

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13720
MEPA Analyst:	ANNE CANADAY
Phone: 617-626-	1044

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: 750 West Center Street		
Street: Route 106		
Municipality: West Bridgewater	Watershed: Hockomock River/Taunton	
Universal Transverse Mercator Coordinates: East-West: 0330206.68; North: 4653062.96 Zone: 19	Latitude: 42.011218 Longitude: -71.050480	
Estimated commencement date: Spring 2006	Estimated completion date: Summer 2007	
Approximate cost: \$20 million	Status of project design: 10 %complete	
Proponent: Atlantic Development		
Street: 62 Derby Street		
Municipality: Hingham	State: MA	Zip Code: 02043
Name of Contact Person From Whom Copies of this ENF May Be Obtained: H. Thomas French Jr.		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02186
Phone: 781-849-7070	Fax: 781-849-0096	E-mail: tfrench@daylor.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 (if required) 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):

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

List Local or Federal Permits and Approvals:

NHESP – MESA Review (Complete; see Appendix A - NHESP Determination)

West Bridgewater Conservation Commission – Order of Resource Area Delineation, Order of Conditions

West Bridgewater Planning Board – Special Permit

USEPA – NPDES Construction Stormwater

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 type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input checked="" 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				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 DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	26.44			
New acres of land altered		1.75		
Acres of impervious area	1.20	11.64	12.84	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
STRUCTURES				
Gross square footage	370	174,370	174,370	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	N/A	35	35	
TRANSPORTATION				
Vehicle trips per day	100	5,810	5,910	
Parking spaces	0	700	700	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	8,700	8,700	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	8,700	8,700	
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 **Estimated Habitat of Rare Species and Priority Sites of Rare Species**) 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 **Hockomock Swamp**) 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.)

Project Site:

The site lies in West Bridgewater in an area of mixed commercial and residential use at the intersection (southwest quadrant) of Route 24 and 106 (the "Site") (see **Figure 1 – Project Locus** and **Figure 2 – Project Aerial**). It is bordered by West Center Street (Route 106) to the north, beyond which is a Wendy's restaurant. A Mobil gasoline service station is located northeast of the site. An office building and a retail development containing the Charlie Horse restaurant are located to the east of the site. The site shares a border with Shaw's Supermarket corporate headquarters to the west. An existing communications antenna site lies in the southerly portion of the site at the end of a paved access roadway. Elevations range from approximately 100 feet (30 m) at the frontage on Rte. 106, to approximately 65 feet in the southernmost portion of the property.

The site and the surrounding area is zoned industrial. The predominantly upland parcel occupies approximately 26+ acres; the northerly 20 +/- acres being entirely upland and the southern 6.8 +/- acres being hardwood palustrine forested wetland. A majority of the 20± acres of upland area of the site was disturbed and regraded in conjunction with the construction of the adjacent corporate headquarters building. To the east of the paved access drive, an unimproved parking area with a stone dust surface occupies approximately 2.2 acres. To the south of the parking area is a small area of upland scrub that occupies a zone of topographic change to the lower field. The lower field was previously used by the power company as a technician training area. This field, unlike the maintained lawn to the west of the paved access drive, has been left fallow for a number of years and is growing in with woody shrub vegetation, most notably autumn olive. South of the old field habitat are areas of dense upland scrub (~0.9 acre) and late stage wet meadow (~0.4 acre) that presumably represent those portions of the field where mowing was abandoned prior to the larger, eastern field.

The property lies near the northern limits of the Hockomock Swamp. The main channel of the Hockomock River lies approximately 1400 feet west of the site, and bends to the east where it runs a similar distance south of the proposed project limits.

