

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office



Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOE No.: <i>13895</i> MEPA Analyst: <i>Holly Johnson</i> Phone: 617-626- <i>1023</i>

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: Campanelli Business Park of Freetown		
Street: Ridge Hill Road		
Municipality: Freetown	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 4627652, 327332	Latitude: 41 46' 55"	Longitude: 71 04' 40"
Estimated commencement date : March 2007	Estimated completion date: October 2008	
Approximate cost: \$120 Million	Status of project design: 25 %complete	
Proponent : Campanelli Freetown Land LLC		
Street: One Campanelli Drive		
Municipality: Braintree	State: MA	Zip Code: 02184
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.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):

The project proponent is seeking funding for the construction of the off site sewer line. The source of this funding has not been determined.

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

List Local or Federal Permits and Approvals:

See Attachment 1

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 checked="" type="checkbox"/> Wastewater | <input 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	78			
New acres of land altered		32.0+/-		
Acres of impervious area	12.5+/-	+26.0 +/-	38.5+/-	
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	66,000+/-	+370,000	436,000	
Number of housing units	0	0	0	
Maximum height (in feet)	40'+/-	40'+/-	80'+/-	
TRANSPORTATION				<u>SEE ATTACHMENT 1</u>
Vehicle trips per day	140+/-*	+500	640+/-	
Parking spaces	45 +/-	120+/-	165+/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	825***	+600,000 ****	600,825	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	750**	+480,000 ****	480,750	
Length of water/sewer mains (in miles)	0	0	0	

* ITE LUC 30- for 20 employees (maximum employment level at the existing Weyerhaeuser Facility); ITE LUC 140 – Manufacturing trip rate applied to 145 employees for proposed brewery.

**** Design flows for proposed uses based on approved sewage disposal system plans.**
***** Assume that water use is 110% of wastewater generation**
****** From projections of water usage and wastewater generation provided by The Boston Beer Company.**

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 19-BR-422) No

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

Yes (Specify _____) No

See Attachment 5 for further discussion

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 Campanelli Business Park of Freetown "The Park" consists of approximately 78 acres westerly of the CSX Fall River freight rail line located at the end of Ridge Hill Road in Freetown. The Park is currently occupied by one tenant- Weyerhaeuser, a lumber distribution facility, which occupies a 22 acre parcel. Access to The Park is from Ridge Hill Road that connects to South Main Street (Route 79). We note that the Proponent owns additional land east of the rail line. However, due to the barrier of the railroad line, this land has access and receives utility service from different easterly locations and as such is independent from the current analysis. The proposed project which will occupy the balance of The Park involves the construction of a 370,000 s.f. brewery facility with associated site development which will result in approximately 26 acres of new impervious area. The Facility will be owned and operated by The Boston Beer Company. The water infrastructure is in place. A new sewer line must be constructed in South Main Street and Ridge Hill Road to connect to the existing sewer main in South Main Street. The funding source and party responsible for the completion of the municipal sewer main have not been determined, although discussions are occurring with appropriate governmental agencies. The sewer connection for the proposed project will be made when this municipal infrastructure has been completed.

Boston Beer has been exploring a variety of locations for this consolidation, including locations outside of the Commonwealth of Massachusetts. Timely resolution of its space decision is necessary due to expiring supply contracts and the length of time required to construct a new facility. Boston Beer desires to remain in Massachusetts. This site in Freetown has been chosen because of its unique characteristics- close proximity to the highway and rail infrastructure and the availability of sewer and water.

