

ENF**Environmental
Notification Form**For Office Use Only
Executive Office of Environmental AffairsEOEA No.: 12775
MEPA Analyst: Dick Foster
Phone: 617-626-1026

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: Bellingham Business Center		
Street: Mechanic Street (Route 140)		
Municipality: Bellingham	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 08' 76" Longitude: 71° 45' 59"	
Estimated commencement date: July 2002	Estimated completion date: February 2003	
Approximate cost: \$6,500,000.00	Status of project design:	50 %complete
Proponent: Conroy Development Corporation		
Street: 600 Technology Center Drive		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michael Snow		
Firm/Agency: Meridian Engineering, Inc.	Street: 69 Milk Street, Suite 201	
Municipality: Westborough	State: MA	Zip Code: 01581
Phone: (508) 871-7030	Fax: (508) 871-7039	E-mail: msnow@meridianengineering.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))

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: Development Plan Approval (BPB); Water Resource District Special Permit (BPB); and Disposal Construction Works Permit (BBOH)

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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	18.9			
New acres of land altered		12.4		
Acres of impervious area	0	8.7	8.7	
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		N/A		
STRUCTURES				
Gross square footage	0	210,000	210,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	1468	1468	
Parking spaces	0	229	229	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	8800	8800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	8000	8000	
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.*)

The Project site, identified as Assessors Map 51/Lot 16, is located adjacent to Mechanic Street (Route 140) at Bellingham, Massachusetts (Figure 1). Located in the Charles River watershed, abutting land uses to this undeveloped, 18.9-acre site include an auto salvage yard to the east, an active sand and gravel operation to the west and the New York New Haven & Hartford Railroad to the north (which separates the site from the U.S. Army Corps of Engineers' Charles River Natural Valley Flood Storage Project).

The area closest to Mechanic Street is relatively level and characteristic of a seasonally maintained open field. The central portion of the site is wooded which steeply slopes (elevation 270' to 210') to a broad-leaved deciduous forested wetland that extends to the northern property boundary/railroad. On-site wetland resource areas to the north include Bordering Vegetated Wetland, contiguous to an off-site intermittent stream channel, and its associated 100-ft buffer zone. In addition, the subject property, located within the Town Water Resource Overlay District, is currently zoned industrial and included in an area identified for major industrial use according to the current 1998 Bellingham Master Plan. Refer to the attached Existing Conditions Plan (Figure 2).

The alternatives for the project site include the No-Build Alternative which would maintain the current use of the property, and the Preferred Alternative, which is the development of the site for warehousing use. In the No-Build Alternative, the site will remain as undeveloped industrially zoned land.

The Preferred Alternative (project) involves the construction of a 210,000 ± s.f. warehouse facility including two buildings, approximately 229 parking spaces, stormwater management systems and site appurtenances. The project will be serviced by on-site sewage disposal systems and municipal water. In addition, the project will include two curb cuts to Mechanic

Street (State Rte 140), a primary arterial roadway subject to the jurisdiction of the Massachusetts Highway Department. Furthermore, proposed work is restricted to the upland portion of the site beyond the 100-ft wetland buffer zone. Refer to the attached Proposed Conditions Plan (Figure 3).

Approximately 8.7 acres (46 percent) of the site will be converted to impervious surfaces; i.e. building and pavement. To mitigate project-related runoff, a stormwater management system will be designed in accordance with the DEP Stormwater Management Policy and the Town of Bellingham Water Resource District Bylaw. As required, the emphasis of the stormwater management system will be on infiltration via on-site recharge. As proposed, clean roof drainage will be directed to below ground infiltration chambers whereas pavement runoff will be pre-treated and routed through deep-sump hooded catch basins and lined water quality basins prior to discharging into a vegetated detention/infiltration basin. These measures, in addition to an Operations and Maintenance Plan (OMP), will meet/exceed the stormwater design standards resulting in compliance with the DEP Stormwater Policy; Massachusetts Wetlands Protection Act jurisdiction notwithstanding. Refer to the attached stormwater management narrative for additional information regarding the proposed design including the OMP.

The project does not propose to store significant quantities of chemicals, pesticides, fuels or other potentially hazardous materials on site. However, as a pre-requisite of the Water Resource District Special Permit, ground and surface water resources will be protected through the development and implementation of measures to prevent vandalism, leakage or corrosion of any such materials that are required to support the facility operation. Measures will also be developed to control any material spills that may occur.

The project will generate an additional 1468 vehicle trips per day on Mechanic Street. Presently, the ADT on Route 140 is 17,600; therefore, the proposed land use represents an 8.3 percent increase in vehicle trips per day. This increase is not expected to materially affect the level of service, accident history or sight distance on Route 140. Project-related traffic mitigation measures/improvements include the widening of Mechanic Street to include an exclusive left turn lane into the site as well as the construction of a sidewalk along the site frontage. Refer to the attached Traffic Impact and Access Study for additional information.

In accordance with 301 CMR 11.03, the proposed project triggers the following Review Thresholds:

- (1) Land (b) ENF and Other MEPA Review if the Secretary so requires.
 - (2) Creation of five or more acres of impervious area; and

- (6) Transportation (b) ENF and Other MEPA Review if the Secretary so requires.
 - (14) Generation of 1,000 or more new ADT on roadways providing access to a single location and construction of 150 or more new parking spaces at a single location.

Based on a review of the allowed uses within the industrial (I) zoning district, alternatives to the proposed project may include but not be limited to business/professional offices, restaurant, retail, medical facility, motel/hotel and major business complex. From a relative traffic generation and ground water quality impact perspective, warehouse is a preferable industrial use of the property. The number of vehicle trips and amount of effluent generated by the alternative allowed uses would be greater than that associated with the proposed warehouse.

For example, a major business complex may increase traffic volume on Route 140 up to 25 percent, that is approximately 4,400 vehicle trips per day (compared to the proposed warehouse increase of 1468 vehicle trips per day). Additionally, other allowed uses have greater parking requirements than the warehouse use. These other uses require a higher ratio of parking to building area. The proposed project represents a less-environmentally damaging practicable alternative and an appropriate use for the site. Finally, the project is consistent with the goals and objectives of the Town's Master Plan as well as the Regional Development Plan (MetroPlan 2000) of the Metropolitan Area Planning Council.

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: (1)(b)2. conversion of 5 or more acres of impervious area

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</u>	<u>4.8 ac</u>	<u>4.8 ac</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>3.9 ac</u>	<u>3.9 ac</u>
Other altered areas (describe)	<u>0</u>	<u>3.7 ac</u>	<u>3.7 ac</u>
Undeveloped areas	<u>18.9 ac</u>	<u>6.5 ac</u>	<u>6.5 ac</u>

B. Has any part of the project site been in active agricultural use in the last three years? ___ Yes 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? ___ Yes 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? ___ Yes X No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ 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? Yes ___ No X; 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: See project description and Stormwater Management Narrative.

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No X; if yes, what is the Release Tracking Number (RTN)?

J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware,