



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval L. Patrick  
GOVERNOR

Timothy P. Murray  
LIEUTENANT GOVERNOR

Ian A. Bowles  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181  
<http://www.mass.gov/envir>

June 15, 2007

**CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ON THE  
EXPANDED ENVIRONMENTAL NOTIFICATION FORM**

**PROJECT NAME:** Plainville Commerce Park  
**PROJECT MUNICIPALITY:** Plainville  
**PROJECT WATERSHED:** Ten Mile River  
**EOEEA NUMBER:** 14025  
**PROJECT PROPONENT:** Edgewood Development Company, LLC  
**DATE NOTICED IN MONITOR:** May 9, 2007

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62H) and Section 11.11 of the MEPA Regulations (301 CMR 11.00), I have reviewed this project and hereby determine that it does not require further MEPA review. In a separate Decision also issued today, I have proposed to grant a Waiver from the requirement to prepare a Mandatory Environmental Impact Report (EIR) for the project. This Certificate sets forth the issues that must be addressed by the proponent during permitting and discusses recommendations that were submitted on the project during the MEPA comment period.

Project Description

As outlined in the Expanded Environmental Notification Form (EENF), the project consists of the development of a planned business park comprising 14 new lots on a 79.3 +/- acre site on South Street in Plainville, MA. The project site is the location of the former Northeast Concrete Products industrial facility. The completed development will include buildings designed for R&D/flex space, warehousing and business offices, with a planned maximum total floor area of approximately 557,000 square feet and 993 off-street parking spaces. The

conceptual site plan included in the EENF assumes that the project is built out to the maximum allowed under local zoning. The project site is located within a Department of Environmental Protection (MassDEP) Zone II Groundwater Recharge Area for North Attleborough's drinking water wells.

The project will be accessed via a new municipal roadway that will run northerly from South Street (Route 1A) to Cross Street, a local collector roadway located along the site's northern edge. South Street/Route 1A is locally controlled in the vicinity of the project. Access to and from the site to South Street will be controlled via a new traffic signal.

Water and sewer for the site will be provided via municipal services. The proponent proposes to extend the municipal sewer line from the intersection of Sharlene Lane and South Street to the site, and then, consistent with the Town of Plainville's updated Wastewater Facilities Plan (EOEA #13757), to extend the municipal line northerly to the terminus of Robin Street along the site's easterly boundary. A new sewer line will also be installed from the main line in the proposed subdivision roadway to service the individual building lots.

### Jurisdiction

The project is subject to the preparation of a mandatory EIR pursuant to Section 11.03(6)(a)(6) of the MEPA regulations because it will generate more than 3,000 new daily vehicle trips. The project also exceeds the following ENF review thresholds: 301 CMR 11.03(5)(b)(3)(c) because the project requires the construction of more than ½ a mile of new sewer main not located in the existing right of way and 301 CMR 11.03(6)(b)(15) because the project will result in the construction of more than 300 new parking spaces.

The project will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the U.S. Environmental Protection Agency (EPA); a Sewer Extension Permit from MassDEP; an Order of Conditions from the Plainville Conservation Commission; Definitive Subdivision Approval and Site Plan Review from the Plainville Planning Board; five special permits related to ground water protection from the Plainville Zoning Board of Appeals; an Environmental Health Permit from the Plainville Board of Health; a Sewer/Water Connection Permit from the Plainville Water and Sewer Commission; compliance with the Town of Plainville's Industrial Pretreatment Program; a Road Opening Permit from the Plainville Highway Department; and a Traffic Signal Permit from the Plainville Board of Selectmen.

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required or potentially required permits with the potential to cause Damage to the Environment. In this case, MEPA jurisdiction on this project extends to wetlands, stormwater and wastewater.

### Land Alteration/Stormwater

According to the EENF, the project site is a heavily altered open area that is almost entirely devoid of vegetation due to its past use as an industrial precast concrete manufacturing facility. The majority of the site is currently covered with numerous concrete structures and hard-surfaced areas previously used for the manufacture, storage and shipping of large precast concrete products. The balance of the site has been improved with processed asphalt or concrete or surfaced with a semi-pervious material designed to support the weight of heavy wheeled industrial equipment carrying large pieces of precast concrete. Visual observations made at the MEPA site visit held for the project on May 30, 2007 and supporting documentation in the EENF confirmed that the site is impervious.

The proponent intends to extensively landscape the site as part of the development and to provide vegetated and landscaped buffers to help screen commercial activities from the predominantly residential areas to the east of the site. According to the EENF, the proposed green space will cover approximately 55% of the site when the project is completed as compared to the 25% of existing vegetated area on the site.

