

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13906  
 MEPA Analyst: *Deirdre Buckley*  
 Phone: 617-626-1644

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 Commercial Development		
Street: South Main Street (Route 114)		
Municipality: Middleton	Watershed: Ipswich	
Universal Transverse Mercator Coordinates: 47 15 666 N 1903 35 865 E	Latitude: 42° 34' 40.41" N Longitude: 70° 59' 59.16" W	
Estimated commencement date: 2007	Estimated completion date: 2007	
Approximate cost: \$4,000,000	Status of project design: 90 % complete	
Proponent: Mark Investments, Inc.		
Street: 54 Jaconnet Street, Suite 203		
Municipality: Newton	State: MA	Zip Code: 02461
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 Ctr. Dr.	
Municipality: Andover	State: MA	Zip Code: 01810
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): 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 General Permit
- Building Permit Related Items
- Septic System Permit
- MHD Access Permit
- Site Plan Approval (ZBA)
- Special Permits (ZBA)

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
<b>LAND</b>				<input 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 (including Legislative Approvals) – Specify:
Total site acreage	4.48			
New acres of land altered		2.13		
Acres of impervious area	1.10	2.70	3.80	
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		
<b>STRUCTURES</b>				
Gross square footage	16,802	15,018	31,820	
Number of housing units	0	0	0	
Maximum height (in feet)		34-10"	34-10"	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0 <sup>a</sup>	2,234	2,234	
Parking spaces	98	68	166	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0 <sup>b</sup>			
GPD water withdrawal	0 <sup>b</sup>	1,590 (1.1) = 1,750	1,750	
GPD wastewater generation/ treatment	0 <sup>b</sup>	1,590	1,590	
Length of water/sewer mains (in miles)	Septic	Septic	Septic	

<sup>a</sup>No credit taken for existing building on site as it has been vacant for over three years.

<sup>b</sup>Building on site currently vacant.

**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: Groundwater II Zone)  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 development proposal includes an approximate 14,820 square foot (sf) Walgreen's pharmacy store with a drive-through pharmacy window, as well as a 17,000 sf commercial building which would include a bank with a drive-thru teller window. The proposed parking layout for the development provides a total of 166 parking spaces, including eight handicap spaces. Primary access to the project site is proposed via a full access unsignalized driveway onto South Main Street and a right-in/right-out unsignalized driveway onto South Main Street. Secondary access will also be provided via a full access unsignalized driveway on River Street. An existing unsignalized driveway onto South Main Street at the southern end of the property will be closed.

**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 X 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	0.39	0.34	0.73
Roadways, parking, and other paved areas	1.10	2.70	3.80
Other altered areas (describe)	0.0	0.63	0.63 (infiltration basin)
Undeveloped areas	1.71	-1.47	0.24