

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13044
 MEPA Analyst: Arthur Pogsley
 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: The Campanelli Commerce Park at Stoughton		
Street: Turnpike and Page Streets		
Municipality: Stoughton	Watershed: South Coastal Shore	
Universal Transverse Mercator Coordinates: UTM 19 328919E 4668408N	Latitude: 42.1510° N	Longitude: 71.0706° W
Estimated commencement date: August 2003	Estimated completion date: December 2004	
Approximate cost: \$24.7 million	Status of project design: 75%complete	
Proponent: Campanelli Companies		
Street: 1 Campanelli Drive, PO Box 850985		
Municipality: Braintree	State: MA	Zip Code: 02185-0985
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Bourré, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: rbourre@vhb.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): This project does not entail any financial assistance or land transfer from an agency of the Commonwealth of Massachusetts.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: EPA: NPDES Permit; Stoughton: Special Permit (Zoning Board) and Order of Conditions (Conservation Commission).

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 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
LAND				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	43± ac.			
New acres of land altered		16.67± ac.		
Acres of impervious area	2.35± ac.	8.67± ac.	11.02± ac.	
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	134,200 sf	250,000 sf	384,200 sf	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	48.5 feet	-8.5 feet	40 feet	
TRANSPORTATION				
Vehicle trips per day	840	2,580	3,420	
Parking spaces	75	464	539	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,500 gpd	11,500 gpd	14,000 gpd	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	2,500 gpd	11,500 gpd	14,000 gpd	
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 contains a total of 43± acres and has roadway frontage on Hawes Way, Turnpike Street (Route 139), and Page Street in Stoughton, Mass. The site is bounded to the north by Turnpike Street (Route 139), to the east by Route 24 southbound, to the south and west by abutting industrial-zoned property, and to the west by Page Street. The site contains an existing 134,200 SF warehouse building and 75 parking spaces, with site drives on Turnpike Street and Hawes Way. The remainder of the site is currently undeveloped and contains approximately 37 acres of uplands and 10 acres of wetlands. The site gently slopes from Page street in the west towards Route 24 in the east.

The project entails the construction of one restaurant and three industrial/warehouse buildings with a total floor area of 250,000 SF and 464 new parking spaces. Lot 10 will contain a 10,000 SF restaurant; Lot 11 will contain an 80,000 SF light industrial building; Lot 12 will contain a 150,000 SF warehouse building, and Lot 13 will contain a 10,000 SF light industrial building. Approximately ten percent of the floor area of each building will be reserved for supporting office space. Access to Lots 10 and 11 will be provided via driveways on Hawes Way. Access to Lots 12 and 13 will be provided via a new site drive on Page Street. Wastewater will be piped via gravity to existing sewer infrastructure on-site located adjacent to an existing municipal pump station.

A courtesy copy of the Traffic Impact and Access Study (TIAS) prepared for local permitting has been included as an attachment to this document for the benefit of State reviewing agencies. As discussed in the TIAS, traffic capacity and safety improvements proposed as part of this project include:

- a traffic signal timing changes at the Turnpike Street/Page Street intersection
- b Sight distance enhancements at the proposed southerly site drive's intersection with Page Street
- c widen the Hawes Way approach to Turnpike Street to accommodate separate left and right turns during peak periods, if necessary
- d the development of a Transportation Demand Management program for the site