Currently, runoff from the site flows overland to two detention basins located in the east and southeast corners of the site. The design of the basins was reviewed and approved by the Plainville Conservation Commission and Board of Health in 1999. The proponent intends to use two existing stormwater detention basins for the proposed project. The stormwater management system will be improved with deep-sump catch basins with grease/oil hoods, structural pretreatment units such as Stormceptors and upgrades to the existing detention and recharge facilities. The stormwater management system will be designed in compliance with MassDEP's Stormwater Management Policy and applicable NPDES requirements. Because the project site is located within the Zone II, the stormwater management system will be subject to extensive local review and permitting. The proponent submitted an analysis of existing and post-development drainage conditions with the EENF.

The proponent will also implement non-structural Best Management Practices (BMPs) such as parking lot sweeping and regular maintenance of structural BMPs. These practices in combination with the re-vegetation and landscaping of much of the site will restore a significant amount of open space to the site, helping to reduce potential post-development runoff impacts. Re-use of the site as proposed will lessen current environmental impacts from the property from the implementation of better stormwater management controls. The project will help to improve the characteristics of the Ten Mile River watershed by improving water quality and lessening the potential for downstream flooding.

### Wetlands

Wetland resources areas at the project site include Bordering Vegetated Wetlands (BVW), the Ten Mile River (a perennial stream), Bordering Land Subject to Flooding (BLSF) and associated buffer zones. The proponent has delineated a portion of the wetland resources at the site and the Plainville Conservation Commission issued an Order of Resource Area

Delineation (ORAD) in April of 2007 confirming the delineation. The wetland resource areas located along the Ten Mile River on the northwestern portion of the site have not yet been reviewed by the Commission and will be the subject of a future Abbreviated Notice of Resource Area Delineation (ANRAD) filing. In its comments on the EENF, the Plainville Conservation Commission states that a second ORAD and an Order of Conditions must be issued before development can start on the site.

As proposed, project impacts will be limited to buffer zone areas only. A limited area mapped as a 100-year floodplain exists along the westerly portion of the site. No work is proposed within any mapped floodplain area. The proponent intends to file a Notice of Intent with the Plainville Conservation Commission for buffer zone impacts. The Conservation Commission has noted that the Conceptual Buildout Plan submitted with the EENF indicates minor impacts to BLSF and Riverfront Area. These impacts must be addressed in the local wetlands permitting process and may require a minor re-design of the project to avoid impacts.

A comprehensive Stormwater Pollution Prevention Plan (SWPPP) and an Erosion and Sedimentation Control Plan will be implemented by the proponent during the construction phase of the project.

#### Wastewater

The Plainville Commerce Park project will connect to the existing gravity sewer main in South Street, which currently terminates at Sharlene Lane approximately 1,000 feet south of the project site. The project includes construction of approximately 4,848 linear feet of new sewer mains. The project requires a Sewer Extension Permit from MassDEP as it involves the construction of a new sewer line more than 1,000 feet in length. The sewer extension being proposed in connection with the project has three distinct components. The first section of the sewer line is proposed to be constructed in South Street, from the intersection of Sharlene Lane and South Street, northward to the project site. The second section of the sewer line will run across the project site in an easement granted to the Town to Robin Street. The final component of the sewer extension is approximately 0.3 miles of new sewer main to be constructed in the proposed subdivision roadway that will provide access to the project.

The first section and second components of the proposed sewer extension (South Street and Sharlene Lane to Robin Street) were fully reviewed by EOEA and MassDEP in 2006 as part of the Town of Plainville's Wastewater Facilities Plan Update (EOEA #13757). In April of 2006, the Secretary of Environmental Affairs issued a Certificate on the ENF for the Wastewater Facilities Plan Update stating that no further review was required. In the Wastewater Facilities Plan Update, the Town proposed to extend the municipal sewer line northward on South Street from its current terminus at Sharlene Lane, through the property that is now proposed as the Plainville Commerce Park.

The final portion of the proposed sewer extension consists of approximately 0.3 miles of sewer main to be located in the proposed subdivision roadway. This roadway will be constructed to Town of Plainville standards and taken over by the Town as a public right-of-way following

project completion. Installation of the sewer main is required by both the Town's Subdivision regulations and Zoning Bylaw. According to the EENF, the proposed sewer extension is consistent with the Town of Plainville Wastewater Facilities Plan Update and the North Attleborough Comprehensive Wastewater Management Plan. The extension is also consistent with the Intermunicipal Agreement between the two Towns that was renewed in 2005.

