

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

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13004
MEPA Analyst:	Nick ZAVOLAS
Phone:	617-626-1030

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: Proposed Subdivision Between Long Pond Road and Camelot Drive		
Street: Between Long Pond Road and Camelot Drive		
Municipality: Plymouth	Watershed: South Coastal Shore	
Universal Transverse Mercator Coordinates: 362813mE, 4642896mN	Latitude: 41°-55'-57" Longitude: 70°-39'-24"	
Estimated commencement date: Sept. 2003	Estimated completion date: September 2007*	
Approximate cost: \$35,000,000	Status of project design: 50 %complete	
Proponent: New England Development		
Street: One Wells Avenue		
Municipality: Newton	State: MA	Zip Code: 02459
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Cronin, Jr.		
Firm/Agency: New England Development	Street: One Wells Avenue	
Municipality: Newton	State: MA	Zip Code: 02459
Phone: 617-243-7042	Fax: 617-243-7861	E-mail: wcronin@neddevelopment.com

\* Full project development

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: See attached list.

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 checked="" 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
<b>LAND</b>				<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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b>MHD Approval of Mitigation</b>  <b>Work in State Right of Way:</b>  <b>MHD Approval of Traffic Control</b>  <b>Signalization; and Section 61</b>  <b>Finding(s)*</b> <hr/> <hr/> <hr/> <hr/>
Total site acreage	69.2			
New acres of land altered		1.73**		
Acres of impervious area	0.15	55.2	55.4	
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		N/A		
<b>STRUCTURES</b>				
Gross square footage	0.13	10.68	10.81	
Number of housing units	0	0	0	
Maximum height (in feet)	20	10	30	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	15,194***	15,194***	
Parking spaces	30	2,570	2,600	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	200	54,800	55,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	180	49,820	50,000	
Length of water/sewer mains (in miles)	Water: 0 Sewer: 0	Water: 0.53 Sewer: 0.58	Water: 0.53 Sewer: 0.58	

\* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits or actions may be needed.

\*\* The area of the proposed project consists of highly disturbed land having been historically used for sand and gravel operations and currently being used as a truck storage area, truck maintenance facility, gravel storage facility and support yard for earthwork and construction activities. The percentage above represents previously undisturbed areas of the site.

\*\*\* Primary trips only, in addition the site will generate pass-by trips. No credit has been taken for internal cross trips.

**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 N/A

**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 proponent proposes to develop several lots located along a new collector street to be constructed between Long Pond Road and Camelot Drive in Plymouth. The proponent is currently seeking a definitive subdivision to create the proposed lots and New Collector Street. The proposed subdivision is anticipated to consist of five lots, each with frontage and access on New Collector Street. The total area of New Collector Street and the proposed subdivision lots is 69.2 acres.

The area of the proposed project consists of highly disturbed land having been historically used for sand and gravel operations and currently being used as a truck storage area, truck maintenance facility, gravel storage facility and support yard for earthwork and construction activities. The proponent is proposing to construct one building on each of the proposed subdivision lots. Each building will include one or more retail and/or restaurant uses. The ownership of the proposed subdivision lots, the configuration of the buildings to be constructed on the lots, and the exact size of each building has not yet been determined. However, this ENF and the analyses contained herein has been prepared based on the development scenario

that would result in the greatest potential impacts resulting from the development of the proposed subdivision lots. *i.e.*, an aggregate building area of approximately 475,000 square feet to be sold or leased.

Located in a Highway Commercial District and adjacent to areas currently in industrial, institutional and commercial use, the proposed subdivision lots will be designed in accordance with the Plymouth Zoning Bylaw.

The proponent is committing to a series of offsite traffic and other mitigation measures, including a new ramp to be constructed to connect Long Pond Road to Route 3 southbound, submission to MassHighway of bridge plans for the reconstruction of the Route 3 bridge over Long Pond Road, and traffic signal installation at the intersection of Long Pond Road at Camelot Drive and Long Pond Road at the New Collector Street. The new ramp will enable vehicles coming from points south on Long Pond Road to more easily access points to the south on Route 3. This modification in conjunction with widening at the intersection of Route 3 southbound ramps and Long Pond Road will result in good operations at that intersection even in the future, with the lots developed to their full potential. The proponent has also agreed to provide construction plans to MassHighway for the future bridge reconstruction work that will be needed to accommodate any future long term growth on Long Pond Road (and the Route 3 corridor) and has also agreed to install a traffic signal at the intersection of Long Pond Road at Camelot Drive in order to improve traffic operations during peak hours and additionally increase capacity for future growth. The proponent has also agreed to install approximately 3,000 feet of conduit to connect and coordinate traffic signals at Camelot Drive, New Collector Street and County Road and to make a contribution to the Town to increase the size of the public water main in Camelot Drive from an 8" line to a 12" line.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.13</u>	<u>10.68</u>	<u>10.81</u>
Roadways, parking, and other paved areas	<u>0.02</u>	<u>44.57</u>	<u>44.59</u>
Other altered areas (describe) (Landscaping)	<u>0.00</u>	<u>12.07</u>	<u>12.07</u>
Undeveloped areas	<u>3.46</u>	<u>1.73</u>	<u>1.73</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe: