Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

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Executive Office of Environmental Affairs
EOEA No.: 14190
MEPA Analyst: Nick Zavolas
Phone: 626-1030

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: **Mansfield Commons, 315-339 School Street**		
Street: **School Street**		
Municipality: **Mansfield**	Watershed: **Taunton**	
Universal Tranverse Mercator Coordinates: **1060281 Easting, 15264214 Northing**	Latitude: **42° 00' 49"N** Longitude: **71° 13' 57" W**	
Estimated commencement date: **June 2008**	Estimated completion date: **June 2009**	
Approximate cost: **$7.5 million**	Status of project design: **75% complete**	
Proponent: **Old School Street, LLC**		
Street: **101 Campanelli Drive**		
Municipality: **Braintree**	State: **MA**	Zip Code: **02184**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Timothy J. Williams, PE**		
Firm/Agency: **Allen & Major Associates, Inc.**	Street: **100 Commerce Way**	
Municipality: **Woburn**	State: **MA**	Zip Code: **01888**
Phone: **781-935-6889**	Fax: **781-935-2896**	E-mail: **TWilliams@allenmajor.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): N/A

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

List Local or Federal Permits and Approvals:
Mansfield Planning Board – Special Permit and Site Plan Review Application filed 01/18/08, Mansfield Conservation Commission - Land Disturbance Permit, MHD - Indirect Access Permi EPA - NPDES Construction NOI

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

☐ Land	☐ Rare Species	☐ Wetlands, Waterways, & Tidelands
☐ Water	☐ Wastewater	☒ Transportation
☐ Energy	☐ Air	☐ Solid & Hazardous Waste
☐ ACEC	☐ Regulations	☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	3.83		
New acres of land altered		3.83	
Acres of impervious area	0.580	1.995	2.575
Square feet of new bordering vegetated wetlands alteration		N/A	
Square feet of new other wetland alteration		N/A	
Acres of new non-water dependent use of tidelands or waterways		N/A	
STRUCTURES			
Gross square footage	4,480	24,770	29,250
Number of housing units	3	0	0
Maximum height (in feet)	35	60	60
TRANSPORTATION			
Vehicle trips per day	0	2,206	2,206
Parking spaces*	0	147	147
WATER/WASTEWATER			
Gallons/day (GPD) of water use	968	765	1,733
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	880	695	1,575
Length of water/sewer mains (in miles)	0	0	0

State Permits & Approvals

- ☐ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☒ MHD or MDC Access Permit *
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

* MHD Access Permit is Indirect

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.*)

Project and Site

Old School Street, LLC is proposing a multi-use redevelopment project on a parcel of approximately 3.83 acres of land located at 315-339 School Street in Mansfield, Massachusetts. The project site is bordered by the Providence/Stoughton Line of the MBTA to the west, Old School Street to the east, Route 495 to the south and a privately-owned, undeveloped parcel to the north.

Currently, the northerly portion of the project site is comprised of three abandoned single family residences and ancillary structures totaling approximately 4,480 gross square feet, a mix of wooded areas, grassed areas, areas of scrub brush, and the paved travel way of the former Old School Street. Old School Street was granted discontinuance by the Town of Mansfield at the Public Town Meeting in November 2007 with the understanding that Old School Street, LLC will maintain a 30 foot wide sewer easement running within the present Old School Street right-of-way. Approximately 0.58 acres of impervious surface exists on the subject parcel. The southerly portion of the project site is comprised almost entirely of wooded area and the parcel contains no wetlands or resource areas.

The proposed multi-use development consists of three detached buildings with a total gross leasable area of 29,250 square feet. The building program includes a 4,500 SF bank with the remainder of the square footage dedicated to retail space. Proposed site improvements include access driveways, parking areas, concrete sidewalks, landscape areas, underground utilities, and stormwater drainage systems. A total of 2.58 acres of impervious surface will be created as a result of the project.

Because the site is comprised of developable upland area and is presently zoned to allow the proposed uses either as-of-right or with a special permit from the Town of Mansfield regulatory agencies, the proponent submitted Special Permit and Site Plan Review Applications to the Town of Mansfield on January 18, 2008. The project is currently before the Town Planning Board and anticipates approval during March of 2008. The project also requires a Mansfield Conservation Commission Land Disturbance Permit.