Currently, approximately 1,000 gallons per day (gpd) of wastewater are discharged to a septic system on the site. The proposed project will result in the generation of approximately 41,500 gpd of additional flow to be discharged to the municipal collection system. The Town of Plainville operates a municipal sewer collection system under an intermunicipal agreement with the Town of North Attleborough; the Ten Mile Treatment Plant is located in North Attleborough and the Town of Plainville is charged for treatment of effluent entering the North Attleborough system. The Ten Mile Treatment Plant has an approved capacity of 4.61 million gallons per day (mgd). Current average daily wastewater flows are approximately 3.7 mgd. The Wastewater Facilities Plan Update studied the capacity of the Town's sewer system to accommodate this extension and concluded that the municipal sewer system has the capacity to support the extension. The flows associated with the project are consistent with the increases projected in the Update. In response to comments from MassDEP, the Town of Plainville has submitted a letter to the MEPA office indicating that there is sufficient capacity in the municipal water and wastewater system to accommodate the project.

In its comments on the EENF, MassDEP states that it would support the request for a Waiver from the EIR requirement if the proponent implements inflow and infiltration (I/I) improvements on the sewer line from the project to the North Attleborough Wastewater Treatment Plant in order to reduce extraneous wet weather flows. In the EENF the proponent states that it will commit to providing funding for I/I removal efforts in the municipal system. This funding will support ongoing efforts of the Plainville Water and Sewer Department to identify and correct I/I problems, particularly in the older Western Area Sewer System. According to a letter submitted to the MEPA Office from the Town of Plainville Water and Sewer Superintendent, the proponent will participate in the Town's I/I program with a goal of a 5:1 removal rate. The Plainville Sewer Commissioners are currently working to establish a dollar value for the I/I mitigation.

### Traffic

The proposed project exceeds MEPA review thresholds for traffic but does not require any state permits related to state-controlled roadways or transportation. The project will add approximately 3,828 total weekday trips to the local roadway network and will create approximately 993 off-street parking spaces. The proponent submitted a Traffic Impact and Access Study (TIAS) for the project with the EENF that was prepared in accordance with the Executive Office of Transportation (EOT)/Executive Office of Environmental Affairs (EOEA) guidelines. The TIAS demonstrates that the impact to local roadways will be minimal and that there is existing capacity on the local roadway network to accommodate the project.

The project includes construction of a new access (subdivision) roadway that will service

the site from South Street (Route 1A), a town-controlled minor arterial road with another access to be located on Cross Street. Both of these access points are currently used to access the site. The proponent will install a new traffic signal at the South Street/Site Driveway intersection to control traffic movements. A new left turn lane will be added to South Street to facilitate turns into the site for northbound traffic. Design restrictions will limit traffic on Cross Street between South Street and the Cross Street side entrance. Measures will be implemented to encourage truck traffic to access South Street from the site roadway.

The proponent will encourage tenants and owners in the development to establish Transportation Demand Management (TDM) measures such as ride-sharing programs and it committed to working with the Greater Attleborough Taunton Regional Transit Authority (GATRA) to provide bus service to the project if feasible. Pedestrian walkways currently exist along South Street and new sidewalks have been included in the project design to allow pedestrian access from South Street into the project.

### Conclusion

Based on a review of the information provided by the proponent and after consultation with the relevant public agencies, I find that the potential impacts of this project do not warrant further MEPA review. Outstanding issues may be addressed during the permitting process.

I have also issued today a Draft Record of Decision (DROD) proposing to grant a Waiver from the requirement to prepare an EIR for the project. The DROD will be published in the next edition of the Environmental Monitor on June 25, 2007 in accordance with 301 CMR 11.15(2), which begins the public comment period. The public comment period lasts for 14 days and will end on July 9, 2007. Based on written comments received concerning the DROD, I shall issue a Final Record of Decision or a Scope within seven days after the close of the public comment period, in accordance with 301 CMR 11.15(6). If the Full Waiver is not approved based on comments received on the DROD, then this Certificate on the EENF will be re-issued with a Scope for an EIR.

June 15, 2007

Date



Ian A. Bowles

Comments received:

5/25/2007 Town of Plainville, Board of Water & Sewer Commissioners  
5/29/2007 Plainville Conservation Commission

6/6/2007 Scott Brown, State Senator, Norfolk, Bristol and Middlesex Districts & Richard J.  
Ross, State Representative, 9<sup>th</sup> Norfolk District  
6/8/2007 Stephen H. Kaiser  
6/8/2007 Department of Environmental Protection, Southeast Regional Office  
6/12/2007 Town of Plainville, Water and Sewer Department

IAB/BA/ba