Project Description:

The proposed project includes a total of approximately 174,000 square feet (s.f.) of retail space along with associated parking and driveways (the "Project"). Current Industrial zoning allows for the proposed use. The Project has been designed to minimize adverse impacts to the wetland resources and rare species habitat areas. To that end a project perimeter that, based upon site analysis and local constraints, provides a minimum of sixty horizontal feet to wetlands with an average horizontal offset well in excess of one-

hundred feet has been established. However, a portion of the stormwater detention system will be within the 100-foot wetland buffer. The majority of the retail space will be occupied by Home Center with the occupants of the two smaller spaces – Retail A at 12,000 s.f. and Retail B at 16,000 s.f. – currently not identified (see Figure 5 – Site Layout). The Site will tie in to the Town's water service. Wastewater will be discharged of via an on-site septic system.

Project Mitigation:

No filling of wetlands is proposed. Stormwater Management Systems will be in conformance with the Massachusetts Stormwater Management Guidelines. Clean runoff from building roofs will be recharged to replicate existing site infiltration. Catch basins with deep sumps will be placed in the proposed parking areas to collect runoff from proposed pavement areas. The runoff will be collected in subsurface storm drains and piped to a proposed stormwater detention basin. Peak stormwater runoff will be mitigated by this detention basin. A drainage forebay will be constructed to remove suspended solids from stormwater runoff. The forebay will be sized to treat the first 1-inch of stormwater runoff since the Site is within an ACEC.

As a result of the NHESP MESA Project Review, the Proponent has agreed to construct and plant the basin edges as nesting habitat for Blanding's Turtles. This involves the creation of shallow sides, no fencing within one foot of the ground and selecting planting that result in open patches. Furthermore, mowing activities around the basin will occur only once per year in the late fall.

A comprehensive transportation mitigation program has been developed that is designed to accommodate the additional traffic expected to be generated by the proposed project and planned future development in the area. The major elements of the planned mitigation program can be separated into site access and off-site improvements.

Site Access

Access to the proposed development will be provided by way of the existing service/delivery driveway that serves the Shaw's Supermarkets corporate office building which intersects the south side of Route 106, opposite Manley Street, and forms the fourth leg of the signalized intersection formed by these roadways. The driveway will align opposite Manley Street and accommodate two 12-foot wide entering travel lanes and two 12-foot wide exiting travel lanes separated by a raised median. The Route 106 approaches to Manley Street and the site driveway will be widened to provide left-turn lanes on both approaches to the intersection and the existing traffic signal system will be reconstructed and upgraded as necessary to accommodate the proposed geometric modifications. Further, the traffic signal will be interconnected and coordinated with the traffic signal at the adjacent intersection of Route 106 at the Shaw's primary driveway. Pedestrian and bicycle detection will be included at both intersections as part of the traffic signal modifications.

Off-Site *Route 106 at the Shaw's Primary Driveway*

In order to improve traffic flows along Route 106, the traffic signal at this intersection will be interconnected and coordinated with the traffic signal at the adjacent intersection of Route 106 at Manley Street in order to provide a coordinated traffic signal system. The project proponent will design and implement an optimized, coordinated, traffic signal timing and phasing plan for the intersection.

