

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.:	<i>13930</i>
MEPA Analyst:	<i>Aisling Eglinton</i>
Phone:	<i>617-626-1024</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: <i>Proposed Retail Development along Donald J. Lynch Boulevard</i>		
Street: <i>Donald J. Lynch Boulevard</i>		
Municipality: <i>Marlborough</i>	Watershed: <i>Assabet River</i>	
Universal Transverse Mercator Coordinates: <i>4691816.0mN, 716052.5mE, Zone 42T</i>	Latitude: <i>42° 20' 55.3" N</i>	Longitude: <i>71° 37' 23.2" W</i>
Estimated commencement date: <i>Spring '07</i>	Estimated completion date: <i>Spring '08</i>	
Approximate cost: <i>\$9,000,000</i>	Status of project design: <i>90% complete</i>	
Proponent: <i>New England Development</i>		
Street: <i>One Wells Avenue</i>		
Municipality: <i>Newton</i>	State: <i>MA</i>	Zip Code: <i>02459</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>William R. Cronin, Jr.</i>		
Firm/Agency: <i>New England Development</i>	Street: <i>One Wells Avenue</i>	
Municipality: <i>Newton</i>	State: <i>MA</i>	Zip Code: <i>02459</i>
Phone: <i>(617) 243-7042</i>	Fax: <i>(617) 243-7315</i>	E-mail: <i>wcronin@neddevelopment.com</i>

- 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): *N/A*

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

- 1) Special Permit from Marlborough City Hall (Retail Use; Landscaping; Lot Coverage);
- 2) Site Plan Approval from the City of Marlborough
- 3) Sewer Connection Permit from the City of Marlborough
- 4) Approval Not Required (ANR) Plan
- 5) Order of Conditions under §404 of the Clean Water Act, from the Marlborough Conservation Commission
- 6) Mass Highway Department Indirect Access Permit

Note: This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits or actions may be needed.

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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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: * Order of Conditions from Marlborough Conservation Commission under §404 of the Clean Water Act ** Indirect Access Permit
Total site acreage	7.07			
New acres of land altered		7.07		
Acres of impervious area	0	4.61	4.61	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		800^		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0 sf	60,000 +/- sf	60,000 +/- sf	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35 ft	35 ft	
TRANSPORTATION				
Vehicle trips per day	0	1946^^	1946	
Parking spaces	0	267	267	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	3,000	3,000	

GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	3,000	3,000
Length of water/sewer mains (in miles)	0	0	0

[^] Isolated small wetland. Does not provide sufficient storage of water to meet the classification of Isolated Land Subject to Flooding. Accordingly, it is not a protected resources area under the Mass. Wetlands Protection Act. It is considered a federal wetland under Section 404 of the Clean Water Act.

^{^^} Based on ITE Land Use Code 820, Shopping Center, and reflects a 25 percent reduction for pass-by trips.

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.)

Site Context

The site is located along Donald J. Lynch Boulevard in Marlborough, Massachusetts. The 7.07 +/- acre site contains approximately 236 feet of frontage along Donald J. Lynch Boulevard. See attached Figure 1, Locus Map. At present, the site is undeveloped. See attached Figure 2, Existing Conditions Plan. The site is bounded to the west by Solomon Pond Mall Road. The site is bounded to the south and east by I-290. The site is bounded to the north by a Comfort Inn motel and Donald J. Lynch Boulevard. The site is located in the LI (Limited Industrial) zoning district, where retail sales and services are an allowed use by Special Permit. A Special

Permit to allow retail sales and services was granted by the City of Marlborough City Council on July 27, 2006.

Project Description

The proponent is proposing to construct a one-story 60,000 +/- SF retail building on the westerly portion of the site. The store fronts will face to the east of the site. The loading area for the stores will be located at the rear of the building. The project will include 267 parking spaces. The project will include a main access point from Donald J. Lynch Boulevard, at the eastern side of the site. The project will also include an emergency gravel access from Donald J. Lynch Boulevard, at the northern point of the site. **See attached Figure 3, Proposed Conditions Plan.**

Vehicular Access and Circulation

Access to the project will be provided by way of Donald J. Lynch Boulevard and directly by way of a driveway that will intersect the south side of Donald J. Lynch Boulevard, east of the driveways serving the Comfort Inn. To the extent necessary, secondary access to the project will be provided for emergency vehicles adjacent to the property at 880 Donald J. Lynch Boulevard or in another appropriate location. The project driveway will be a minimum of 36-feet in width, accommodating both entering and exiting traffic, with separate left and right-turn lanes provided for vehicles exiting the site. Vehicles exiting will be placed under STOP-sign control with illumination provided. Signs or landscaping adjacent to the project driveway intersection with Donald J. Lynch Boulevard and within the site will be designed and maintained so as not to restrict lines of sight to or from the project driveway. Sight lines approach and departing the project driveway along Donald J. Lynch Boulevard exceed MassHighway standards for the appropriate approach speed along this roadway. A review of the transportation infrastructure serving the project (Solomon Pond Road, Solomon Pond Mall Road, the I-290/Solomon Pond Mall Road interchange and Donald J. Lynch Boulevard) indicates that the existing transportation infrastructure provides sufficient capacity to accommodate the project in a safe and efficient manner.

Alternatives to the Proposed Project with Mitigation

Alternative locations along Donald J. Lynch Boulevard were considered for the proposed retail development. One location was a nearby six-acre site, known as the Aggregate Industries Site, which has been in active use by an unrelated owner as a concrete batching facility. However, the development of the Aggregate Industries Site alone is not possible due to the site's limited size, frontage and access. Other potential alternative locations identified by the proponent included the Olive Garden, Target, and Solomon Pond Mall parcels, all located along Donald J. Lynch Boulevard. However, each of these sites has been fully developed with retail and/or restaurant uses and further development is not practicable. Accordingly, the proponent selected the project site, which meets the criteria for availability, appropriate size and location, and minimal impacts on the neighboring community.

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: