



Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13547**
MEPA Analyst: **Aisling Eglinton**
Phone: 617-626-**1024**

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: 280 Merrimack Street		
Street: 280 Merrimack Street, Route 110		
Municipality: Methuen	Watershed: Merrimack River	
Universal Tranverse Mercator Coordinates: X:325456 Y:4734219	Latitude: 71.13°W Longitude: 42.74°N	
Estimated commencement date: Fall 2005	Estimated completion date: Spring-Summer 06	
Approximate cost: \$3-5 million	Status of project design: 85% complete	
Proponent: Cafua Management Company, LLC c/o Greg Nolan		
Street: 1000 Osgood Street, Suite B		
Municipality: North Andover	State: MA	Zip Code: 01845
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Julie Vondrak		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978 897-7100	Fax: 978 897-0099	E-mail: jvondrak@epsilonassociates.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:
NPDES Construction General Permit
Site Plan Review
Sewer Connection Permit

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	4.53			
New acres of land altered		4.53		
Acres of impervious area	3.24	0.16	3.4	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0 s.f.	48,350 s.f.	48,350s.f.	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	N/A	40 ft max	40 ft max	
TRANSPORTATION				
Vehicle trips per day	0	2,632	2,632	
Parking spaces	280	-149	131	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	3,008	3,008	
GPD water withdrawal	0	N/A	N/A	
GPD wastewater generation/ treatment	0	2,735	2,735	
Length of water/sewer mains (in miles)	0	N/A	N/A	

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

According to the June 1, 2003 Natural Heritage Atlas, the project site is not located within a mapped area of Estimated Habitats of Rare Wildlife, Certified Vernal Pools, or Priority Habitats of Rare Species.

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

A review of the National Register files and the Inventory of Historic and Archaeological Assets of the Commonwealth indicates there are no above ground or archaeological resources located within the project site. The project site has been significantly disturbed by the construction of a building (since demolished) and parking lots over the past 20 years, therefore, it is unlikely that previously unidentified archaeological resources are present.

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.*)

Proposed Project

The proposed project consists of a commercial development located on Merrimack Street (Route 110), in Methuen, MA. Development of the site includes construction of five buildings, totaling approximately 48,350 s.f. GFA, which will be occupied by a bakery/warehouse building, retail stores, a storage building, a bank and a Dunkin Donuts, both with drive-through windows. The commercial development will be serviced by city water and sewer. Several manholes will be installed on site and an existing sewer pipe located within an easement on an abutting residential parcel will be replaced to accommodate wastewater flows on the site.

Stormwater will be managed on site through deep sump hooded catch basins and underground detention/equalization trenches. A 30-foot wide vegetated buffer will be provided along the northern and eastern property boundaries to screen the adjacent residential development. The buffer will consist of a landscaped berm with a 6-foot high fence along the top.

The proponent has consulted with the MassHighway District 4 Office to identify appropriate parameters for the Traffic Impact and Access Study that has been submitted with this ENF filing (see attached), and proposed driveway design and mitigation actions. The proposed driveway design reduces the Central Site Drive width from 45 feet to 30 feet, eliminates one of the two existing curb openings at the North Site Drive, and provides a new right-turn exit-only driveway at the South Site Drive. Traffic mitigation measures identified through initial consultation with MassHighway include reconstruction of sidewalks along the site frontage, installation of "no parking" signs along a portion of Route 110, addition of pedestrian crossing across Route 110, and the assessment and repair of broken/non functional pedestrian equipment at the nearby signalized intersection at Pleasant Valley Street and Ferry Road.

Site Description

The project site is approximately 4.5 acres, and the interior of the site is occupied by pavement, which is surrounded by a shrub and tree border. The site is fairly level and no buildings exist on the site. A former nightclub/restaurant building occupied the southeastern corner of the site and

was destroyed by fire several years ago. The site is located in a zoned Highway Business District. The site is bordered by residential development to the north and east, by an active farm to the west and by local businesses to the south across Merrimack Street (Route 110). Wetland resource areas or flood zones do not exist on or adjacent to the project site and the site is not located within mapped estimated habitat of rare wildlife or certified vernal pools. The site is accessed from Merrimack Street (Route 110), which is a state highway.

Project Alternatives

The project site is zoned a Highway Business district which allows uses including a bar, gas station, auto service, auto body shops and auto sales by Special Permit. Alternatives considered for the project site included from development of a car dealership to a self-storage facility, proposed by the previous owner. The no-build alternative would deprive the community of additional economic revenue from a site suitable for redevelopment. Several car dealerships and auto body shops exist in the surrounding area and an additional auto dealership did not appear to be the best use for the site. The previous owner expressed interest in constructing a self-storage facility on the site which was not favored by City officials. The proposed project provides a variety of uses which will serve the surrounding residential and commercial community. The design will provide pedestrian access to the site and appropriate pedestrian connections to the adjoining neighborhood sidewalk system. The retail stores may be occupied by local businesses, a goal specified in the Economic and Land Use Plans for the City.

Mitigation

Vegetated Buffer Zone

As the subject property is bordered by residences, a 30 foot wide vegetated buffer will be provided along the northern and eastern property boundaries. A landscaped berm with a 6-foot high fence will be constructed along the northern and eastern property boundary to further buffer the development from the adjacent residences.

