

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

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| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> |
| EOE No.: <i>14046</i> MEPA Analyst: <i>Anne Canaday</i> Phone: 617-626- <i>1035</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: Washington Street Shopping Center | | |
| Street: 1207 Washington Street | | |
| Municipality: Hanover | Watershed: South Coastal Watershed | |
| Universal Transverse Mercator Coordinates: 624275, 4659939 | Latitude: 42 08' 16" | Longitude: 70 50' 26" |
| Estimated commencement date : March 2008 | Estimated completion date: October 2009 | |
| Approximate cost: \$25 Million | Status of project design: 25 %complete | |
| Proponent : Hanover Washington Limited Partnership | | |
| Street: C/O Forest Properties, 19 Needham Street | | |
| Municipality: Newton | State: MA | Zip Code: 02461 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE | | |
| Firm/Agency: Kelly Engineering Group, Inc. | Street: 0 Campanelli Drive | |
| Municipality: Braintree | State: MA | Zip Code: 02184 |
| Phone: 781 843 4333 | Fax: 781 843 0028 | E-mail: dkelly@kellyengineeringgroup.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:

See Attachment 1

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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> |
| Total site acreage | 39.2 | | | |
| New acres of land altered | | 15.5+/- | | |
| Acres of impervious area | 6.0+/- | +18.2+/- | 24.2+/- | |
| 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 | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 51,650+/- | +177,350 | 229,000 | |
| Number of housing units | 1 | -1 | 0 | |
| Maximum height (in feet) | 40'+/- | 0'+/- | 40'+/- | |
| TRANSPORTATION | | | | SEE ATTACHMENT 1 |
| Vehicle trips per day | 2,500 ¹ | +9,100 ² | 11,600+/- | |
| Parking spaces | 238 +/- | 972+/- | 1210 ³ +/- | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 2,970 ⁴ | +5,020 | 33,950+/- | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 2,700 ⁵ | +32,700 ^{6+/-} | 35,407+/- | |
| Length of water/sewer mains (in miles) | 0 | 0 | 0 | |

¹ ITE LUC 815 rates and LUC 710 rates applied to existing uses – see Transportation Section.

² Based on ITE LUC 820 and LUC 710 rates – See Transportation Section.

³ The parking count represents the number intended to be built by Special Permit from the Town of Hanover Planning

Board. A special permit is being sought to construct approximately 120 less spaces than zoning requires.

⁴ Assume that water use is 110% of wastewater generation

⁵ Design flows for proposed uses based on approved sewage disposal system plans.

⁶ From Title 5. See Attachment 3

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 retail development will be constructed on approximately 39 acres of partially developed land located on the east side of Washington Street (Route 53) approximately 1 mile south of Route 3 and proximate to the Hanover Mall on Route 53 in Hanover, MA. The site is currently occupied by an existing approximately 40,000 s.f retail building and a two story office building with approximately 11,650 s.f of floor area. There is also an existing vacant residential building located on the property. A portion of the frontage of the site was taken by the Commonwealth in 2006 for the current widening project for Route 53. There are approximately 238 existing parking spaces. The proposed project will entail demolishing the existing retail building or reusing and expanding it, demolishing the vacant residential building, preserving the existing office building (with conversion of first floor space to commercial/retail use) and the construction of additional retail and restaurant buildings resulting in approximately 229,000 s.f of retail, office and restaurant space on the property, and approximately 1210 parking spaces. The proposed project will result in approximately 13 acres of new impervious area. Water service will be provided by the Town of Hanover and sewer will be treated onsite by means of an onsite waste water treatment facility.

The proposed project will trigger only the "Land" Environmental Impact Report ("EIR") threshold 301CMR 11.03(1)(a)2, and "Transportation" EIR Threshold 301CMR 11.03(6)(a)6 and 7 and will require only two State permits- a groundwater discharge permit from the Massachusetts Department of Environmental Protection (DEP) and a Highway Access and Signal Permit from The Massachusetts Highway department. We believe that there are no significant issues related to these permits that cannot be resolved during the MassHighway and DEP permit processes. As described in more detail in the ENF and supporting documents the impacts due to "Land" will be mitigated by maintaining over 50% of the land area as open space and by

constructing a stormwater management system that will meet DEP guidelines for stormwater management.

