

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: 14222  
 MEPA Analyst: Nick ZAVOLAS  
 Phone: 617-626-1030

# ENF 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.

<b>Project Name: Lowe's of Quincy, Massachusetts</b>		
<b>Street: Thomas S. Burgin Parkway</b>		
<b>Municipality: Quincy</b>	<b>Watershed: Boston Harbor</b>	
<b>Universal Transverse Mercator Coordinates: 334255E, 4677843N</b>	<b>Latitude: 42° 14' 6.7"</b> <b>Longitude: 71° 00' 31.3"</b>	
<b>Estimated commencement date: Spring 2009</b>	<b>Estimated completion date: Fall 2009</b>	
<b>Approximate cost: \$15,000,000-\$20,000,000</b>	<b>Status of project design: 40 % complete</b>	
<b>Proponent: Lowe's Home Centers, Inc.</b>		
<b>Street: P.O. Box 1111</b>		
<b>Municipality: North Wilkesboro</b>	<b>State: NC</b>	<b>Zip Code: 28656</b>
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edward Hutchinson</b>		
<b>Firm/Agency: Tetra Tech Rizzo</b>	<b>Street: One Grant Street</b>	
<b>Municipality: Framingham</b>	<b>State: MA</b>	<b>Zip Code: 01701-9005</b>
<b>Phone: (508) 903-2078</b>	<b>Fax: (508) 903-2001</b>	<b>E-mail: ed.hutchinson@tetrattech.com</b>

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): **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:

**U.S. EPA-NPDES Construction General Permit for Storm Water Discharges from Construction Activities, Quincy Conservation Commission-Order of Conditions and Approval of Transfer of Park Land, Quincy Park & Recreation Board-Approval of Transfer of Park Land, Quincy Planning Board-Special Permit and Site Plan Review, Quincy Zoning Board of Appeals-Special Permit, Quincy City Council-Planned Unit Development (PUD) Special Permit, Approval of Transfer of Park Land, Approval of Discontinuation of a Portion of Penn Street, and Approval of Zoning Amendments**

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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> A 2/3 Vote of the Legislature is Necessary for the Conversion of Article 97 Land
Total site acreage	<b>15</b>			
New acres of land altered		<b>0.40</b>		
Acres of impervious area	<b>9.37</b>	<b>1.22</b>	<b>10.59</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0</b>		
Square feet of new other wetland alteration		217 sf (RA) 9288 cf (BLSF)		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>159,150</b>	<b>-8,150</b>	<b>151,000</b>	
Number of housing units	<b>5</b>	<b>-5</b>	<b>0</b>	
Maximum height (in feet)				
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>1,225</b>	<b>+3,375</b>	<b>4,600</b>	
Parking spaces	<b>377</b>	<b>+58</b>	<b>435</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>8,180</b>	<b>-460</b>	<b>7,720</b>	
GPD water withdrawal				
GPD wastewater generation/treatment	<b>8,180</b>	<b>-460</b>	<b>7,720</b>	
Length of water/sewer mains (in miles)				

**Total Project Area = 16.3 acres. Lowe's site = 13 acres, parkland = 1 acre, and parcel to be developed = 2.3 acres. The area to be disturbed (building demolition) on the 2.3 acre parcel = approximately 1 acre. The numbers in the Table above reflect land area to be disturbed (Lowe's site = 13 acres, parkland = 1 acre, building demolition on 2.3 acre parcel = 1 acre.) (13 + 1 + 1 = 15 acres)**

**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

**Approximately 26,012 square feet of public parkland, contiguous to the project site and containing a playground and basketball court, will be transferred from the City of Quincy to the project proponent. The project proponent will transfer approximately 46,262 square feet of land to the City of Quincy for parkland mitigation purposes.**

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

**One site, the Quincy Water Company Pumping Station at 106 Penn Street, was listed as a National Register Individual Property and was formerly located on the subject property. A second National Register Individual Property, the S.H. Barnicoat Granite Works at 114 Columbia Street, was located adjacent to the subject property. Both of these historic structures have been demolished.**

**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.*) **Lowe Home Centers, Inc., is proposing to build a Home Improvement store on a 16.3 acre site located off of Burgin Parkway across from the MBTA Quincy Adams Red Line Station and parking garage. The site has frontage along Burgin Parkway abutting what will be the new on-ramp to Routes 3 and 93; the ramp being located on land that was carved out of the Lowe's site. The site extends north and west to Columbia Street, the northern extent being the intersection of Columbia and Penn Streets, and south to Center Street.**