Project Alternatives and Impacts

Under the Build Alternative the project would be completed as proposed above with anticipated impacts including minimal effects to vehicular traffic conditions and additional wastewater generation. Mitigation for these impacts is included below. The parcel is not within a FEMA Flood Zone nor is it within a Natural Heritage and Endangered Species Program Priority or Estimated Habitat Area or Area of Critical Environmental Concern. Furthermore, the site does not contain any wetland resource areas or water supply areas (IWPAs, Aquifers, Zone IIs or Zones A, B or C). Therefore, no adverse impacts to natural resources or wildlife habitat are anticipated. In addition, the increase in impervious surface will be mitigated by the up-grade of the stormwater management system which is to include stormwater infiltration systems designed to increase recharge to groundwater, Best Management Practices to protect water resources, measures to reduce peak rates of runoff from the site and an Operation and Maintenance Plan for construction and post-construction activities.

The no-build alternative for this site was not considered as it does not meet the programmatic requirement of the project. Under the no-build alternative, the site would remain as it is currently with approximately 0.58 acres of impervious surface, three abandoned residential homes and ancillary structures, the former Old School Street travel way and a substandard drainage system. The no-build alternative would not offer

the mitigation measures described below.

Mitigation Measures

Transportation - Traffic associated with the proposed Mansfield Commons project is generally within area traffic growth assumptions presented in a recent study of the Mansfield Crossing retail development (a nearby parcel). Extensive improvements along School Street in the site vicinity have been recently implemented for the approved Mansfield Crossing retail site which will adequately accommodate traffic increases for the subject project of this ENF (Mansfield Commons).

Proposed access to the project site along School Street is expected to accommodate access and egress needs with no degradation in traffic operations to through-traffic on School Street. These proposed access improvements include a full-access un-signalized driveway, central to the site and opposite the Mansfield Crossing driveway; a right-turn, enter-only, driveway is also proposed at the easterly end of the site. The right-turn access will facilitate commercial vehicle access to the site as well as emergency vehicle access. Proposed driveways will incorporate ADA-compliant pedestrian crossings to ensure proper integration with a sidewalk along the north side of School Street. Refer to the attached Traffic Impact and Access Study (TIAS) for a complete discussion of traffic impacts of the project.

Water and Wastewater – Using the guidelines established in 314 CMR 7.00 and 310 CMR 15.00 for the various proposed uses on site, the Mansfield Commons project will have a daily demand of 0.0017 MGD (1,733 gallons/day) of potable water and generate 0.0015 MGD (1,575 gallons/day) of wastewater. The generated wastewater will be disposed of through the municipal sewage disposal system. The on-site system will be designed in conformance with DEP's sewer regulations and any local requirements. Old School Street, LLC has entered into an agreement with the Town of Mansfield to install approximately 170 linear feet of sewer main and a sewer manhole to benefit the Town as part of the Mansfield Commons project. The proponent has also agreed to make a payment to the Town of Mansfield the sum of $50,000 to assist with the future expansion of the town sewer system in accordance with the Town's Master Plan.

Stormwater – The proposed stormwater management system for the redevelopment project will comply with DEP's Stormwater Management Standards to the extent practicable as well as any requirements set forth by the Town of Mansfield. Best Management Practices incorporated into the design include Stormtech Chambers for water quality, Isolator Treatment Rows, deep sump hooded catch basins and street sweeping. Greater than 80% of Total Suspended Solids removal is anticipated. An Operation and Maintenance Plan which includes construction erosion and sediment controls, parking lot and driveway sweeping, limitations on de-icing chemicals, post-construction inspection and cleaning of the drainage system, and site stabilization procedures are included. Refer to the Stormwater Management Plan narrative included in the Attachments for further discussion of the design.

Landscaping – The Project has incorporated a comprehensive landscape plan both for aesthetic value as well as providing screening and buffering from neighboring land uses thereby enhancing the scenic resources of adjacent areas. Landscaping of open space areas and roadway embankments, where improvements are proposed will be introduced throughout the site. All approaches and entrances will be enhanced and highlighted through appropriate landscape architecture. Common areas and walkways will be landscaped with trees, shrubs and flowers to aid in making the areas more appealing. All on-site perimeter roads will be planted with shrubs, shade trees, evergreens and flowering trees to provide a buffer area that would visually screen the road and reduce traffic noise.