Proponent, Feran Development, LLC is planning to develop the project parcel and construct up to 128,860 square feet (SF) of retail/restaurant/convenience market floor space. The proposed buildings are being designed to accommodate 105,630 SF of general retail space, 20,360 SF High Turnover Sit-Down Restaurants, and a 2,870 SF of Gasoline Service/Convenience Market. In order to minimize the impacts to the existing wetlands located onsite, access/egress to/from the site is proposed to occur at two locations. The primary access/egress driveway is planned to be located opposite Computer Drive such that the site drive would be the fourth leg of the existing "T" intersection. A secondary access/egress driveway would be located to the west and it would serve only the gasoline/convenience market land use. Current mitigation includes modification to the Computer Drive/Broadway intersection such that an additional eastbound travel lane is provided along Broadway past the project site. The primary access/egress drive would be located opposite Computer Drive to form the fourth leg of the intersection, which is currently proposed to be signalized by Koffler/GID Haverhill, LLC as part of a nearby development project. The proposed site drive would be signalized and consist of two lanes entering and two lanes exiting the site. The two lanes exiting would consist of a left/through lane and a right-turn-only lane. The proposed Broadway/Computer Drive signalized intersection is suggested to be modified such that an additional eastbound through/right lane would be provided. The proposed middle southbound left-turn-only lane on Computer Drive would be modified to a left/through lane. The current proposed Broadway painted median island east of the site drive would be modified to an exclusive westbound left-turn lane into the site. The proposed traffic signal timing plans for the current proposed Broadway interconnected coordinated traffic signal system from Computer Drive to the Northbound Off Ramps would be modified to accommodate the proposed change to the Computer Drive/Broadway intersection. In order to minimize wetland impacts, it is*

Figure 1: Site Location Map

