### Commonwealth of Massachusetts Executive Office of Environmental Affairs ■MEPA Office

# **ENF**

## **Environmental Notification Form**

For Office Use Only Executive Office of Environmental Affairs

EOEA No.: 13487 MEPA Analyst Briony Angus

Phone: 617-626-1029

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: Norfolk Subdivis	ion					
Street: 282 Dedham Street						
Municipality: Norfolk		Watershed: Charles				
Universal Tranverse Mercator Co	ordinates:	Latitud	de: <b>42</b> ° <b>05</b>	' 21" N		
		Longitude: 71° 18' 17" W				
Estimated commencement date: Fall '05		Estimated completion date: Spring '06				
Approximate cost: \$982,000*		Status of project design: 25 %complete				
Proponent: Franklin Warehouse	& Distribution	n Com	oany, Inc	· ·		
Street: 65 Benjamin Day Drive			····			
Municipality: Wrentham		State: MA Zip Code: 02093		093		
Name of Contact Person From W	Vhom Copies of	f this EN	NF May Be	Obtained:		
Andy Truman, PE						
Firm/Agency: Geller DeVellis In	c.			ington St	<del></del>	
Municipality: Wellesley		State:		Zip Code: 02		
1.7,07,01.1.01.1.01	Fax: <b>781-237-4</b>			truman@gelle	rdevellis.com	
* This cost estimate is for the roa	dway construct	tion only	y 	)0		
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)		⊠No				
Identify any financial assistance or	land transfer from	m an ag	ency of the	Commonwealth	n. including the	
agency name and the amount of fu	nding or land are	ea (in ac	res): <b>N/A</b>			
			· · · · · · · · · · · · · · · · · · ·			
Are you requesting coordinated rev	riew with any oth	er feder	al, state, re	gional, or local	agency?	
☐Yes (Specify			_) ⊠No			
List Local or Federal Permits and A	pprovals:					
		_	-			
Order of Conditions by Norfolk C			ion			
Definitive Subdivision Approval			sian by Ro	oard of Health		
Soil Absorption System Approval for Septic System Design by Board of Health						

☐ Water ☐ Y	Rare Species Wastewater Air Regulations		Transportati Solid & Haza	aterways, & Tidelands on ardous Waste Archaeological		
Summary of Project Size	Existing	Change	Total	State Permits &		
& Environmental Impacts				Approvals		
<b>L</b> /	AND		-			
Total site acreage	35.2		. !	Superseding Order of Conditions		
New acres of land altered		33.2		☐ Chapter 91 License		
Acres of impervious area	0.6	15.0	15.6	☐ 401 Water Quality Certification		
Square feet of new bordering vegetated wetlands alteration		N/A				
Square feet of new other wetland alteration		N/A		☐ Water Management Act Permit		
Acres of new non-water dependent use of tidelands or waterways		N/A		☐ New Source Approval		
STRUCTURES			☐ DEP or MWRA Sewer Connection/ Extension Permit			
Gross square footage	0	270,000±*	270,000±*	Other Permits (including Legislative Approvals) – Specify:		
Number of housing units	N/A	N/A	N/A	Approvais) Opcony.		
Maximum height (in feet)	0	< 40'	< 40'			
TRANSPORTATION						
Vehicle trips per day	0	1,991	1,991			
Parking spaces	0	540±**	540±**	·		
WAST	EWATER		1			
Gallons/day (GPD) of water use	0	6,500	6,500			
GPD water withdrawal	N/A	N/A	N/A			
GPD wastewater generation/ treatment	0	6,500	6,500			
Length of water/sewer mains (in miles)	Water=0 mi Sewer = 0 mi	Water=+0.62mi Sewer=+0.80mi	1			
* The proposed square footage of the approximation only and the actual bu  ** Proposed parking spaces were cal  10,000 SF building/lot. These numbe  spaces that each lot will eventually he  CONSERVATION LAND: Will the project  Tesources to any purpose not in accord	uild-out of each culated based rs are approxinave.	on the manufanate and do not onversion of pu	acturing rate ot dictate the	of 1 SP/500 SF based on a a amount of actual parking		

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

restriction, or watershed preservation restriction?	ation restriction, agricultural preservation
☐Yes (Specify)	⊠No
RARE SPECIES: Does the project site include Estimated Habitat Rare Species, or Exemplary Natural Communities?	of Rare Species, Vernal_Pools, Priority Sites of ⊠No
HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the pr in the State Register of Historic Place or the inventory of Historic   Yes (Specify)	and Archaeological Assets of the Commonwealth?
If yes, does the project involve any demolition or destruction of ar resources?	
☐Yes (Specify	) ⊠No
AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the pr Environmental Concern?  [Yes (Specify)	oject in or adjacent to an Area of Critical ⊠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 Description:**

The project proponent proposes to subdivide a 35.2 acre site into twenty seven lots and to allow development of a commercial/industrial subdivision on Dedham Street (Route 1A) in Wrentham (see Figure 1, Locus Map). The proposed development will consist of industrial and commercial uses. Approximately 2 acres of land will remain undisturbed open space. Unimproved lots will be sold, and they will be developed by their buyers; information about the project included in this ENF assumes that each lot will be developed to the maximum extent allowed under zoning.

Access to the site will be via a two-way loop road off of Dedham Street, which will also connect to Sharon Avenue. As shown on Figure 2, Proposed Conditions Plan, Road "A" will be the primary site drive and has access to Dedham Street. Road "B" connects Road "A" to Sharon Avenue, an existing public way. Property on both sides of Sharon Avenue is zoned for industrial use.

New connections to utilities will be required, specifically new connections to the municipal water supply system. Sanitary sewage will be treated with an onsite subsurface soil absorption system.

#### **Existing Conditions:**

The majority of the site is wooded and undeveloped with the exception of a paved road that is approximately 600' located at the southeastern portion of the site. The topography of the site ranges from 194 feet at Dedham Street to 283 feet at the northwestern portion of the site. Vegetated wetlands are located along a portion of the southern property line, however there will be no filling of wetlands for this project. Figure 3 shows existing site conditions.

#### Alternatives:

Two alternatives to the preferred development plan were considered. These alternatives are a

no-build alternative and a retail center alternative.

The "no build" alternative assumes that there would be no further development at the site. In that case, the site would remain in its current state. The site is zoned Commercial/Industrial to encourage commercial development along Route 1A. As identified in the Town's Master Plan in Parts A & B, the Town of Norfolk is working to promote commercial growth within the project area, the no-build alternative would not meet its goal.

Under the retail center alternative, the site would be developed and encompass several retail tenants. This retail alternative would generate significant traffic volumes and require significant traffic mitigation.

The preferred development plan, a commercial/industrial subdivision, is in keeping with the commercial growth for which the area is zoned, and would generate less traffic than a single development such as a mall.

### Mitigation:

The proponent has consulted with the Wrentham Conservation Commission and has agreed to maintain an undisturbed 100-foot buffer area around most of the wetland located on Lot 28 south of Road "A," except that some roadway grading may impact the buffer area. Mitigation for the project's potential traffic impacts will be developed as part of the project's traffic study, which is just underway.