

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: **14532**  
 MEPA Analyst: **DEIRDRE Buckley**  
 Phone: 617-626-**1044**

# ENF Environmental Notification Form

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: <b>Proposed Lowe's, Walmart and Meineke Expansions, and Future Camp Lion Improvements</b>		
Street: <b>Highland Avenue (Route 107)</b>		
Municipality: <b>Salem</b>	Watershed: <b>North Coastal</b>	
Universal Transverse Mercator Coordinates: <b>340922 E, 4706461 N</b>	Latitude: <b>42° 29' 39" N</b> Longitude: <b>70° 56' 9" W</b>	
Estimated commencement date: <b>December 2011</b>	Estimated completion date: <b>June 2013</b>	
Approximate cost: <b>\$46 million</b>	Status of project design: <b>75 %</b>	
Proponent: <b>Kennedy Development Group, Inc.</b>		
Street: <b>500 Broadway</b>		
Municipality: <b>Everett</b>	State: <b>MA</b>	Zip Code: <b>02149</b>
Proponent:		
Street:		
Municipality:	State:	Zip Code:
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Edward Hutchinson</b>		
Firm/Agency: <b>Tetra Tech Rizzo</b>	Street: <b>One Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701-9005</b>
Phone: <b>(508) 903-2078</b>	Fax: <b>(508) 903-2001</b>	E-mail: <b>ed.hutchinson@tetrattech.com</b>

- 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 301 CMR 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: **U. S. EPA-NPDES Construction General Permit for Storm Water Discharges from Construction Activities; Salem Conservation Commission-Order of**

Conditions; City of Salem Planning Board - Special Permit for a Planned Unit Development (PLID) and a Section 404 Permit from US Army Corps of Engineers.

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 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 Connection1 Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify
Total site acreage	91.6			
New acres of land altered		19.4		
Acres of impervious area	8.3	13.8	22.1	
Square feet of new bordering vegetated wetlands alteration		4,585		
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	116,711 <sup>±*</sup>	204,068 <sup>±</sup>	320,779 <sup>1±</sup>	<sup>1</sup> Represents total proposed building square footage. Change in square footage reflects the difference between existing and proposed building square footage.
Number of housing units	0	0	0	
Maximum height (in feet)	30	20	50	
<b>TRANSPORTATION</b>				<sup>2</sup> Represents total final parking count. Change in parking spaces reflects the difference between existing and proposed parking counts. Proposal includes 378 Lowe's spaces, 613 Walmart spaces, 50 Camp spaces, and 6 Meineke spaces.
Vehicle trips per day	7,332	5,960	13,292	
Parking spaces	413	634	1,047 <sup>2</sup>	<sup>3</sup> Based on Title V estimates  <sup>*</sup> 116,711 sf: 109,460sf Walmart 3,084sf Meineke 4,167sf Camp Lions
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	5,976 <sup>±2</sup>	11,568 <sup>±2</sup>	17,544 <sup>±2</sup>	
GPD water withdrawal	0	0	0	
GPD wastewater generation <sup>1</sup> treatment	5,976 <sup>±3</sup>	11,568 <sup>±3</sup>	17,544 <sup>±3</sup>	
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 \_\_\_\_\_ )  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.)*

a) The project will be located on a **91.6** parcel assemblage that includes an existing Walmart, Camp Lion day camp facility and property owned by the City of Salem. The existing Walmart occupies one parcel of land totaling approximately **14.1** acres located at **450** Highland Avenue, Salem, Massachusetts. The existing Walmart property currently contains an existing **109,460±** sf retail building which includes the Walmart and abutting retail uses. The existing site is currently served by two site driveways that connect to Highland Avenue, as well as a cross connection which connects to the abutting retail use to the north. The north, south and western edges of the existing development consist of rock ledge faces which were created during the original store construction. The undeveloped portions of the property to the north, south and west, are heavily wooded.

The Lowe's portion of the site consists of two parcels of land totaling approximately **12.4±** acres. The parcels that will make up the Lowe's property are currently owned by Camp Lion and the City of Salem. The Camp Lion portion of the Site is used as a children's summer day camp. The Camp site is improved with a one story lodge building constructed in **1970** and a two story house currently used as the camp office; the camp buildings total **4,167**sf. Other features of the camp include a swimming pool and picnic table areas. The site also contains existing radio and cell towers and associated gravel access drives. Portions of the Camp have been cleared for outdoor recreation uses. The remainder of the Site consists of a paved parking area west of the lodge and wooded areas in all directions surrounding the lodge. The undeveloped areas consist of exposed bedrock faces and surfaces, large rock outcroppings, and wooded areas. Exposed bedrock faces, up to **40** feet in height, are present along the southeast and central portions of the site; which will require blasting to establish final grades.

Lowe's is proposing the construction of a **153,063±** square foot (sf) retail store including a **31,204±** sf garden center on an approximate **12.4** acre parcel. Walmart is proposing to raze the existing **109,460±** sf mixed retail facility, including **97,000±** sf Walmart, to expand the total facility by **42,732±** square feet to a total of **152,192±** square feet. The existing Walmart parcel includes approximately **14.1** acres of land. The proposed Walmart expansion will include an additional **3±** acres of land for a total of **17.12** acres. The Walmart expansion will be situated on the existing Walmart parcel and will also include land currently owned by the City of Salem and Camp Lion. The combined project will include **320,779±** sf of building (includes existing **3,084**sf Meineke building square footage, an increase of **204,068±** square feet from the existing condition), **1,047** parking spaces, circulation driveways, and landscaping.

