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.: 14242
MEPA Analyst: Holly Johnson
Phone: 617-626-1023

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: 175 Maple Street		
Street: Maple Street		
Municipality: Marlborough	Watershed: Sudbury Reservoir	
Universal Tranverse Mercator Coordinates: Zone:19 Easting: 290494 Northing: 4690938	Latitude: 042°20'33"N Longitude: 071°32'36"W	
Estimated commencement date: 4/08	Estimated completion date: 8/08	
Approximate cost: 10,000	Status of project design: 100 %complete	
Proponent: 175 Maple Street Land Owner, L.L.C.		
Street: 900 Chapel Street, Suite 701		
Municipality: New Haven	State: CT	Zip Code: 06510
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Daniel Campbell, PE		
Firm/Agency: Level Design Group, L.L.C.	Street: 60 Man Mar Drive, Suite 12	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: 508.695.2221	Fax: 508.695.2219	E-mail: dcampbell@leveldg.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): 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: No permits are specifically required for the disposition of land.
The site in whole is being developed in accordance with current easements and development rights on the parcel to be disposed of by the Commonwealth. This site has required and obtained permits from the City of Marlborough for: Site Plan Review, City Council Special Permit, and Conservation Order of Conditions. A NPDES ORW permit was issued by the MassDEP with consultation from DCR for work on the site within the Outstanding resource water designated area shown on MassGIS.

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	0.49±		
New acres of land altered		0	
Acres of impervious area	0.25±	0±	0.25±
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	
STRUCTURES			
Gross square footage	3,092 s.f.	0 s.f.	3,092 s.f.
Number of housing units	0	10	10
Maximum height (in feet)	71	0	71
TRANSPORTATION			
Vehicle trips per day	N/A	N/A	N/A
Parking spaces	N/A	N/A	N/A
WATER/WASTEWATER			
Gallons/day (GPD) of water use	N/A	N/A	N/A
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	N/A	N/A	N/A
Length of water/sewer mains (in miles)	N/A	N/A	N/A

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:

Chapter 172 of the Acts of 2007

MWRA Board Authorization of Disposition

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: ***The Land category for disposition of Article 97 Land is the only threshold***) ☐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.*)

A. The site of disposition partially surrounds the drainage channel which is classified as a tributary to the Sudbury Reservoir approximately ½ mile from the subject parcel. This parcel and its associated easement, has been authorized for disposition by the Massachusetts legislature under Chapter 172 of the acts of 2007. Currently negotiations for authorization, in accordance with the legislation are occurring with the Massachusetts Department of Conservation and Recreation (DCR) and the Massachusetts Water Resources Authority (MWRA)

There is a current project taking place on the subject parcel and the surrounding two parcels as follows:

The existing site is located at the intersection of Maple Street and Valley Street in Marlborough, MA. The parcel being developed consists of three separate lots. Lots 1 and 2 are owned by the applicant. The third lot is owned by the Commonwealth of Massachusetts with an Easement Agreement originally with the Dennison Manufacturing Co. giving the subject rights to use and maintain said lot. Located on all three lots is an existing five-story manufacturing building with associated accessory buildings loading docks and associated parking and utilities. Located at the top of the existing 5 story manufacturing building is a water tower. The tower currently does not hold any water, but space on the tower is contracted out to various cellular phone companies due to its high positioning above the existing landscape. There is a small out building at the base of the five-story manufacturing building which houses electrical equipment for the antennas attached to the tower.

There is an existing stormwater channel / open concrete culvert which flows through the center of the site. Approximately one-third of the channel flows through the lot owned by the Commonwealth of Massachusetts and the remainder flows through lots 1 and 2 thru an existing 60-foot wide drainage easement. Stormwater enters the concrete lined channel from an existing 8.0' x 4.5' concrete box culvert under Maple Street. The stormwater then flows through the open concrete culvert approximately 350-feet, where it enters another 8.0' x 4.5' concrete box culvert. The stormwater flows under the existing parking lot, 5 story manufacturing building, and Valley Street approximately 240-feet. Various catch basins and manholes along Valley Street and Maple Street discharge into the box culvert prior to discharge into another open channel culvert on the southerly side of Valley Street.