**The site is comprised of an assemblage of developed and undeveloped parcels of land that include a variety of commercial and industrial buildings, some closed and some adapted for other commercial uses. Also included within the site area are five existing vacant houses along Columbia Street and the Grasso Memorial Park, which is proposed to be relocated and reconfigured further south on Columbia Street.**

**The Site Plan has been designed to maximize use of the previously developed portion of the site. The plan consists of a Home Improvement Store of approximately 124,216 square feet, with an attached Garden Center of approximately 26,926 square feet, half of which will be under a roof or shade structure. The building is sited forward on the site adjacent to the Parkway, with the front entrance on the west side facing Columbia Street. This current site plan layout is the result of a number of neighborhood meetings and an opportunity by Lowe's to acquire additional parcels, allowing for the siting of the building away from Columbia Street and the residential neighborhood. There will be approximately 435 parking spaces located between the store and Columbia Street.**

**The store's main vehicular access will be from Burgin Parkway at the current signalized intersection with Penn Street. Possible modifications to this signalized intersection to enhance turning movements in and out of the site are currently being reviewed with MassHighway. This will be the only active access to the site. At the request of the fire and police departments, gated emergency access will be provided from Columbia Street and from Penn Street at the northern end of the site. It is proposed that Penn Street within the site be discontinued as part of the overall access and traffic control plan for the development. Based on this plan, all delivery vehicles will enter the site via Burgin Parkway and traverse the rear of the store along a service road (parallel to the Parkway) that will have access to the main**

loading/delivery area and to the Garden Center. This service road will continue to Penn Street and provide access to several abutting commercial properties.

There are existing traffic control measures to limit cut-through traffic on adjacent local streets, such as a grass barrier and one-way travel on a portion of Columbia Street. These measures will be maintained and reinforced as part of the project development. Two additional traffic control gates/barriers are proposed: one on Penn street just north of Columbia, preventing local street access to the Lowe's site; and one on Columbia just south of Lappen's driveway, preventing rear access from Liberty and Tabor Streets. A detailed traffic study has been completed for the development and is included in Appendix C.

The existing Grasso Memorial Park on Columbia Street is approximately 26,000 square feet in area and contains a basketball court and play equipment. Lowe's is proposing to relocate the park further south on Columbia Street to allow for more site parking and circulation. The proposed park will be approximately 46,200 square feet, or about 75 percent larger than the existing park. This relocated park area will extend into the existing natural woodland between Columbia Street and Town Brook. Lowe's has developed several concept plans that depict alternative uses for the relocated park. These options have been presented to the Park and Recreation Board and at neighborhood meetings. All of the options include a meandering walk that parallels Columbia Street with a new memorial at the north end in honor of Mr. Grasso. Many of the existing mature trees will remain and will be supplemented with additional trees, shrubs and planting beds. Alternative uses for the remainder of the park include either or a combination of, a playground, passive walkways and benches, a basketball court and benches and picnic tables. Lowe's will continue to work with the Park and Recreation Board and other interested parties to develop and implement a preferred plan.

Project alternatives analyzed include the No Build, alternative site layouts, site access alternatives, and parkland alternatives. Impacts from the proposed project are limited due to the developed nature of the site; however, the proposed project will impact parkland, traffic, and wetland resource areas.

Approximately 0.597 acres (26,012 square feet) of public parkland, contiguous to the project site and containing a playground and basketball court, will be transferred from the City of Quincy to the project proponent. The project proponent will transfer approximately 1.057 acres (46,262 square feet) of land to the City of Quincy and develop a new public park for parkland mitigation purposes.

The proposed project will increase vehicle trips per day from 1,225 to 4,600. The project is well served by the adjacent Burgin Parkway, which leads to Routes 3 and I-93 immediately south of the site. Mitigation for the increased traffic includes the reconstruction of the intersection of Burgin Parkway and Penn Street, the reconstruction and realignment of the intersection of Liberty Street and Penn Street, the installation of all-way STOP sign control at the intersection of Liberty Street and Quincy Street, and neighborhood traffic calming and traffic monitoring.

Impacts to the natural environment include altering 217 sf of Riverfront Area and 9,288 cubic feet (cf) of Bordering Land Subject to Flooding (BLSF). Proposed mitigation will include restoration of 22,395 sf of developed and degraded Riverfront Area and creation of 9,828 cubic feet of compensatory flood storage area. In addition, under existing conditions storm water runoff has little pretreatment before entering the existing wetlands. In post-development conditions, storm water management will be provided in compliance with MADEP standards for new development.



Lowe's Home Centers, Inc.  
 Burgin Parkway  
 Quincy, Massachusetts



Source:  
 USGS Topographic Map  
 Norwood, MA Quadrangle  
 Date: 1985

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Site Location Map

Figure 1