

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.:	<u>14437</u>
MEPA Analyst:	<u>Bill Gage</u>
Phone:	<u>617-626-1025</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: Littleton Road (Route 110)		
Municipality: Westford	Watershed: Nashua River	
Universal Transverse Mercator Coordinates: 700473 E 4714352 N	Latitude: 42°33'20" Longitude: 71°26'31"	
Estimated commencement date: Sept 2009	Estimated completion date: August 2010	
Approximate cost: \$2,800,000	Status of project design:	15 %complete
Proponent: Boch Westford LLC		
Street: 1201 Providence Highway		
Municipality: Norwood	State: MA	Zip Code: 02062
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Shaun P. Kelly		
Firm/Agency: Vanasse & Associates Inc.	Street: 10 New England Business Center Dr	
Municipality: Andover	State: MA	Zip Code: 01810-1066
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: skelly@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): Not Applicable

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: MassHighway Access Permit, Town of Westford Order of Conditions, Town of Westford Planning Board approval.

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
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 (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	15.31			
New acres of land altered		4.62		
Acres of impervious area	1.29	5.13	6.42	
Square feet of new bordering vegetated wetlands alteration		1514		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	11,900	40,082	51,982	
Number of housing units	1	-1	0	
Maximum height (in feet)	0	37	37	
TRANSPORTATION				
Vehicle trips per day	394	1,340	1,734	
Parking spaces	34	439	473	
WASTEWATER				
Gallons/day (GPD) of water use	330	2270	2600	
GPD water withdrawal	330	-330	0	
GPD wastewater generation/ treatment	330	2270	2600	
Length of water/sewer mains (in miles)	NA	NA	NA	

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 proposed development entails the construction of a proposed automobile dealership on an existing 21.66 acre parcel of land located on the north side of Littleton Road (Route 110), opposite Concord Road (Route 225) in Westford, Massachusetts. Specifically, the project involves the razing of an existing 11,900 square foot (sf) paint store and a single residential home to accommodate the proposed 51,982 sf automobile dealership. The dealership will provide parking for 473 vehicles, the majority of which will house the dealership inventory. The proposed automobile dealership would occupy approximately 15.31 acres of the overall site. The remaining 6.35 acres of the site are currently in active use including the Town of Westford Post Office and a stand-alone retail building that is occupied by the Westford Home Lighting retail store. The 6.35 acre portion of the site also includes an approximate 15,000 sf building pad (30,000 sf building) for a locally approved yet not constructed office building. For the purpose of this filing, analyses are focused on the 15.31 acre portion of the site that will house the proposed development.

Access to the automobile dealership is proposed via a new driveway to be located opposite the intersection of Littleton Road with Concord Road. The remainder of the project site would continue to access Littleton Road via the existing site driveway located further west of the proposed dealership driveway. MassHighway has proposed improvements along Littleton Road, in the vicinity of the project site, including the widening of the corridor and installation of a traffic signal at the intersection with Concord Road. The proposed site driveway would serve as the fourth leg of the new signalized intersection.

Alternatives considered for the proposed project include:

1. No-Build alternative
2. Build alternative

No-Build alternative: This alternative would result in the project site continuing to be utilized as a paint store and single family home.

Build alternative: The Build alternative involves the construction of the proposed development.