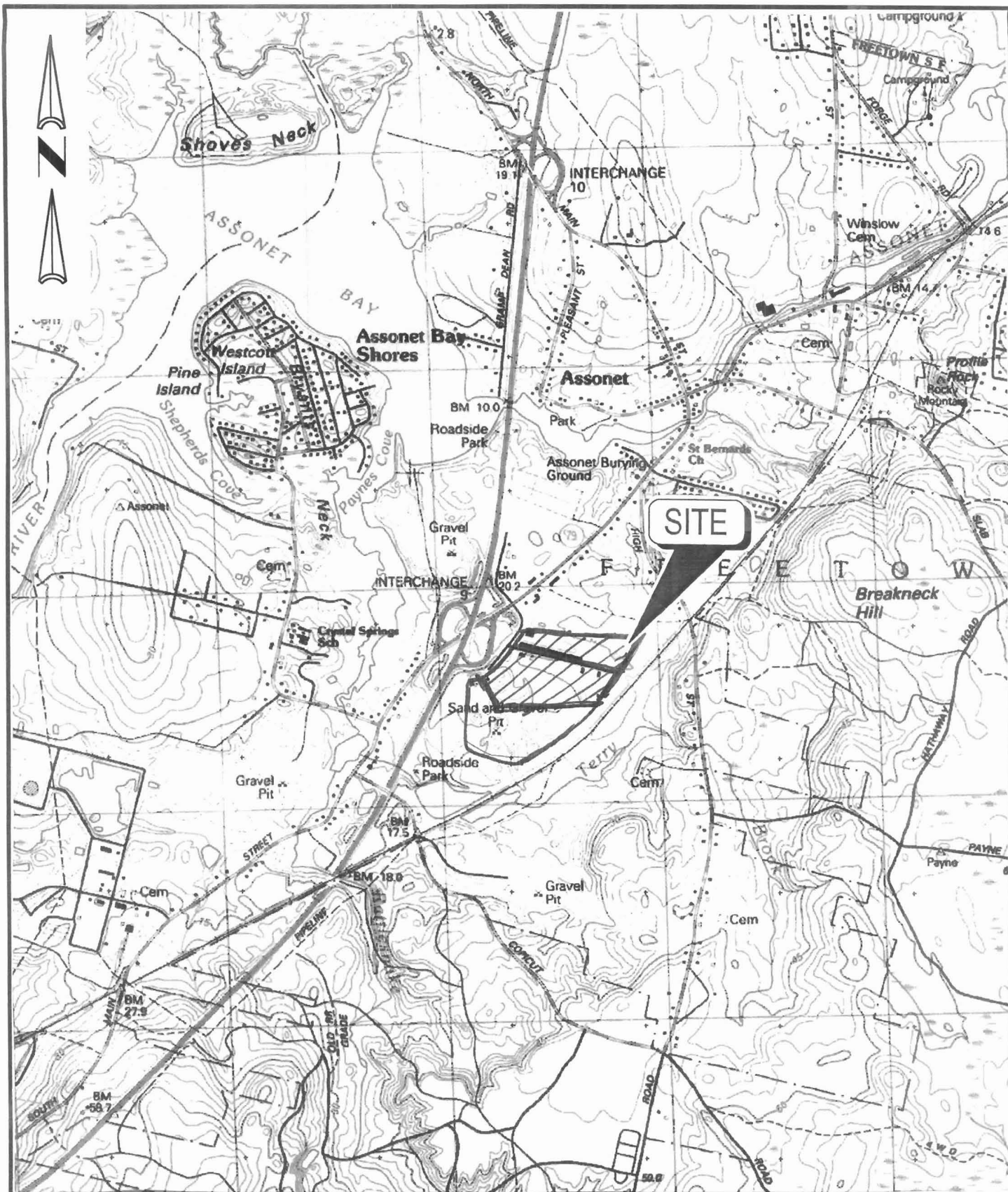
The project in its entirety will trigger only the “Land” Environmental Impact Report (“EIR”) threshold 301CMR 11.03(1)(a)2, and the “Wastewater” ENF threshold 301CMR 11.03(5)(b)4a and will require only one State permit- a sewer connection permit from the Massachusetts Department of Environmental Protection (DEP).

The Park was formerly a gravel pit and as such is fully disturbed and devoid of substantial vegetation. It is surrounded by other similar commercial use, is located in the Industrial zoning district and the existing and proposed uses are consistent with the zoning bylaws of Freetown. The project will bring employment and commercial tax base to the town.

The project is designed to fully comply with stormwater management guidelines as established by the Department of Environmental Protection.

The nearest historical resources are located approximately one-half mile north of the project site, and are separated from the site by late 20th century industrial development. Hence, the project has no potential for impact to historic resources. An archaeological sensitivity survey assessment has been prepared and concluded that there is no potential for the site to contain archaeological resources, particularly in light of the extensive land disturbance associated with the site's former gravel mining operations.

The proposed development will be served by rail for transport of raw materials to the site, will not be a significant traffic generator, and is not projected to materially impact the operation of the nearby Route 24 (Exit 9) Interchange at South Main Street. The interchange has been recently improved by MassHighway and proponents of the Stop & Shop Warehouse and Distribution Facility to include acceleration/deceleration areas on Route 24 that comply with current state and federal design standards and a sidewalk along South Main Street. Ramp terminals at Exit 9 operate below capacity with nominal delay and queuing, and at traffic levels that fall below those projected in prior extensive studies for the above-referenced project. No mitigation actions are warranted or proposed at this time for the Route 24 Exit 9 Interchange based on the findings of the attached traffic study. The Applicant is evaluating potential actions at Ridge Hill Road that are under local (town) jurisdiction to improve accessibility to/from Ridge Hill Road.



SCALE: 1" = 2083' ±

DATE 10/13/06

RIDGEHILL ROAD
FREETOWN, MA.

LOCATION PLAN

SOURCE: USGS

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS



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