

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 12735
MEPA Analyst: Janet Hutchins
Phone: 617-626-1023

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: #20 Annette Road Foxborough, MA		
Street: Annette Road		
Municipality: Foxborough	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: N4,662,005/E311,496 (SPC-NAD83-Feet)	Latitude: 42°-05'-15"	Longitude: 71°-16'-45"
Estimated commencement date: July 2002	Estimated completion date: January 2002	
Approximate cost: \$6.5 million	Status of project design: 25 %complete	
Proponent: Lincoln Property Company		
Street: 101 Arch Street, Suite 1800		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Buckley, Jr., P.E.		
Firm/Agency: Bay Colony Group, Inc.	Street: 4 School Street	
Municipality: Foxborough	State: MA	Zip Code: 02035
Phone: 508-543-3939	Fax: 508-543-8866	E-mail: billbuckley@baycolonygroup.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: Special Permit from Foxborough Planning Board

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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	11.80 acres			
New acres of land altered		8.5+/-		
Acres of impervious area	0	8.3+/-	8.3+/-	
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	0	180,800	180,800	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	724	724	
Parking spaces	0	168	168	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	3,000	3,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0			
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 _____) 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 an 11.8 acre parcel of land located on the northerly side of Annette Road about 0.2 miles south of the intersection of Lincoln Road and 0.4 miles from the intersection of Lincoln Road and Route One. It is a vacant parcel of land located off of a privately-owned roadway in a commercial development called Rodman Park (see Figure 1). The site is largely vegetated except for the southerly portion adjacent to the roadway that has been disturbed. It is adjacent to the Norfolk/Walpole/Foxborough Town Line and is abutted by a Verizon cellular tower to the east, a temporary parking lot used during stadium events to the north, a commercial warehouse to the south and single family homes located in Norfolk and Walpole to the west.

The proposed project involves the construction of a 180,000+/- s.f. warehouse with 168 parking spaces. The project will be serviced by an on-site sewage disposal system, public water and natural gas. The project will render impervious about 8.3 acres of the 11.8 acre site due to the construction of the building and the parking areas. In order to mitigate the additional runoff from the project a stormwater management system will be designed in accordance with the DEP Stormwater Management Guidelines currently in effect and the Zoning Bylaws of the Town of Foxborough. The system will be multi-stage and include: deep sump catch basins w/gas traps, an infiltration basin, and an extended detention pond that currently exists at the entrance to the park. These measures, along with an Operation and Maintenance Plan, will be sufficient to bring the design in to compliance with the DEP guidelines. A Construction Pollution Prevention Plan will be used to control pollution during the construction phase of the project. The plan will be designed to be in compliance with the EPA National Pollutant Discharge Elimination System (NPDES) permit as outlined in 40-CFR PART 122.

The site will generate an additional 724 vehicle trips per day on Annette Road and Lincoln Road, which eventually exits on to Route One. Route One is an arterial roadway under the jurisdiction of the Massachusetts Highway Department which currently has an ADT of 46,850. It has a pavement width of approximately 70' and is classified as a Primary Street under the Federal Aid Highway System. Major roadway improvements are currently being done to the roadway as part of the CMGI Stadium project. The proposed project is not expected to materially effect the level of service, accident history or sight distance on Route One. A traffic analysis is included in appendix C which projected the proposed traffic impacts of the CMGI Stadium and the Wrentham Business Park on to the existing condition and then analyzed the Annette Road impact. No proposed traffic mitigation measures are foreseen to be necessary at this time.

Alternatives to the above project include other allowed uses within the S-1 zoning district, the main use of which would be an office facility. From an ground water quality and traffic generation point of view the use of a site for warehousing is preferable. The amount of effluent generated by a comparable size office facility would be approximately 4 times the amount generated by a warehouse with a small office

component. The number of vehicle trips generated by an office use is approximately 10 times that generated by a comparable warehouse (Figure 10 – Appendix C). The amount of effluent is related to the ground water quality and the number of vehicle trips is related to the traffic volume.