

**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.:	13396
MEPA Analyst:	Bill GAGE
Phone: 617-626-	1025

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 Wal-Mart Store		
Street: East of 1666 Main Street (Route 9)		
Municipality: Leicester	Watershed: Quinebaug	
Universal Transverse Mercator Coordinates:	Latitude: 42° 14' 54" N Longitude: 71° 56' 14" W	
Estimated commencement date: 08/05	Estimated completion date: 06/06	
Approximate cost: \$17 million	Status of project design: 50% complete	
Proponent: Wal-Mart Stores, Inc.		
Street: 2001 SE 10 <sup>th</sup> Street		
Municipality: Bentonville	State: AR	Zip Code: 72716
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John A. Kucich, P.E. / Matthew D. Smith, P.E.		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail: msmith@bohlereng.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))           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)          | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> 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: **Local: Site Plan Approval, Special Permit for automotive services and drive-thru. Federal: NPDES.**

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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	56.5			
New acres of land altered		45.5 ±		
Acres of impervious area	0	37.0 ±	37.0 ±	
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	115	237,000	237,000	
Number of housing units	0	0	0	
Maximum height (in feet)	8' ±	27' ±	35'	
<b>TRANSPORTATION</b>				
Vehicle trips per day				
Parking spaces				
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	16,300	16,300	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	16,300	16,300	
Length of water/sewer mains (in miles)	0	0	0	

**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 1767 milestone \_\_\_\_\_ )  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 subject parcel will be created when purchased from the current landowner that owns an overall 126 acre parcel known as 1666 Main Street. The project is located on a 56.5 acre parcel of land east of 1666 Main Street (Rt. 9) in Leicester, which is currently open farmland and forest. There are no wetlands on the site. The project includes a 147,500 s.f. Wal-Mart, gas station, and three outlots to be used for commercial purposes (see Fig. 1.2 – Site Schematic). The Wal-Mart building may be expanded by 62,400 s.f. in the future, for a total of 209,900 sf. Future ancillary development onsite will include a 5,000 s.f. ± casual dining restaurant, a 3,500 s.f. fast food restaurant, a gas station, and 18,000 s.f. of specialty retail. The proposed development will have gas, electric, communications, water and sewer services.

One alternative considered was to fully develop the site. In order to reduce traffic impacts, and conserve open space, this alternative was discarded and approximately 20 acres in the northern portion of the site will not be developed by Wal-Mart. Given the topographic variation that exists on the remaining 20 acres of open space, it is unlikely that Wal-Mart or future developers would seek to develop the land commercially. The more likely scenario is that the land would be sold at some future date to prospective developers of abutting lands. For purposes of the analysis herein, we have assumed this 20 acres of land will be developed with 20 residential homes.

Mitigation for anticipated increases in traffic to the site is provided by proposed improvements at the proposed driveway intersection with Route 9, including a traffic signal and additional turn lanes. Mitigation for wetland impacts is not necessary since there are no wetlands on the site and no impacts to off-site wetlands.

Four detention basins will be constructed to regulate post-development discharges from the site to less than pre-development rates. The stormwater management system will be built to meet or exceed the Massachusetts Department of Environmental Protection's stormwater policy.