The portion of the Site that is currently owned and occupied by Camp Lion contains structures and an access driveway that support a summer day camp. The project includes improvements to the Camp Lion facilities and the realignment of the existing driveway to facilitate the construction of the Lowe's. Lowe's

will be responsible for preparing rough graded, stabilized areas in support of the future construction of an 9,9002 sf building, approximately 50 parking spaces, a pool area, and a recreation field on the Camp Lion property. The Camp improvements will be completed by the Camp at a later date. The City of Salem owned parcel will be included as part of the proposed project. The City will be provided a portion of the existing Camp Lion property to construct a municipal water tower. Construction of the water tower will be coordinated with the overall project construction schedule. Access to the tower parcel will be provided through the project site.

The project site abuts an existing Meineke Car Care Center. A small expansion of the Meineke building is proposed as part of the project. The expansion will include a storage area and an additional service bay. Minor improvements to the layout of the parking are also proposed.

b) Lowe's considered a number of factors during the site selection process and the Preferred Alternative site layout. Alternative layouts were considered by Lowe's to accommodate the proposed building program and associated parking. The Preferred Site Alternative was selected based on a review of these alternatives and a combination of factors including complying with local zoning, minimizing environmental impacts, providing market-demanded parking, access, visibility, acreage, and economic return. Other alternatives considered included the No Build and the inclusion of a larger building prototype.

The project site was selected due to the fact that Walmart was looking to upgrade and expand its current facility. Given the site's location fronting along Highland Avenue with an existing signalized intersection in place and the site's zoning, the logical site development features retail or commercial uses. Due to the joint development nature of this project, a shared common access driveway with a new upgraded signalized intersection and associated roadway improvements is an attractive and essential mitigation measure. The Lowe's development will also benefit Camp Lion by presenting them with an opportunity to substantially upgrade their existing facilities, an opportunity that may not otherwise be afforded to them without the Lowe's project.

c) The project will result in direct impacts to resource areas subject to protection under the Massachusetts Wetlands Protection Act. The relocation of an existing intermittent stream will result in impacts to 633 linear feet of bank and 4,585 square feet of bordering vegetated wetlands. Mitigation will be provided with the stream realigned to accommodate the site improvements. The relocated stream will incorporate both low and active flows and a shelf to establish permanent wetland plantings associated with the replicated bordering vegetated wetland system. There is no work subject to protection under the Massachusetts Wetlands Protection Act associated with the Walmart portion of the project.

To mitigate the project's traffic impact at this location and address existing operational deficiencies, improvements to the existing intersection operations will be made. The main signalized site driveway will be relocated further south to the location of the existing southerly right-turn in/right-turn out driveway. The driveway at the location of the existing main site driveway will be closed, reducing the number of curb cuts along Highland Avenue. The proposed intersection will be widened to include additional turn lanes, provide signalized control to existing uses along Highland Avenue, and provide an additional location for Highland Avenue southbound traffic to U-turn to travel northbound.

#### Request for Special Review Procedure

Lowe's proposes to implement a number of measures to increase the energy efficiency of, and reduce emissions of greenhouse gases ("GHG") from, its Salem project. These measures (the "GHG Commitments") are discussed in further detail in Appendix F. Lowe's previously has provided the GHG Commitments to the MEPA Office for review and comment, and has revised the GHG Commitments to reflect the comments it has received to date.

In addition to implementing the GHG Commitments at its Salem project, Lowe's proposes to implement the GHG Commitments at future stores it constructs in the Commonwealth.<sup>1</sup> As part of any Certificate issued for the Salem project, Lowe's seeks authorization from the Secretary, pursuant to MEPA's Special Review Procedures (310 CMR 11.09), that future Lowe's stores not be required to quantify and model GHG emissions associated with energy consumption (stationary source direct and indirect emissions) if

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<sup>1</sup> Lowe's voluntarily has agreed to implement the GHG Commitments at its proposed store in Quincy (a store which already has completed the MEPA review process).

the store is constructed in accordance with the GHG Commitments. However, the GHG emissions associated with the site specific aspects of future store proposals, such as the specific store location and associated traffic generation, would still be quantified and modeled by Lowe's on a site-by-site basis. Lowe's requests that the authorization provided by the Secretary apply to any future store of Lowe's for which review under MEPA has commenced on or before January 1, 2013.

**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))  X  Yes \_\_\_ No; if yes, specify each threshold: **Creation of 10 or more acres of impervious area, generation of 3,000 or more new ADT on roadways providing access to a single location, and construction of 1,000 or more new parking spaces at a single location.**

**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	2.7 <sup>2</sup>	4.7	7.4
Roadways, parking, and other paved areas	5.6	9.1	14.7
Other altered areas (describe) <sup>3</sup>	0	7.1	7.1
Undeveloped areas	83.1	(19.4)	63.7

<sup>2</sup>2.7 acres = 2.5 acre Walmart + 0.2 acres Meineke and Camp Lion Building

<sup>3</sup> Represents altered land in the proposed condition that will not be covered by impervious surfaces that was previously unaltered in the existing condition. Includes rough graded, stabilized area in support of the future construction of an 9,900± sf building, 50 parking spaces, a pool area, and a recreation field associated with the Camp improvements. The improvements will be constructed by the Camp at a future date.

B. Has any part of the project site been in active agricultural use in the last three years?

Y e s  X  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  X  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? Y e s  X  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Y e s  X  No; if yes, does the project involve the release or modification of such restriction? Y e s \_\_\_ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes  X  No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Y e s  X  No; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

**The proposed stormwater management system complies with all aspects of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards. The project as designed will meet or exceed DEP's stormwater management standards. Although a portion of the project could qualify as redevelopment, where the policies must be met "to the greatest extent practicable" the storm water management**