

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	14172
MEPA Analyst:	Anne Canaday
Phone: 617-626-	1035

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 Mixed-Use Development		
Street: County Street (Route 140)		
Municipality: Taunton	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: 4,637,640N, 329,213E	Latitude: 41° 52' 27" N	
	Longitude: 71° 03' 29" W	
Estimated commencement date: Phase 1 – Fall 2008; Phase 2 - 2009	Estimated completion date: Phase 1 - Spring 2009; Phase 2 - 2010	
Approximate cost: Phase 1 – \$4 million; Phase 2 - \$3 million	Status of project design: 30% complete	
Proponent: R.J. Kelly Companies		
Street: 55 Cambridge Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lori Shattuck		
Firm/Agency: Vanasse & Associates	Street: 10 N.E. Business Ctr., Dr., Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: lshattuck@rdva.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):

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

List Local or Federal Permits and Approvals: **Planning Board Site Plan Approval; Conservation Commission – Order of Conditions; Zoning Board of Appeals**

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 Full-Build (Phase 1)	Total Full-Build (Phase 1)	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	43.0 +/-			
New acres of land altered		2.2 +/- (2.2 +/-)		
Acres of impervious area	2.1 +/-	9.8 +/- (2.2 +/-)	11.9 +/- (4.3 +/-)	
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	3,200	177,430 (20,600)	180,630 (23,800)	
Number of housing units	--	--	--	
Maximum height (in feet)	1 story	44 Feet	44 Feet	
TRANSPORTATION				
Vehicle trips per day	478	2,304 (1,210)	2,782 (1,688)	
Parking spaces	±110	470 (85)	580 (195)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	200	22,910 (15,910)	23,110 (16,110)	
GPD water withdrawal	--	--	--	
GPD wastewater generation/ treatment	200	22,910 (15,910)	23,110 (16,110)	
Length of water/sewer mains (in miles)	0.4 mi +/-	--	0.4 mi +/-	

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 _____) 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 (You may attach one additional page, if necessary.)

The project site is located at 1141 County Street (Route 140) in Taunton and consists of approximately 43-acres on the south side of Route 140, west of Route 24, and is generally bounded by Route 140 to the north; Route 24 to the east; railroad tracks to the south; and Quebecor World, a commercial publishing company to the west. The project site currently consists of Rangeway Golf, which includes a miniature golf course and a driving range with 35 tees. Access to the project site is provided by way of Industrial Drive, a full-access roadway off of Route 140, approximately 400 feet west of Route 24.

Phase 1: Phase 1 of the proposed project will consist of the development of an 81-room hotel and a restaurant with up to 200 seats. Phase 1 is a severable, stand alone part of the project and sufficient and unconstrained infrastructure facilities will exist to support Phase 1. The hotel has received Conservation Commission and Zoning Board of Appeals (ZBA) approval for the project site. Access to the site will continue to be provided via Industrial Drive. A comprehensive transportation mitigation program will be implemented in conjunction with Phase 1 of the project. The transportation mitigation program for the first phase of the project will consist of the following major elements:

- Constructing an exclusive left-turn lane on the Route 140 westbound approach at Industrial Drive.
- Widening Industrial Drive to accommodate an exclusive left- and right-turn lane at its' intersection with Route 140, and installing a STOP-sign.
- Extending the Route 140 eastbound right-turn lane at the Route 24 southbound ramp to Industrial Drive.

- The development and implementation of a comprehensive Transportation Demand Management (TDM) program that will include: a rideshare matching program for employees, employee shifts to reduce peak-hour impacts, direct deposit for employees to reduce off-peak hour trips, and posting the GATRA bus schedule in a centralized location to encourage public transportation.

Phase 2: Phase 2 of the proposed project will consist of the development of approximately 160,000 square feet (sf) of light industrial space. Access to the site will continue to be provided via Industrial Drive. Specific mitigation for Phase 2 has not yet been identified; however, the project proponent will work with MassHighway toward the long-term improvements for the Route 140 corridor.

While the project is not categorically included for an EIR and further MEPA review may not be required, the project proponent is requesting at a minimum, a Phase 1 waiver. Phase 1 is clearly a stand alone, severable part of the project with satisfactory infrastructure facilities to support it. Potential environmental impacts of Phase 1 are minimal. The project proponent will require a MassHighway Access Permit prior to the construction of Phase 1 and will implement the Phase 1 mitigation prior to site occupancy.

The alternatives to the project are either No Build or Build. The project proponent is in the business of constructing commercial development and this parcel can be developed in a manner consistent with the proponent's objectives.

A detailed Traffic Impact and Access Study (attached) has been prepared in support of the proposed project that assesses the anticipated impacts of the proposed full-build development on the adjacent roadway network.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)? x Yes ___ No; if yes, specify each threshold: **11.03 (1)(b)2. Creation of 5 or more acres of new impervious area.**

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.1 AC+/-</u>	<u>4.0 AC+/-</u>	<u>4.1 +/-</u>
Roadways, parking, and other paved areas	<u>2.0 AC+/-</u>	<u>5.8 AC+/-</u>	<u>7.8 +/-</u>
Other altered areas (describe)	<u>12.7 AC+/-</u>	<u>-7.7 AC+/-</u>	<u>5.0 +/-</u>
Undeveloped areas	<u>28.2 AC+/-</u>	<u>-2.2 AC+/-</u>	<u>26.0 +/-</u>

Other altered areas in the existing conditions include graded areas of the driving range and miniature golf area, as well as constructed detention basins and graded landscaped areas. Other altered areas in the proposed condition will include graded shoulders and landscaped areas and areas being used for stormwater management.

- B. Has any part of the project site been in active agricultural use in the last three years? ___ Yes x No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?