Stormwater Management

No stormwater management exists on the site, approximately 3.24 acres of which is impervious. The proposed project includes a stormwater management design consisting of deep sump hooded catch basins, and a network of underground pipes serving as treatment/storage areas. Stormwater will be discharged through a vegetated swale proposed in the northwestern corner of the property. An area of approximately 2,500 s.f. will drain into the municipal drainage system within Merrimack Street, Route 110. Overall, the stormwater design will significantly improve the quality and quantity of water flowing off-site. The project has been designed to comply with the DEP Stormwater Management Policy, for redevelopment sites, to the extent practicable.

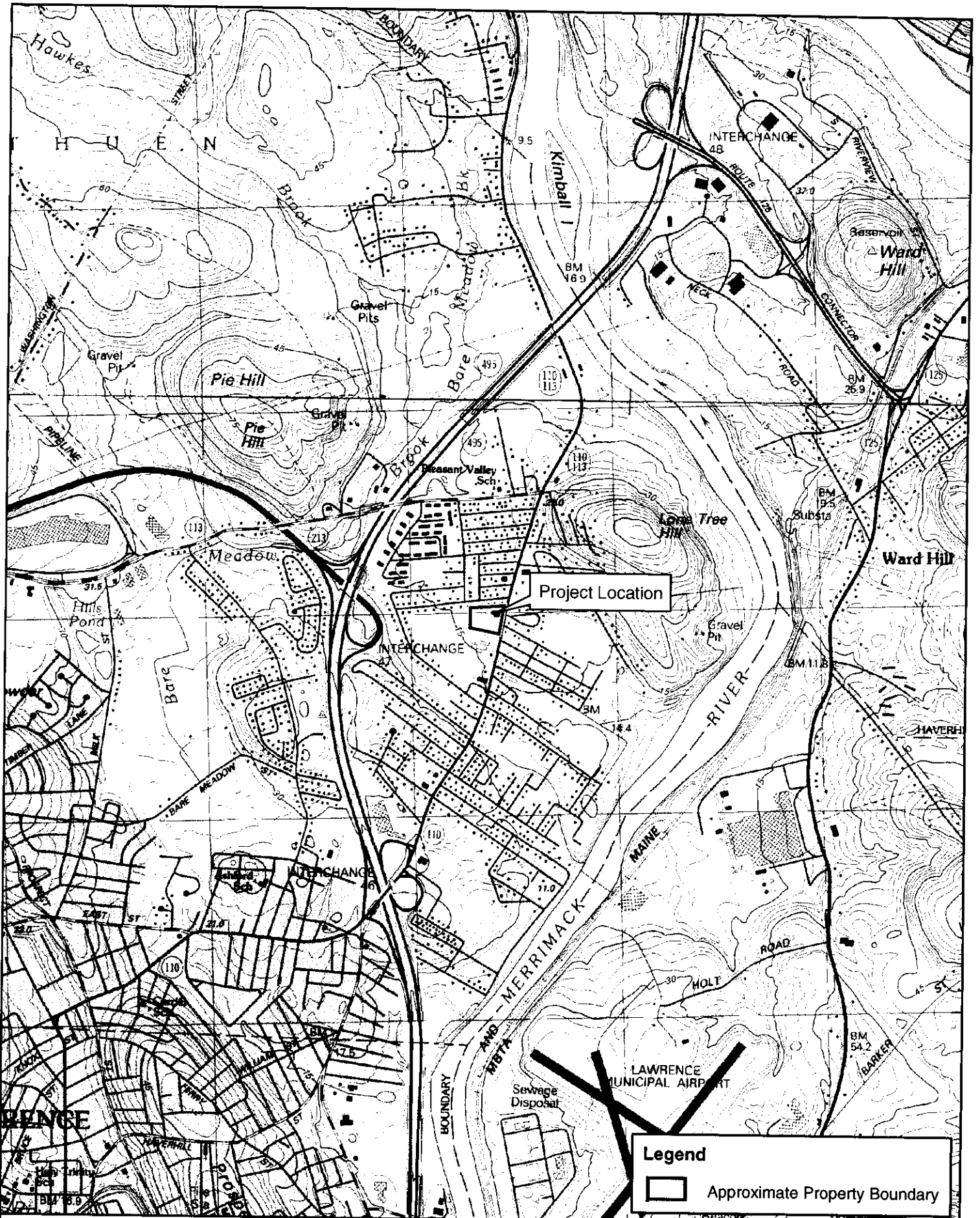
Wastewater

The site will be serviced by City sewer located within Ames Street. The site will be connected to an existing sewer line located within an easement on an adjacent residential property. Several sewer manholes will be constructed, one within Ames Street and several on the project site, and the existing 8 inch clay sewer pipe located within the easement will be replaced with an 8 inch pvc pipe.

Traffic

Traffic mitigation measures include reconstruction of the existing sidewalk along the site frontage with ADA-accessible ramps at driveways, installation of "no parking" signs along a portion of Merrimack Street (Route 110), and addition of an ADA-accessible pedestrian crosswalk across Merrimack Street,(Route 110). In addition, the proponent has agreed to conduct a

detailed in-field assessment of existing pedestrian signal equipment and operation at the Merrimack Street/Pleasant Valley Street/Ferry Road intersection and commits to provide necessary updates/maintenance of pedestrian indicators and equipment at that location. The proposed driveway design reduces the Central Site Drive width from 45 feet to 30 feet, eliminates one of the two existing curb openings at the North Site Drive, and provides a new right-turn exit-only driveway at the South Site Drive.



Legend

Approximate Property Boundary

Scale 1:24,000
 1 inch = 2,000 feet

1,000 0 1,000 2,000
 Feet

Figure 1
Locus Map (USGS)
280 Merrimack Street - Route 110
Methuen, Massachusetts

Basemap: 1987 USGS Quadrangles, MassGIS

