

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 12963
MEPA Analyst: Doreen Buckley
Phone: 617-626-1044

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: Quarry Place		
Street: Cedar Street (Route 85) and Fortune Boulevard		
Municipality: Milford	Watershed: Charles	
Universal Transverse Mercator Coordinates: 19 4670800E 292900 N	Latitude: 42°9'833" N	Longitude: 71°30'354" W
Estimated commencement date: 2003	Estimated completion date: 2005/2006	
Approximate cost: \$20 - \$25 million	Status of project design:	50%complete
Proponent: Kevin P. Meehan		
Street: 154 East Main Street		
Municipality: Milford	State: MA	Zip Code: 01757
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Daniel Dumais		
Firm/Agency: MS Transportation Systems	Street: 2 Bishop Street	
Municipality: Framingham	State: MA	Zip Code: 01072
Phone: (508) 620-2832	Fax: (508) 620-6897	E-mail: msinatick@earthlink.net

- 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*
- *Land Parcel part of Granite Industrial Park
 EOEA # 5010
- 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): NA

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

List Local or Federal Permits and Approvals:
Site Plan Approval,
Notice of Intent

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	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 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 (including Legislative Approvals) – Specify:
Total site acreage	±21.25A			
New acres of land altered		±19.6A		
Acres of impervious area	0A	±17.3A	±17.3A	
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	0	187,000	187,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	50	50	
TRANSPORTATION				
Vehicle trips per day	0	10,206	10,206	
Parking spaces	0	1,015	1,015	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	21,360	21,360	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	17,800	17,800	
Length of water/sewer mains (in miles)	0	0.25	0.25	

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?

See Appendix B – Division of Fisheries & Wildlife Letter 12-16-2002

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? See Appendix B – Historical Commission of Milford Letter 12/9/2002

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 proposed Quarry Place development in Milford, Massachusetts is planned to consist of approximately 187,300 SF of retail/restaurant type land use on ±21.25 acres of land. Preliminary Plans indicate a single main building with several smaller “pad” locations. The proposed Quarry Place development will utilize the existing Marriott Hotel access/egress driveway, which will provide a secondary access/egress point for Quarry Place to major roadways Route 85 and I-495 in the area. The primary access/egress driveway is proposed to be located on the southern portion of the site, with direct access to Fortune Boulevard, to the east of its intersection with Route 85. Quarry Place will contain approximately 1,015 parking spaces, including 30 handicapped spaces.

The Milford area in the immediate vicinity of the proposed project is currently developed primarily with retail/development, manufacturing and hotel land uses. Route I-495 passes directly to the north of the proposed site location, providing access to the surrounding communities. The site is within the originally planned Granite Industrial Park.

The project will require an indirect access permit from the Massachusetts Highway Department (MHD).

Potential Site Specific Mitigation

The proponent will work with the municipality to provide a traffic signal at the site driveway intersection with Fortune Boulevard, with associated roadway modifications and turn lanes. Under signalized conditions at the Fortune Boulevard site driveway intersection, it proposed to add a westbound through/right turn lane, and an eastbound through left lane. The signal will need to be coordinated with the nearby signals. With these improvements the proposed site drive will operate at LOS ‘A’ or better during the evening peak hour and LOS ‘B’ or better during the Saturday midday peak hour.

Alternatives to the Proposed

No alternatives are assumed at this stage. In the past, hotel use on the site had been assumed.