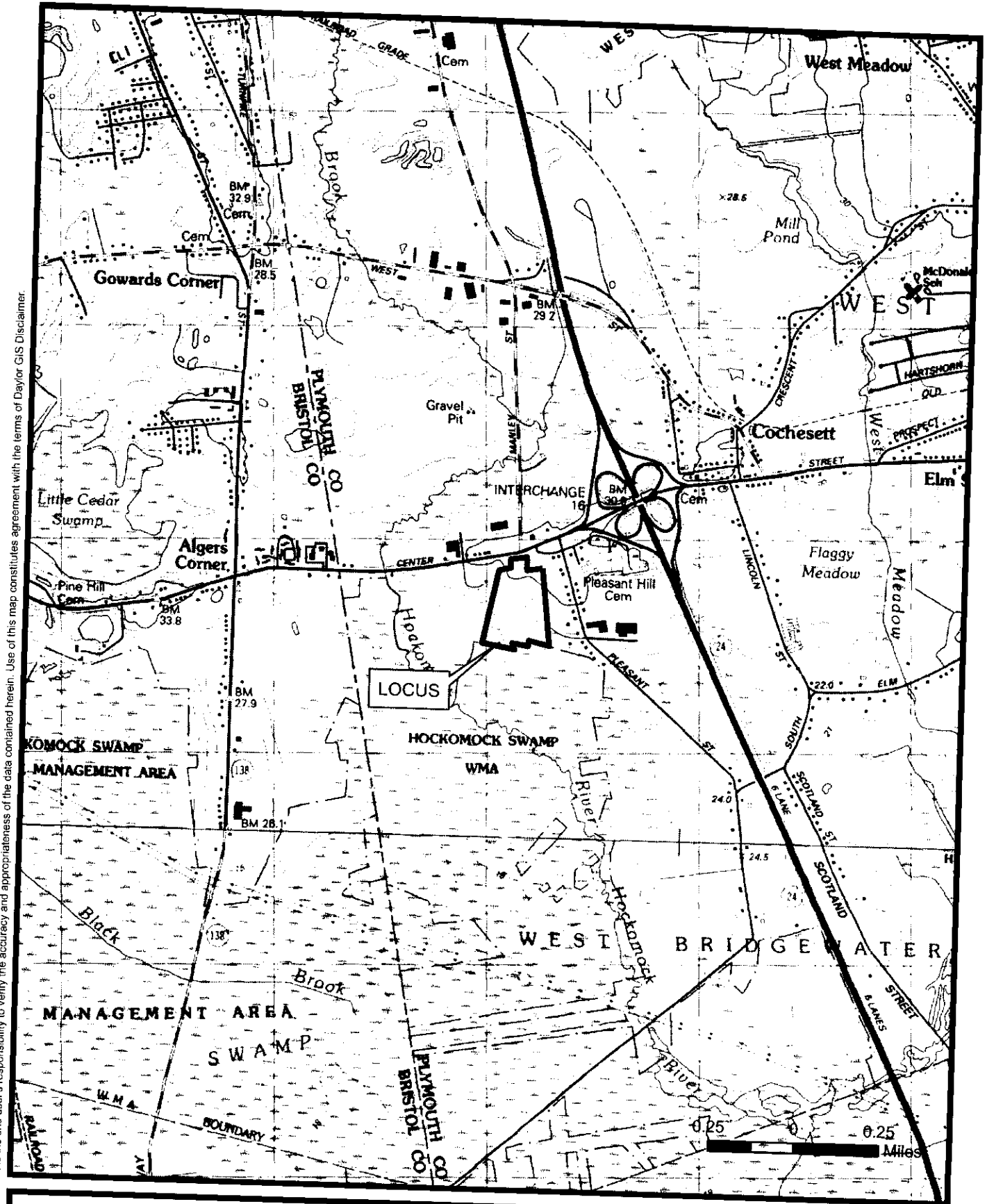
Loading and Deliveries

The project proponent will work with the suppliers that will serve the development to manage delivery truck traffic to off-peak hours. In addition, every attempt will be made to use vendors currently delivering near the development in an effort to reduce the overall number of new trucks in the area. Truck routes and hours of delivery will be coordinated with the Town of West Bridgewater and MassHighway.

No-Build Alternative:

In the No-Build alternative, the Site would remain under existing conditions. As mentioned above, the Site is predominantly a previously disturbed and regraded area, with an access road and an antenna tower building. There would be no mitigation measures in the No-Build alternative.

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of Daylor GIS Disclaimer.



Daylor Consulting Group Inc.
 761 Forbes Road, Braintree, MA 02184, 781-849-7070

Project Locus

West Bridgewater, Massachusetts

1" = 2,083 ft.



Figure 1

Source: MassGIS, USGS

2338 W.Bridgewater Locus Atlantic.mxd

Created by: DL