

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF**

**Environmental**  
**Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13113  
 MEPA Analyst: Deirdre Buckley  
 Phone: 617-626-1044

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: Proposed Retail Shopping Center		
Street: 280 School Street (adjacent to Route 140/495 interchange)		
Municipality: Mansfield	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: X: 19 31 5477E Y: 41 05 3310N	Latitude: 42.0121 N Longitude: 71.2284 W	
Estimated commencement date: Spring 2004	Estimated completion date: Spring 2005	
Approximate cost: \$45 million	Status of project design: 20 %complete	
Proponent: W/S Development Associates LLC		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Hollworth, P.E.		
Firm/Agency: ESS Group, Inc.	Street: 888 Worcester Street, Suite 240	
Municipality: Wellesley	State: MA	Zip Code: 02482
Phone: (781) 489-1147	Fax: (781) 431-7434	E-mail: rhollworth@essgroup.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. 3577)  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): The project does not involve financial assistance or land transfer from any agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: \_\_\_\_\_

**Town of Mansfield:** Conservation Commission - Order of Conditions, Planning Board – Special Permit, Site Plan Approval & Earth Removal Permit, Board of Appeals – Zoning Relief, Board of Selectman – Inflammables License, Water & Sewer Commission – Approval of Water Connection, Department of Public Works – Sewer Connection / Extension Permit

**Federal Permits:** US Army Corps of Engineers – Programmatic General Permit (Category 2) of the Clean Water Act; US EPA – National Pollutant Discharge Elimination System Stormwater Permit for Construction

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" 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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  MADEP-Notification Prior to Demolition (BWP AQ 06)
Total site acreage	72 ac			
New acres of land altered		39 ac		
Acres of impervious area	0.5 ac	34.5 ac	35 ac	
Square feet of new bordering vegetated wetlands alteration		5,550 sf		
Square feet of new other wetland alteration		0 sf		
Acres of new non-water dependent use of tidelands or waterways		0 ac		
<b>STRUCTURES</b>				
Gross square footage	10,218 sf	489,782 sf	500,000 sf	
Number of housing units	3	-3	0	
Maximum height (in feet)	30 ft	25 ft	55 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	30	18,650	18,680	
Parking spaces	6	1994	2000	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	1,600	108,400	110,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1,320	90,680	92,000	

Length of water/sewer mains (in miles)	0	0.6	0.6
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**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  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes  No

The Site contains the Stearns-White House at 280 School Street (MNF.105), which is included in the Massachusetts Historical Commission (MHC) Inventory of the Historic and Archaeological Assets of the Commonwealth. No previously identified historic properties, including archaeological sites, listed or eligible for listing on the National Register of Historic Places (NRHP) are located on the Site. The retail shopping center planned for the Site would entail demolition of the existing structure.

**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.*)

W/S Development Associates LLC (the Applicant), is proposing to develop a retail shopping center (the Project) on approximately 72 acres of undeveloped and industrially-zoned land (the Project Site) at the interchange of Route 140 North and Interstate 495 in Mansfield, Massachusetts. As currently contemplated the Project includes approximately 425,000 square feet of retail space, several restaurants totaling 30,000 square feet and a 45,000-square-foot hotel as well as associated roadways, access driveways, parking areas and pertinent infrastructure. The Project Site may include other uses typically found in shopping centers such as additional restaurants or a cinema. The Project Site is an appropriate setting for the intended uses due to the close proximity to the regional transportation system and the underlying local zoning.

The Project Site is bounded by School Street to the north, Route 140 to the southeast and Route 495 to the southwest. The Project Site is primarily previously disturbed open and wooded upland areas. Significant portions of the Project Site have been previously disturbed as the result of a gravel mining operation and agricultural uses. The Project Site currently has three single family residences and

outbuildings located on it. The wetland resources on the Project Site consist of a man-made pond and various vegetated wetland areas adjacent to intermittent stream channels. Other features such as a man-made drainage ditch associated with past gravel mining operations and an overhead electrical transmission line exist on the Site. The Mansfield Conservation Commission issued an Order of Resource Area Delineation (ORAD) on May 14, 2003 confirming the wetland resource areas on the Project Site (DEP File # SE 211-681).

Vehicular access to the Project Site will be via a new signalized driveway intersection on School Street. To accommodate the increased traffic volume, School Street will be widened and upgraded to provide additional travel lanes and dedicated turn lanes between the Project Site driveway and Route 140. The School Street and Route 140 intersection will also be upgraded with additional dedicated turning lanes to accommodate the project-generated peak hour traffic volumes.

The Project will be connected to existing municipal water and sewer service. Based on the current development scenario, it is anticipated that the project will use approximately 110,000 gallons of water per day and subsequently generate approximately 92,000 gallons of waste water per day. The Town of Mansfield has completed the design of a sewer extension for School Street and the project will connect into this upgraded sewer system. Hydrant flow testing is currently being undertaken to assess the capacity of the existing public water supply infrastructure to meet the needs of the proposed development.

During the site selection process for this Project, the Applicant reviewed potential site locations based upon several factors, including but not limited to the following: (1) availability of land for sale; (2) proximity to interchanges of major state highways; (3) available land with appropriate zoning (industrial/commercial); and (4) existing infrastructure (roadways and utilities) within proximity to service the Site without the need for major upgrades or improvements. The Parcels of land that make up the Project Site were available for purchase at the interchange of Route 495 and Route 140, with frontage along School Street. These parcels are currently zoned as Industrial. The Project Site, as presented herein, met all the criteria listed above.

In general, the Project will be designed to meet all applicable federal, state and local standards. Due to the occurrence of wetlands on the Site, concept plans have evolved around the wetland configuration. Relative to unavoidable wetland impacts, permits will be sought pursuant to the Mansfield Wetland Protection By-law, the Massachusetts Wetland Protection Act, Section 401 Water Quality Certification, and the US Army Corps of Engineers Programmatic General Permit (Category 2). Replacement wetlands will be designed to compensate for the unavoidable wetland impacts related to roadway widening and site access.

The Project will include the design and construction of necessary stormwater management systems to meet the guidelines listed in the in MADEP's Stormwater Management Policy. Based on the current proposed plan, stormwater quality improvements will be accommodated by implementing a series of best management practices (BMPs) that may include deep sump catch basins, water quality devices, water quality basins and stormwater infiltration.