

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14117</u>
MEPA Analyst:	<u>BRIAN ANGUS</u>
Phone: 617-626-	<u>X 1029</u>

# 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: Atlas Box & Crating Site Development		
Street: 221 & 225 Worcester - Providence Turnpike (Rte. 146) & 16 & 10 Fayette Road		
Municipality: Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 02 74 589 E      46 70 648 N	Latitude: 42°-09'-27" N Longitude: 71°-43'-42" E	
Estimated commencement date: Spring 2008	Estimated completion: 2009	
Approximate cost: \$15 Million	Status of project design: 25 %complete	
Proponent: Atlas Box, LLC		
Street: 38 Providence Road		
Municipality: Sutton	State: MA	Zip Code: 01590
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian Milisci		
Firm/Agency: Whitman & Bingham Assoc.	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978.537.5296	Fax: 978.537.1423	E-mail: Bmilisci@whitmanbingham.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 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): 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: \_\_\_\_\_

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 checked="" 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	31.88			
New acres of land altered		23.5±		
Acres of impervious area	0.1±	16.8±	16.9±	
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		
<b>STRUCTURES</b>				
Gross square footage	1,080 (to be removed)	435,425	435,425	
Number of housing units	1	-1	0	
Maximum height (in feet)	24±	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,728	1,728	
Parking spaces	0	329 (approx.) Including truck spaces	329(approx.) Including truck spaces	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	330	8,000	7,670	
GPD water withdrawal	330	8,000	7,670	
GPD wastewater generation/ treatment	330	8,000	7,670	
Length of water/sewer mains (in miles)	0	0.2± Water / N/A Sewer	0.2± Water / N/A Sewer	

**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 Creeper (Strophitus undulates) )  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.

Atlas Box and Crating Company (Atlas Box) is a global packaging company with divisions in the US, Ireland and China that provides protective packaging to the automotive, medical, and electronics industries. Atlas Box provides design, testing, and manufacturing of wood, foam, and corrugated packaging. Atlas Box has been in business for 18 years and services over 500 companies globally.

Currently, Atlas Box is working out of a facility located at 38 Providence Road in Sutton, MA. The company has grown out of the existing building and needs to expand. Expansion is not feasible at the current site.

Atlas Box has acquired a parcel of property located on the easterly side of the Worcester-Providence Turnpike (Route 146) in Sutton, MA. The parcel of property is comprised of four (4) parcels described as Map 11 Parcels 15 and 294 and Map 18 Parcels 65 and 91 on the Town of Sutton Assessor Maps and in Worcester County Registry of Deeds on Book 41415 Page 42 and Book 41415 Page 53. The subject property contains approximately 31.88± acres. The subject property is currently unimproved. However, recent activities on the site included an earth removal operation.

Atlas Box & Crating proposes to construct an office, manufacturing, and warehouse facility on the subject property. The first phase of the building will be approximately 226,400± square feet in size. The second phase or full build-out will include an additional 209,000± square feet of building area (refer to attached conceptual plan). The proposed 226,400 square foot facility will allow Atlas Box to continue to grow and offer better service to their existing customers and new customers coming on line. Atlas Box currently employs 280 people in the United States and 225 are employed in Sutton Massachusetts which is their corporate headquarters. Atlas Box anticipates the need of an additional 100 people in the Sutton location to help support the new growth. Atlas Box has shown historical growth of 20% year over year and the new facility will allow them to continue on their strong growth pattern.

The majority of the subject property is zoned Business-Highway (B-2) as described in the Town of Sutton zoning by-laws. A portion of the subject property in the northeast is zoned Residential-Rural (R-1). The abutting property to the east is also zoned Residential-Rural. Atlas Box & Crating has requested and received a Special Permit from the Town of Sutton Zoning Board of Appeals to permit the use of a manufacturing facility within the B-2 / R-1 District (see attachments). The applicant will have to apply for and receive Site Plan Approval from the Town of Sutton Planning Board prior to

construction.

Access to the property will be from the Worcester-Providence Turnpike (Route 146). Route 146 is a numbered state highway under the jurisdiction of the Massachusetts Highway Department (MHD). A "Permit to Access State Highway" or curb cut permit will need to be filed with MHD prior to construction of the access drive. MS Transportation Systems, Inc. of Framingham, MA has developed a Traffic Impact & Access Study for the proposed project (see attachments).

The access driveway is proposed to be located on the southeasterly portion of the site. The access driveway will be constructed over an existing roadway known as Old Mill Road. Portions of Old Mill Road have been discontinued for use as a public way. However, remnants of the old pavement from the roadway still exist on the site.

