

**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.:	13016
MEPA Analyst:	DEIRDRE 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: <b>Proposed Mixed-Use Development</b>		
Street: <b>Plain Street (Route 139)</b>		
Municipality: <b>Marshfield</b>	Watershed: <b>South Coastal</b>	
Universal Transverse Mercator Coordinates: <b>4662698 E 19356082 E</b>	Latitude: <b>42° 06' 18" N</b>	Longitude: <b>70° 44' 26" W</b>
Estimated commencement date: <b>Nov. 2003</b>	Estimated completion date: <b>March 2005 (Phase 1)</b>	
Approximate cost: <b>\$6.5 million (Phase 1)</b>	Status of project design: <b>5 % complete</b>	
Proponent: <b>Roche Bros. Supermarkets, LLC</b>		
Street: <b>70 Hastings Street</b>		
Municipality: <b>Wellesley</b>	State: <b>MA</b>	Zip Code: <b>02481</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Amy M. Green</b>		
Firm/Agency: <b>Rizzo Associates, Inc.</b>	Street: <b>One Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701-9005</b>
Phone: <b>(508) 903-2409</b>	Fax: <b>(508) 903-2001</b>	E-mail: <b>agreen@rizzo.com</b>

- 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): **None**

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, Planned Mixed-Use Development District; Special Permit, Water Resource Protection District; Special Permit, Elderly Housing Development; Definitive Subdivision; Disposal Works Construction Permit; NPDES Construction General Permit**

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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"/> Superceding 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b>Groundwater Discharge Permit (Phase 2)</b>
Total site acreage	20.1			
New acres of land altered		11.76		
Acres of impervious area	0	8.11	8.11	
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		
<b>STRUCTURES</b>				
Gross square footage	0	195,000	195,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	25	25	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	7,262	7,262	
Parking spaces	0	562	562	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	27,350	27,350	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	27,350	27,350	
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 **Priority Habitat Polygon 1085 is located on and adjacent to the subject site.**)  No

According to the Natural Heritage and Endangered Species Program's database, the Spotted Turtle (*Clemmys guttata*), a Species of Special Concern, is known to occur in the vicinity of the site (See Appendix D).

**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.)

Roche Bros. Supermarkets, LLC is proposing to construct a supermarket on a site south of Plain Street (Route 139) at its intersection with Sundance Drive and Furnace Street in Marshfield. This project is part of a two-phase mixed-use development on a 20.1-acre site. This project will be the first to implement a new zoning district recently adopted by the Town to promote development in a mixed-use, village-type setting. The supermarket, developed by Roche Bros. Supermarkets, LLC, will be Phase 1 of the overall development. Phase 2, to be implemented by the current site owner, Water Street Trust or others, consists of a mix of senior housing, retail space and office space. Roche Bros. will analyze (to the extent information on Phase 2 is available) the impacts of the entire project during MEPA review, even though it is proposing only the supermarket.

A comprehensive traffic study of the proposed supermarket completed during the local zoning evaluation of the subject site concluded that the supermarket would have a positive traffic impact. A survey of Marshfield residents indicated that a majority presently purchase their groceries in neighboring communities. Development of a new supermarket in Marshfield and along a major commuter route will reduce the number of vehicle miles traveled by Town residents to buy groceries. Marshfield residents indicated their support of this project by voting approval at Town meeting of the zoning change required to allow the supermarket use on this site.

Phase 1 will be an approximately 50,000 square foot supermarket with 321 surface parking spaces.

Phase 1 consists of approximately 7.6 acres and is located in the northern portion of the project site, abutting Route 139. Phase 2 includes the remaining development in the village district and

consists of approximately 12.5 acres located in the southern portion of the project site. It will include a 140 bed senior housing facility and 20,000 square feet of ground level retail space with 20,000 square feet of second floor office space and/or elderly housing and 241 surface parking spaces.

Access to both Phase 1 and Phase 2 will be provided by way of Sundance Drive, a subdivision road for the Mt. Skirgo residential development located southeast of the project site. A driveway will provide vehicular access to the supermarket. Two additional driveways off Sundance Drive will provide vehicular access to the Phase 2 senior housing and retail and office buildings.

A traffic evaluation of the proposed project has been conducted. Based on this analysis, Roche Bros. proposes to construct an exclusive right-turn lane on Route 139 eastbound entering Sundance Drive.

Water supply will be provided by connection to the municipal supply. As part of Phase 1, Roche Bros. will construct an onsite septic system located outside the Furnace Brook Aquifer. Phase 2 will require separate treatment. Phase 2 is entirely outside the Furnace Brook Aquifer. Stormwater management will comply with MADEP guidelines and will include catch basins with oil traps and deep sediment sumps, oil-water separators for runoff from loading dock areas, a retention basin for Phase 1 and detention or retention basins for Phase 2.

The proposed mixed-use development site has no wetland resource areas. Both the Phase 1 and Phase 2 areas of the property are located within or adjacent to mapped Priority Habitat for spotted turtles (*Clemmys guttata*), a Species of Special Concern in Massachusetts. Woodlot Alternatives, Inc. conducted a reconnaissance habitat assessment of the property to evaluate potential spotted turtle habitat conditions and determined that the project site, which is located more than 150 feet from adjacent vegetated wetlands, is not well suited for spotted turtles nesting or foraging habitat. Appendix E provides a copy of Woodlot's report.