The parcel is approximately 75% developed, which includes the existing buildings, associated utilities, parking lot, and stormwater channel. The remaining 25% is degraded woodland uplands. There are no bordering vegetated wetlands onsite, the only resource area is the stormwater flowing through the channel.

The proposed construction activities will include the demolition and removal of the existing elevated metal building and the two story block building adjacent to the west side of the five story brick building, parking lot, loading dock, and concrete pads. Prior to the start of construction sedimentation controls will be placed and the limit of work will be delineated with siltation fence placed adjacent to the concrete culvert and along the back of the Maple Street sidewalk. Undeveloped areas of the site will be cleared and grubbed. Proposed construction will include grading of the site and construction of a concrete retaining wall to the north of the proposed parking lot. The design plans incorporate erosion control and construction sequencing as an integral part of the construction process.

A stormwater management plan has been developed to mitigate impacts created by the proposed development and associated construction activities. Stormwater runoff from the paved areas will be collected in deep-sump and

hooded catch basins to capture oil and sediment. The catch basins connect to manholes via a closed pipe system. Approximately 75% of the runoff from the new parking lot will be filtered through one of three CDS Stormwater Treatment Units and then discharged to one of three subsurface Cultec Recharger detention areas. The subsurface detention areas then discharge to the existing channel thru one of two existing drainage structures, which will be retrofitted to accept the post development discharge flows to minimize disturbance to the existing channel / culvert. The hydrologic analysis has been completed to ensure that the post development flows is not more than the predevelopment flow. This allows for the reuse of existing piping to the culvert and will keep the disturbance in the area of the culvert to a minimum. Rooftop runoff is currently collected in an internal roof drainage system that discharges to the concrete culvert on the "Valley Street" side of the existing five story manufacturing building. This roof drainage system will not be modified. Infiltration will be achieved through the subsurface Cultec Recharger detention areas. Infiltration calculations are attached herein. The proposed on-site mitigation measures directly address total suspended solids removal and recharge to groundwater standards. There are two proposed catch basins which can not be connected to one of these stormwater treatment units and those are being discharged directly to the retrofitted catch basins. These however will comply with the redevelopment portion of the Massachusetts Stormwater Policy.

The Stormwater Management System is designed to meet all stormwater quality standards proscribed in the MADEP Stormwater Management Policy.

The project as a whole meets or exceeds the requirements of 310 CMR 10.00 the Wetlands Protection Act and the MADEP Stormwater Guidelines for a new development as well as the City of Marlborough Conservation Guidelines. With additional mitigation measures in place for stormwater and erosion control the proposed construction will not adversely affect the surrounding resource areas. An application has been prepared to the Massachusetts Department of Environmental Protection, NPDES division for work within an area tributary to an outstanding resource water.

B. The site development as proposed is a balance of site configuration, marketability and protection of the resources surrounding the site. This will include the building redevelopment, parking, utilities, driveway and associated grading for the project. It will also include the undeveloped areas of the 20' no-touch zones established by the Marlborough Conservation Commission. The Site development reuses an existing industrial building and an area of disturbance which was utilized from the turn of the century for industrial purposes for residential rental housing. The project allows for the reuse of existing infrastructure and utilization of smart growth principals to benefit the property and the surrounding area.

This site is ideal for development of a project such as this. The site in total is three parcels with the parcels which is the subject of this ENF bisecting the other two; the total area including the parcel for disposition is 3.1± Ac. with the subject parcel 21,299 s.f.

C. Prior to construction, erosion control fencing and haybales will be installed to prevent the movement of sediment into the adjacent resource areas. During construction a temporary gravel erosion control construction entrance are proposed. The site is monitored on a bi-weekly basis by level Design Group personnel for the ORW permit and field reports are sent to Marlborough Conservation Commission, DEP, and DCR for each inspection.

The design includes extensive planting and invasive species mitigation along the stormwater channel within the area of the parcel intended for disposition.

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) _ _X_ 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:

	Existing	Change	Total
Footprint of buildings	3,092± s.f.	0± s.f.	3,092± s.f.
Roadways, parking, and other paved areas	9,000± s.f.	0± s.f.	9,000± s.f.