

Commonwealth
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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.:	13771
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: Sippican Commerce Park		
Street: Wareham Street – Route 28		
Municipality: Middleboro	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: 19 0350521E, 4629570N	Latitude: 41° 48' 21.01" N	Longitude: 70° 47' 57.71" W
Estimated commencement date: 08/2006	Estimated completion date: 12/2009	
Approximate cost: \$38.5 M (full buildout)	Status of project design: 25	%complete
Proponent: Edgewood Development Company LLC		
Street: 3 Belcher Street		
Municipality: Plainville	State: MA	Zip Code: 02762
Name of Contact Person From Whom Copies of this ENF May Be Obtained: J. David Simmons		
Firm/Agency: Angle Tree Consulting & Eng	Street: 188 Washington Street	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: 508-695-8999	Fax: 508-695-9982	E-mail: davidsimmons@angle-tree.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 301 CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input 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):

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

List Local or Federal Permits and Approvals:

Subdivision Approval (Preliminary and Definitive) *Order of Conditions (WPA)*
NDDES Stormwater NOI *MHD Highway Access Permit*
Board of Health Drainage Review *Special Permits – General Use District/Wetlands*
Individual Well and Sanitary System Permits *Special Permit -Groundwater Water Resources*
Subsurface Disposal System permits

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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	148 ±			
New acres of land altered		44.08 ac ±		
Acres of impervious area	0.01 AC ±	29.09 ac ±	29.10 ac ±	
Square feet of new bordering vegetated wetlands alteration		19,750 sf ± Limited Project access		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	1200 sf ±	786, 103 sf±	784,903 sf±	
Number of housing units	2	0	0	
Maximum height (in feet)	23 ft ±	42 ft ±	42 ft ±	
TRANSPORTATION				
Vehicle trips per day	20	2,784	2,764	
Parking spaces	4	975	971	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	600 gpd ±	63,250 gpd ±	63,850 gpd±	
GPD water withdrawal				
GPD wastewater generation/ treatment	440 gpd ±	44,000 gpd	44,440 gpd±	
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 release of Ch. 61A restriction for part of cranberry bog) 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 project proponent plans to construct a new 12-lot industrial/commercial business park on the currently undeveloped 150 ± acre site to allow for the development of up to 12 new commercial/industrial buildings consistent with the Middleboro Zoning Bylaw, with an approximate aggregate gross floor area of approximately 768,103 square feet, with associated parking and loading areas to service each building. The project includes a proposed connection to the Bay Colony Railroad line to allow the use of rail for deliveries to and shipments from the project tenants.

Access to the proposed business park will be from Route 28, a State Highway, via a new subdivision roadway to be constructed to Town of Middleboro design standards for industrial roadways. The construction of the roadway will require filling approximately 3000 square feet of an existing cranberry bog, with a replication area proposed to maintain or increase the current bog surface area. This work will be subject to an Order of Conditions from the Middleboro Conservation Commission and will be a Limited Project as defined in the Wetland Protection Act Regulations. Within the proposed development another Limited Project wetland alteration will be required to allow access to proposed Lot 8, which is an isolated upland area. The total fill for this crossing will be approximately 16,750 square feet, and replication of this filled area will be constructed.

Each building in the proposed project will be serviced by on-site wells and individual subsurface sanitary disposal works subject to approval by the Middleboro Board of Health under Title V of the State Sanitary Code and local Board of Health regulations.

Access to Route 28 will be via a new entrance constructed in accordance with MHD design standards. The proponent will devise and implement traffic demand management procedures for the project to

reduce the number of vehicle trips to the maximum feasible extent.

On-site fire ponds with pumps and independent distribution systems will be constructed to provide fire protection for each building in accordance with applicable regulations and NFPA standards.

Stormwater will be handled on-site with a low-impact system of detention ponds, grass and stone-lined swales, and water quality structures in accordance with the DEP Stormwater Policy and NPDES guidelines. During construction erosion and sedimentation procedures will be implemented in accordance with DEP guidelines and NPDES policies and regulations. A Stormwater Pollution Prevention Plan will be prepared and followed for the project construction in accordance with NPDES requirements.

Alternatives considered include a (1) no-build option, determined not to be economically viable, (2) conversion of the site to agricultural uses, determined to be impractical due to market conditions, soil conditions, and a relatively high groundwater table on much of the site, (3) affordable housing, determined to be uneconomical due to market, demographics, and lack of consistency with "smart-growth" planning considerations. The site is currently zoned for industrial uses, is located in an industrial area, and is consistent with local, regional, and state planning objectives. The availability of both good roadway and rail access makes the site extremely well-suited to industrial and commercial use.

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:

11.03 (1)(a)(2): Creation of ten or more acres of impervious area (29.1 acres ±) – EIR threshold

11.03 (1)(b)(1) : Direct alteration of 25 or more acres of land – ENF threshold

11.03(6)(b)(13): Generation of 2,000 or more ADT on roadways providing access to a single location (ENF threshold)

11.03(6)(b)(14): Generation of 1,000 or more ADT and construction of more than 150 parking spaces at a single location – ENF threshold

11.03(6)(b)(15): Construction of 300 or more parking spaces at a single location- ENF 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>0.03 ac ±</u>	<u>17.61 ac ±</u>	<u>17.63 ac ±</u>
Roadways, parking, and other paved areas	<u>0.01 ac ±</u>	<u>11.46 ac ±</u>	<u>11.47 ac ±</u>
Other altered areas (ponds, ROW, lawn)	<u>1.5 ac ±</u>	<u>13.57 ac ±</u>	<u>15.07 ac ±</u>
Undeveloped areas	<u>148 ac ±</u>	<u><44 ac ±></u>	<u>104 ac ±</u>

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? O (Cranberry Bogs to remain)

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