



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

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13494
MEPA Analyst:	Briony Angus
Phone:	617-626-1029

## 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: Village Green		
Street: 1565 Main Street		
Municipality: Tewksbury	Watershed: Shawsheen	
Universal Tranverse Mercator Coordinates: N47 18 320N E3 17 900E	Latitude: 42° 35' 52" N	Longitude: 71° 13' 10" W
Estimated commencement date: May 2005	Estimated completion date: December 2005	
Approximate cost: \$11,500,000	Status of project design: 80 % complete	
Proponent: Tewksbury 1565 Main Street, LLC		
Street: 676 Elm Street		
Municipality: Concord	State: MA	Zip Code: 01742
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth P. Cram, P.E.		
Firm/Agency: Vanasse and Associates, Inc.	Street: 10 New England Business Center Drive, Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 1-978-474-8800	Fax: 1-978-688-6508	E-mail: kcram@rdva.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): 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:

Site Plan Special Permits, Use Special Permits, and Water and Sewer Connections.

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"/> Superceding 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:  Site Plan Special Permit and Use Special Permit from the Tewksbury Planning Board.
Total site acreage	7.412 acres			
New acres of land altered		4.151		
Acres of impervious area	1.761	3.952	5.713	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	32,500 sf	32,600 sf	65,100 sf	
Number of housing units	4	60	64 <sup>a</sup>	
Maximum height (in feet)				
<b>TRANSPORTATION</b>				
Vehicle trips per day	1,430 <sup>b</sup>	2,724	4,154	
Parking spaces	63	211	274	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	6,300	-612	5,688 <sup>c</sup>	
GPD water withdrawal				
GPD wastewater generation/ treatment				
Length of water/sewer mains (in miles)		0.133 (W) 0.093 (S)		

<sup>a</sup> Estimate square footage of residential component is 76,800 sf and is not included in total gross square footage of 65,100 sf.

<sup>b</sup> Includes Former Burke School (last occupied in 2003).

<sup>c</sup> Estimate of future residential component is 14,080 GPD and is not included in the total GPD of water use.

**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

Actual habitat is located off site to the west. See Expanded ENF Section 5.

**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? It is believed that there are no historical/archaeological impacts. A request has been submitted to the Massachusetts Historical Commission to verify.

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 site is located on approximately 7.41+/- acres in Tewksbury, Massachusetts on the west side of Main Street (Route 38). The project is located in the COM (Commercial) and R-40 (Residential) Zoning Districts. The site is comprised of parcels of land identified in the Town of Tewksbury Assessor's Office as Map 73/ Lot 3, 4, 5, and 7.

Currently, this site consists of an 8,000 square foot office building (Building I) and a 24,500 building (the former Burke School) totaling approximately 32,500 sf of space. Building I is currently fully occupied and consists of medical office space, Curves, and the project proponent's office space. The first floor of the Burke School building is currently occupied by an existing day care facility. Prior to the nursery use, the Burke School was a private school for infants through 8<sup>th</sup> grade with a capacity of 460 students. Conservative estimate indicates in 2003 there were 250 students. Lastly, there are two single-family homes and one two-family home on the site which will be removed. Access is currently provided by way of Villa Roma Drive.

As currently proposed, a new 10,000 sf building will be constructed for the existing day care facility. The former Burke School building would then be rehabilitated as approximately 24,500 sf of office space. A 19,600 sf retail building and a 3,000± sf bank are also proposed to be constructed. Access to the site will be provided by way of Villa Roma Drive, which intersects

the west side of Route 38 and by way of a new driveway to Route 38 to be located across from Victor Drive.

**PROJECT DESCRIPTION (Continued):**

Lastly, the potential exists for up to approximately 64 residential units on the western portion of the site. At this time, there is no specific proposal for the residential component. Units are anticipated to be approximately 1,200 sf in size. It is expected that the proponent will file a comprehensive permit application with the town of Tewksbury for this component.

Access to the proposed development will be provided by way of a new driveway which will intersect the west side of Route 38, aligning with Victor Drive. The north and southbound approaches on Route 38 will be widened and re-striped to provide an exclusive left turn lane on each approach. The proposed site driveway eastbound approach will consist of an exclusive left turn lane and a shared through/right-turn lane. In addition, it is recommended that a traffic signal be installed at this location. This new signal will also aid traffic entering and exiting Victor Drive, which provides access to the Wynn Middle School. At the key intersections north and south of the site (Chandler Street and Livingston Street), intersection signalization timing changes have also been recommended to mitigate the traffic impacts of the project.

The proposed site condition will increase the impervious area by approximately 172,280 square feet (sf) (3.955 acres), which includes new buildings, driveways and new parking areas. Detention will be provided and all storm events required by the Tewksbury By-Laws will be detained so that the post development condition does not exceed the pre-development condition during each storm event for peak rate of flow.