

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.:	<u>13521</u>
MEPA Analyst:	<u>Anne Canaday</u>
Phone:	617-626- <u>1035</u>

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: <u>Commerce Park</u>	
Street: <u>Plympton Road (Route 80) & Carver Road, Route 44</u>	
Municipality: <u>Plymouth</u>	Watershed: <u>Cape Cod Bay</u>
Universal Transverse Mercator Coordinates:	Latitude: <u>41°56'36"</u> Longitude: <u>70°42'47"</u>
Estimated commencement date:	Estimated completion date:
Approximate cost:	Status of project design: <u>10%</u> %complete
Proponent: <u>Commerce Park LLC c/o Michael Vogel</u>	
Street: <u>50 Resnick Road</u>	
Municipality: <u>Plymouth</u>	State: <u>MA</u> Zip Code: <u>02360</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Rob. Rego</u>	
Firm/Agency: <u>Prime Engineering, Inc.</u>	Street: <u>P. O. Box 1088</u>
Municipality: <u>Lakeville</u>	State: <u>MA</u> Zip Code: <u>02347</u>
Phone: <u>508-947-0050</u>	Fax: <u>508-947-2004</u> E-mail:

- 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: Access to State Highway, Sewer Extension, Planning Board - Subdivision and Site Review, Board of Appeals Site Review.

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 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 (including Legislative Approvals) – Specify:
Total site acreage	53.60 Ac			
New acres of land altered				
Acres of impervious area	0	33	33	
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		
STRUCTURES				
Gross square footage	0	305,000	305,000	
Number of housing units	0	100	100	
Maximum height (in feet)	0	35 MAX	35 MAX	
TRANSPORTATION				
Vehicle trips per day				
Parking spaces	0	2,050	2,050	
WASTEWATER				
Gallons/day (GPD) of water use	0	45,000	45,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	45,000		
Length of water/sewer mains (in miles)	0	1.5	1.5	

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.*)

The project consists of 53.60 acres and is bounded on the north by Plympton Road (Route 80) on the south by Carver Road (Route 44) on the east by the West Plymouth Square Shopping Plaza, and on the west by a residential zoning district. Existing utility easements run along a portion of the westerly side of the site and across a portion of the site. The site is currently undeveloped and unvegetated, except for wooded buffers along Plympton Road (Route 80) and Carver Road (Route 44).

The proposed project calls for the construction of approximately 300,000 SF of retail space including retail uses, automobile service stations, restaurants, financial institutions, and eating establishments; 50,000 SF of office space including business and professional office space; 100 units in the aggregate of elderly housing, assisted living, homes for the aged or other similar uses; and a 100 unit hotel.

Currently there are no utilities at the Site. Extension of sewer to the Site from the existing off-site municipal system in Commerce Drive will be required. Wastewater from the proposed Project will be treated at the Town of Plymouth Municipal wastewater treatment plant on Camelot Drive. Extension of the water distribution system in Route 80 and Route 44 will also be required. Stormwater from the Site will be collected and directed to on-site pretreatment and recharge systems.

Additional information is provided in the text of the Expanded ENF document.