

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13530</u>
MEPA Analyst:	<u>Nick ZAVOLAS</u>
Phone: 617-626-	<u>1030</u>

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: Proposed Automobile Dealership		
Street: Lot 14, River Ridge Drive, River Ridge Park		
Municipality: Town of Norwood	Watershed: Neponset River Watershed	
Universal Transverse Mercator Coordinates: N 4671900 E 318375 Zone 19	Latitude: 42-10-46 N	Longitude: 71-11-57 W
Estimated commencement date: Summer 05	Estimated completion date: Spring 06	
Approximate cost: undetermined at this time	Status of project design: 5 %complete	
Proponent: Cornerstone Corporation		
Street: 400 Blue Hill Drive		
Municipality: Westwood	State: MA	Zip Code: 02090
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gary R. McNaughton, P.E., P.T.O.E.		
Firm/Agency: McMahan Associates	Street: 180 Canal Street, Suite 500	
Municipality: Boston	State: MA	Zip Code: 02114
Phone: 1-617-725-0099	Fax: 1-617-725-0049	E-mail: Gary.McNaughton@mcmtrans.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): No funding or land transfer requested or needed.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: State Permit required from Mass Highway Department for new driveway entrance onto State Highway – Route One (Boston-Providence Highway). Local Permits are Special Permit – Major Project from Planning Board, Sewer Connection Permit to Town System.

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 | X Transportation – 1,300 new ADT |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| X ACEC – Neponset/Fowl M. | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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
Total site acreage	6.25 acres			
New acres of land altered		6.25		
Acres of impervious area	0	4.5	4.5	
Square feet of new bordering vegetated wetlands alteration		none		
Square feet of new other wetland alteration		none		
Acres of new non-water dependent use of tidelands or waterways		Not applicable		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	None	40,000 sf	40,000 sf	
Number of housing units	None	None	None	
Maximum height (in feet)	0	30	30	Special Permit- Norwood Planning Board
TRANSPORTATION				
Vehicle trips per day	None from site	1,300	1,300	
Parking spaces	None	350 incl. inventory	350	
WASTEWATER				
Gallons/day (GPD) of water use	0	4,200	4,200	
GPD water withdrawal	0	MWRA	MWRA	
GPD wastewater generation/ treatment		MWRA	MWRA	
Length of water/sewer mains (in miles)	N/a	200 feet	200 feet	

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 _____) X No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation

restriction, or watershed preservation restriction?

Yes (Specify _____) XNo

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 _____) XNo

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 _____) XNo

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) XNo

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

XYes (Specify – Neponset River – Fowl Meadow___) 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.)

Background

The proposed project is the development of the last remaining vacant lot (6.25 acres) of a 51 acre parcel developed over the past 20 years. The original development was submitted to MEPA in 1985 as "Stone Ridge Office Park" EOE # 5227. To address the impacts of the Park, a full EIR was prepared and met the requirements of MEPA. The EIR addressed the potential development of the 51 acres with up to 500,000 sf of gross floor area and associated roadway, utility and site improvements. The site, over the past 20 years, has been developed with 3 office buildings and one long-stay hotel, with a total of about 450,000 sf of floor area. The environmental impacts of the River Ridge Complex as developed, including this proposed project, is within the parameters anticipated and analyzed in the 1985 EIR.

Proposed Project

This remaining lot is proposed to be developed for automobile sales with a two story building, 20,000 sf per floor, approximately 150 spaces for employees, visitors, repair, and then approximately 200 additional spaces for sales inventory. Open space will be about 30% of the site, containing landscaping and open or underground stormwater management basin(s). Access will be from a new cut opening driveway onto State Highway Route One. As Route One is a divided highway with a solid median, traffic will be right turn in and out only. To reverse direction on Route One, the nearest intersection is Dean Street, about 1,800 feet from the proposed driveway.

Existing Conditions

The site is currently wooded with some ledge outcroppings, with no wetlands. Under the aforementioned EIR, an archeological investigation was completed for an area adjacent to the Neponset River. The investigated site is about 800 feet to the north of this proposed project.

Alternatives

On-site alternatives other than no-build, includes warehouse, manufacturing, and distribution facilities, which would have similar impacts. There are no off-site alternatives viable for this project.