

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<i>13780</i>
MEPA Analyst:	<i>Briony Angus</i>
Phone:	<i>617-626-1029</i>

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: BJ's Wholesale Club		
Street: Shelley Road		
Municipality: Haverhill	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates: 4735789N, 190326746E	Latitude: 42° 45' 26" N	Longitude: 71° 07' 02" W
Estimated commencement date: October 2006	Estimated completion date: August 2007	
Approximate cost: \$5 Million	Status of project design: 25% complete	
Proponent: Coastal Partners, LLC		
Street: P.O. Box 5481		
Municipality: Beverly	State: MA	Zip Code: 01915
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lori Shattuck		
Firm/Agency: Vanasse & Associates, Inc.	Street: 10 N.E. Business Ctr. Dr., Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: lashattuck@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 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):

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. **Site Plan Review – Haverhill Planning Board**
2. **Order of Conditions – Haverhill Conservation Commission**
3. **Variances – Haverhill Board of Appeals.**
4. **Indirect Highway Access Permit - MassHighway**

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
LAND				<input checked="" 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	14.1			
New acres of land altered		2.5		
Acres of impervious area	6.6	2.2	8.8	
Square feet of new bordering vegetated wetlands alteration		1,940		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	176,333	-56,744	119,589	
Number of housing units	0	0	0	
Maximum height (in feet)	+55	-13	+42	
TRANSPORTATION				
Vehicle trips per day	1,220	4,808	6,028	
Parking spaces	163	307	470	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	9,800	-7,289	2,511	
GPD water withdrawal	--	--	--	
GPD wastewater generation/ treatment	9,800	-7,289	2,511	
Length of water/sewer mains (in miles)	--	--	--	

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 project site is located on approximately 14-acres of land on Shelley Road in Haverhill, Massachusetts bound by the Route 125 Connector to the north, Shelley Road Connector to the east, Shelley 176,000 square foot (sf) industrial building. Development of the site entails demolishing the existing building and constructing an approximate 120,000 sf BJ's Wholesale Club with 12 vehicle fueling positions (vfps) and 470 parking spaces. Access to the proposed site will be provided by way of a full-access driveway that will intersect the north side of Shelley Road.

The alternatives to the project are either No-Build or Build. Site plan options were explored in an effort to minimize land disturbances in the wetlands and to appropriately address the tenant's criteria and the zoning requirements of the City of Haverhill.

Under the No Build alternative the project site would remain in it's current condition with an old industrial building of approximately 176,000 sf constructed in the early 1970's with associated parking utilities and drainage. The current site does not provide any stormwater management or water quality mitigation for paved parking area runoff into the wetlands. The existing building and site cannot be reused in its current condition for the proposed retail development. If the site remains in its current state, it will most likely remain vacant and become susceptible to vandalism which result in an unsightly and

unsafe condition. The No Build alternative does not address any long range goals for economic growth envisioned by the City.

The Build alternative includes a layout that was designed to meet the Massachusetts Department of Environmental Protection performance standards as well as create a development that was economically feasible. The proposed project will reduce the amount of building area on the site and in an effort to minimize overall impacts the project proponent has applied for a variance from the City of Haverhill zoning regulations in order to reduce the number of parking spaces by 128. The reduction in parking allows the paved parking area to be minimized and as a result minimizes the impacts to the wetlands and the amount of impervious surfaces on the site. The reduction in impervious area will help minimize land disturbance and the impacts of stormwater runoff. Without the variance, additional parking area would be required to meet the zoning regulations, which would increase the amount of wetland filling required and increase impervious area and associated impacts. The proposed project will include a complete reconstruction of the existing stormwater drainage system improving it to comply with the DEP standards. Therefore, the Build Alternative is the best alternative because it meets the above mentioned criteria while minimizing environmental impacts.

The project proponent is in the business of constructing commercial development and this parcel can be developed in a manner consistent with the proponent's objectives and local zoning.

Based on impacts from the proposed project, mitigation for the project includes closing the median break on the Shelley Road Connector, widening the Shelley Road Connector approach to provide an exclusive left-turn lane and a shared left-turn/through lane and modifying the signal timing accordingly, providing a widened section on the north side of the Route 125 Connector west leg to allow heavy vehicles to make U-turns, and installing new permanent signal poles and mast arms at the Route 125 Connector intersection with the Shelley Road Connector and Riverview Street. In addition, the Shelley Road Connector will be widened at Shelley Road to provide an exclusive right-turn lane, and Shelley Road will be repaved and striped in the vicinity of the project site. These improvements are shown on the conceptual improvement plans contained in the TIAS. In addition to the roadway improvements, the project proponent commits to Transportation Demand Management (TDM) measures such as a rideshare matching program for employees, employee shifts, and direct deposit for employees to reduce project-related vehicle trips and peak hour traffic demand in the study area. Further details are provided in the TIAS, included in the Appendix of this ENF.