It is anticipated that the proposed project will generate approximately 1,728 new vehicle trips per day. Improvements to the driveway access will likely include a vehicle acceleration and deceleration lane along Route 146 for the incoming and outgoing truck traffic. Design of the improvements will be in harmony with the Route 146 Corridor requirements.

The proposed project under full build-out will incorporate approximately 329 parking spaces. This includes both spaces for passenger vehicles as well as loading spaces for the tractor-trailer traffic that is expected (refer to attached conceptual plan).

The subject parcel has several wetland areas under the jurisdiction of both the Wetlands Protection Act (310 CMR 10.00) as well as the local Town of Sutton Wetland By-Law. Cold Spring Brook is located off-locus to the west of the subject property. The 200-foot outer riparian zone slightly encroaches onto the subject property. EcoTec, Inc. out of Worcester, MA has delineated all jurisdictional wetland areas on the subject site (refer to attachments). An Abbreviated Notice of Resource Area Delineation (ANRAD) will be filed with the Town of Sutton Conservation Commission.

Current Priority Habitat and Estimated Habitat maps as published by the Natural Heritage & Endangered Species Program show that no habitat area are within or in the general vicinity of the subject property (refer to attachments). There is no 100-year flood hazard zones within the subject property per current Flood Insurance Rate maps (FIRM) Community-Panel Number 250338 0016 B dated June 1, 1982 (refer to attachments).

It is anticipated that no alteration to wetland areas will be required as part of the project. Portions of the 100-foot buffer zone to the wetland areas are proposed to be altered as part of the project. The applicant will have to file a Notice of Intent with the Town of Sutton Conservation Commission and the Massachusetts Department of Environmental Protection (MADEP) prior to construction.

The subject property lies within a Mapped Zone II of a public water supply. Recently, a portion of the subject property was the subject of a land-taking by the Wilkinsville Water District in order to comply with the 400-foot Zone I radius for the new public water supply. In exchange for the property-taking, Atlas Box has been assured a connection to the subsequent water distribution system from the well. The expected water demand for the new facility is roughly based on the expected sanitary or sewage flows from the facility and discussed in the next paragraph.

There is no municipal sanitary sewer service in the general vicinity of the subject property. The new building will be serviced by a private on-site soil absorption system. Estimated design sewage flows are calculated to be approximately 8,000 gallons per day (gpd). This is based on Title 5 (310 CMR 15.000) Design Flow Criteria for office space (75 gpd per 1,000 square feet) and factory/warehouse (20 gpd per person). The 20,000 square feet of office space calculates to be 1,500 gpd. The factory/warehouse is expected to employ 325 people. This equates to 6,500 gpd. Therefore, the total sewage design flow for the project is 8,000 gpd.

Since the design flow is less than 10,000 gpd, the proposed soil absorption system fall under the jurisdiction of Title 5 (310 CMR 15.000) and any Town of Sutton local by-laws that deal with the disposal of subsurface sanitary sewage. Any soil absorption system that serves a design flow greater than 2,000 gpd must be pressure dosed. Also, as discussed previously, since the property lies within a mapped Zone II, the proposed system must meet all criteria for nitrogen sensitive areas.

The proposed project, under full build-out will incorporate approximately 16.9 acres of impervious area (including both roof and pavement areas). As part of the proposed site plan for the new facility, a storm water management plan (SWMP) will be designed. The SWMP will comply with all MADEP Stormwater Guidelines and Policies. The SWMP will consist of best management practices (BMP) including deep-sump and hooded catch basins to collect and initially treat storm water runoff and a conventional stormwater pipe network to convey the collected stormwater runoff. The collected stormwater will then be routed through water quality swales and/or water quality units for secondary treatment and removal of total suspended solids (TSS). The storm water will then be directed to infiltration systems in order to recharge the treated runoff back into the underlying soil substratum.

As mentioned previously, the property was most recently used for earth removal operations or a "gravel pit". The underlying soils are very well draining sand and gravels. A complete drainage analysis will be included as part of the final site plan design. However, it can be expected that the "pre-development" storm water runoff flows will be minimal. Due to the well-draining nature of the soil, precipitation is recharged into the well-draining soils rather than becoming runoff.

Therefore, in order to insure no negative impacts to surrounding properties and to balance pre-development rates of runoff and post-development rates of runoff, infiltrative techniques must be utilized. BMP's will be incorporated into the SWMP in order to fully treat stormwater prior to discharge.

Atlas Box & Crating is anticipating starting construction of the project in the Spring of 2008. Anticipated duration of construction for Phase I would be approximately twelve (12) months. This would allow Atlas Box to move into their new facility and their new corporate headquarters in the Spring of 2009.