

Commonwealth of Massachusetts
 Executive Office of Environmental Affairs ■ MEPA Office

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 Executive Office of Environmental Affairs

EOEA No.: **14329**
 MEPA Analyst: **Bill GAGE**
 Phone: 617-626-**1025**

**Environmental
 Notification Form**

ENF

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: Shovel Shop Square Comprehensive Permit		
Street: Main Street and Oliver Streets		
Municipality: Easton	Watershed: Taunton	
Universal Transverse Mercator Coordinates:	Latitude: 42° 04' 06" N Longitude: 71° 06' 15" W	
Estimated commencement date: Sept. 2009	Estimated completion date: Dec. 2010	
Approximate cost: \$ 37 M	Status of project design: 50 %complete	
Proponent: Easton Shovel Shop, LLC		
Street: 34 Bellows Road		
Municipality: Raynham	State: MA	Zip Code: 02767
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David Johnson		
Firm/Agency: Beals and Thomas, Inc	Street: 32 Court Street	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-746-3288	Fax: 508-746-6407	E-mail: djohnson@btiweb.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): 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:

Local Permits

- Comprehensive Permit – Application Filed May, 2008 currently under review by the Easton ZBA
- Demolition Permit – Not filed
- Building Permit – Not filed

Federal Permits

- NPDES General Construction Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|---|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input 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
LAND				<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 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Groundwater Discharge Permit
Total site acreage	8.2 +/- acres			
New acres of land altered		-0-		
Acres of impervious area	5.65 +/- Ac.	-0.08 +/- Ac.	5.57 +/- Ac.	
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	103,600 sf	256,698	360,298	
Number of housing units	0	182	182	
Maximum height (in feet)	< 50' (varies)	varies	50' +/- Max)	
TRANSPORTATIO				
Vehicle trips per day	419	1309	1728	
Parking spaces	202	213	415	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	4,479	32,511	36,990	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	4,479	32,511	36,990	
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 H.H, Richardson Historic District) No

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

Yes (Specify _____) No

The project will involve the alteration of part of the exterior of a listed structure located in the Historic District

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.)

(a) Project Site

The project site is an 8.2 acre parcel of land located within the Town of Easton. The site is bounded to the west by Main Street, to the north by Oliver Street, to the east by the Massachusetts Bay Transit Authority railroad, and to the south by Queset Brook, as identified on the USGS Map (Figure 1).

The site is zoned Industrial and is located within a designated Zone II of a public water supply. The site is also entirely located within the Taunton River Watershed and the Queset Brook watershed. The site is serviced by the municipal water system.

The site is currently developed with approximately 70 percent of the lot covered with impervious surfaces comprised primarily of buildings and parking, loading areas and driveways. Several long narrow stone buildings with corrugated metal additions occupy the site, which was once used as a shovel manufacturing facility. Presently some of the buildings are used primarily for office space along with various other uses; however, expansive portions of the buildings are unoccupied. There is also a large wood framed structure on the northwest portion of the site.

The on-site wetland resource areas include state and local Riverfront Area, bordering land subject to flooding, bordering vegetated wetland, bank, and land under waterbodies and waterways. An Order of Resource Area Delineation was issued in 2007 by the Easton Conservation Commission. No work is proposed in the bank, land under water, or bordering vegetated wetlands. Redevelopment of some previously developed and disturbed areas is currently planned within portions of the riverfront area and bordering land subject to flooding (100 year flood zone).

(b) Project Alternatives

Preferred Alternative

The project proposes the redevelopment of the site under a Comprehensive Permit (40B) into a mixed use (residential and office) development that includes the demolition of the existing corrugated metal structures while preserving the majority of the stone and wood structures on the site. Additionally, a new

residential building of approximately 25,000 s.f., and the expansion of an existing building are proposed. Approximately 26,800 s.f. of the existing stone masonry building will be designated as office space while the remaining buildings that are preserved/proposed will consist of 182 residential apartments. Approximately 415 parking spaces will be provided to service the development, 40 of which will be located in an open garage below the new residential building.

According to the Massachusetts State Register of Historic Places the project site is located within the H. H. Richardson Historic District. No demolition or extensive change in the exterior of the architecturally significant buildings will occur, although some modification to the buildings will be required.

The town relies entirely upon on-site subsurface disposal systems to manage wastewater as there is no municipal sanitary sewer. The proposed development will result in an estimated on-site sewage disposal flow of 36,000 GPD. A Groundwater Discharge Permit from the Massachusetts Department of Environmental Protection (DEP) will be required as this estimated flow exceeds the 10,000 GPD threshold. Also, because the site is located within a Zone II of a public water supply, additional treatment of the effluent is required.

The wastewater generated by the proposed project will flow to a proposed waste water treatment facility (WWTF). The WWTF will be situated in a building located in the northern area of the site. A nitrogen reducing extended aeration process will provide the necessary treatment to achieve the required effluent standards established for groundwater discharge to a sewage absorption system (SAS) within a Zone II. After treatment has been completed at the WWTF, effluent will be pumped through a force main to one of two proposed SAS areas. The design flow will be discharged to the ground through two equally sized soil absorption systems, each designed to accommodate one-half of the design flow. Each proposed SAS will consist of a gravity leaching chamber system in a trench configuration. The Engineering Report and associated wastewater treatment facility plans are included in this application.

On-site Alternatives

The three on-site alternatives to the project as proposed which the applicant considered were:

1. Maintain the existing development, as is (no-build). This alternative was dismissed as not acceptable as it achieved nothing to improve the property, the quality of sewage effluent or stormwater runoff on the site.
2. A less intensive proposal involving less office space and/or residential units. The proponent determined that this alternative was not financially feasible in light of permitting, building renovation/construction and site development costs.
3. Demolish many, if not all of the buildings on the site, and design a project without the present constraints posed by the existing development. This alternative was not desirable given the historic and architectural value of the buildings.

Off-site Alternatives

There were no off-site alternatives identified as acceptable to the Proponent.

(c) Mitigation Measures for Alternatives

1. Under the no-build Alternative no mitigation measures would be required.
2. The mitigation measures for a less intense development would be the same as the measures proposed for the preferred alternative (i.e. wastewater treatment and stormwater management).
3. The mitigation measures for demolition and new construction would be the same as the measures proposed for the preferred alternative (i.e. wastewater treatment and stormwater management).