Traffic related impacts and associated mitigation are presented in the attached Traffic Impact and Access Study. Site access will integrate a proposed signal at the primary site driveway with the current Route 53 widening project being undertaken by the Commonwealth. Signal improvements and any additional widening of Route 53 as required to support the site at the primary driveway are to be the responsibility of the Proponent within layout under control of the Proponent.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)) Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

| | <u>Existing</u> | <u>Change</u> | <u>Total</u> |
|--|-------------------|---------------------|--------------------|
| Footprint of buildings | <u>1.1 Ac+/-</u> | <u>+ 4.0Ac+/-</u> | <u>5.1Ac+/-</u> |
| Roadways, parking, and other paved areas | <u>4.9 Ac.+/-</u> | <u>+14.2 Ac.+/-</u> | <u>19.1 Ac.+/-</u> |
| Other altered areas (describe) | <u>5.8Ac.+/-</u> | <u>-2.7Ac.+/-*</u> | <u>3.1Ac. +/-</u> |
| Undeveloped areas | <u>27.4 Ae+/-</u> | <u>-15.5Ac</u> | <u>11.9Ac.</u> |

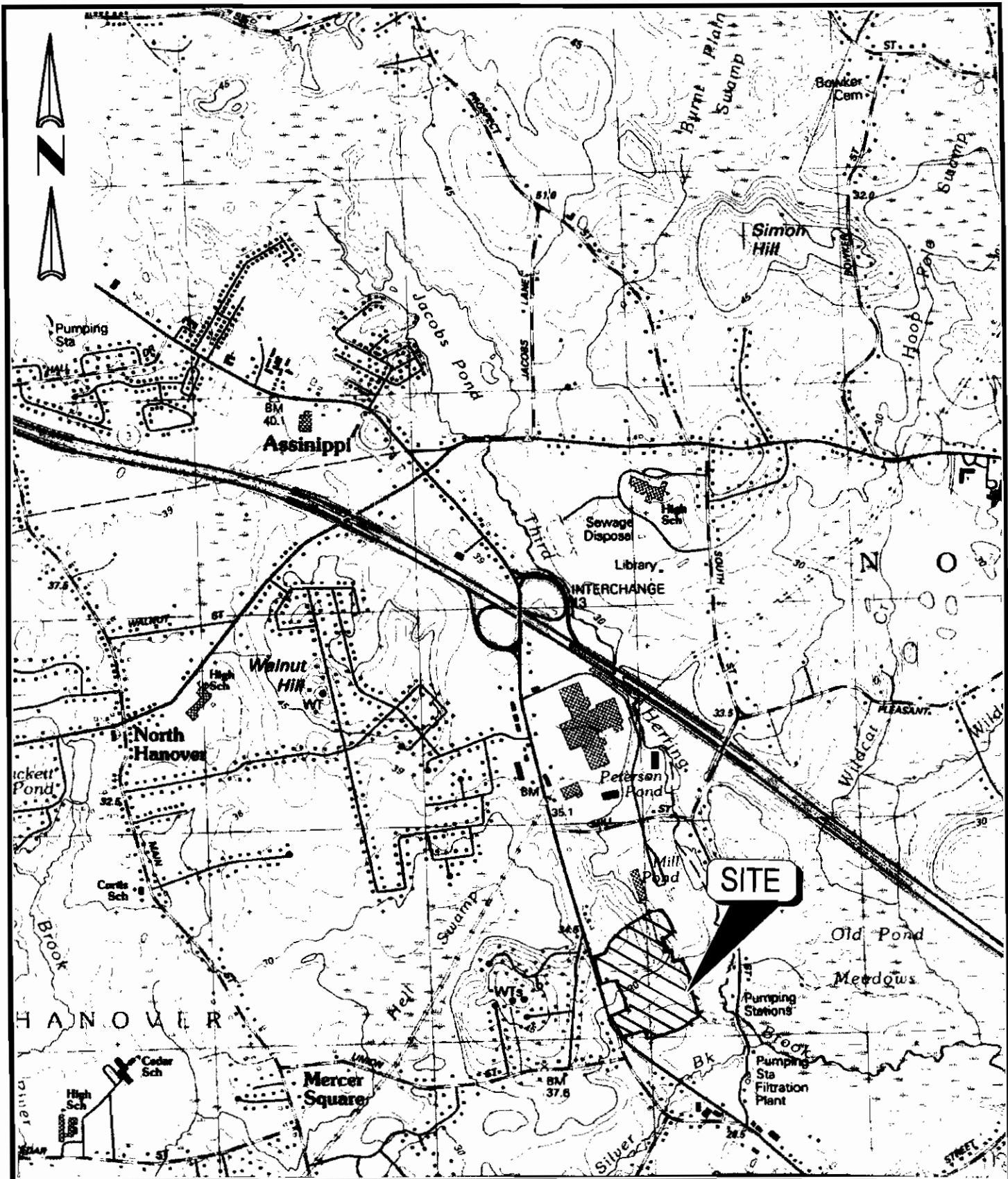
*** The “other altered areas” include grading needed to construct the site and stormwater management systems.**

B. Has any part of the project site been in active agricultural use in the last three years? Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction,



SCALE; 1" = 2083' ±

DATE 06/12/07

**ROUTE 53
HANOVER, MA.**

LOCATION PLAN
SOURCE: USGS

KELLY ENGINEERING GROUP, INC.
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