

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13557
MEPA Analyst: Aisling Eglinton
Phone: 617-626-1024

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: Bartlett @ 495 Center		
Street: Bartlett Street, between Lyman Street and Cedar Hill Street		
Municipality: Northborough	Watershed: Assabet	
Universal Transverse Mercator Coordinates: Zone 19, 46 88 464 N, 2 85 483 E	Latitude: 42° 19' 14" N	Longitude: 71° 36' 11" W
Estimated commencement date: August 2005	Estimated completion date: April 2006	
Approximate cost: \$13 million	Status of project design: 50% complete	
Proponent: Northborough Land Realty Trust, an affiliated entity of The Gutierrez Company		
Street: One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Justin Fay		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: jfay@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 301 CMR 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):

The Project involves no financial assistance or land transfer from any state agency.

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

List Local or Federal Permits and Approvals: **Local:** Site Plan Approval - Planning Board; Groundwater Protection Overlay District Special Permit - Planning Board; Order of Conditions - Conservation Commission. **Federal:** NPDES General Permit (Construction Activities)

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 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 checked="" 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 (including Legislative Approvals) – Specify Conservation & Management Permit (Massachusetts Endangered Species Act)
Total site acreage	±31.8 acres			
New acres of land altered		±16.0 acres		
Acres of impervious area	- 0 -	±9.7 acres	±9.7 acres	
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	- 0 -	±220,106 SF	±220,106 SF	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	- 0 -	±36 ft	±36 ft	
TRANSPORTATION				
Vehicle trips per day	- 0 -	±1,160 trips	±1,160 trips	
Parking spaces	- 0 -	±213	±213	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	±4,900 GPD	±4,900 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	±4,500 GPD	±4,500 GPD	
Length of water/sewer mains (in miles)	- 0 -	Water: ±0.1 mile Sewer: ±0.25 mile	Water: ±0.1 mile Sewer: ±0.25 mile	

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: Site has rare species habitat [see Rare Species section of this ENF]) 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.)

Northborough Land Realty Trust (the "Proponent"), an affiliate of The Gutierrez Company, proposes to develop Bartlett @ 495 Center (the "Project"), a one-story warehouse/distribution facility with approximately 220,100 square feet of floor area on an approximately 32-acre site in the eastern part of Northborough, Massachusetts. The project site is presently undeveloped land on the north side of Bartlett Street (a local roadway) east of the intersection with Cedar Hill Street and west of the intersection with Cedar Hill Street. The Project involves construction of the warehouse/distribution building, a single site access driveway off of Bartlett Street, truck loading areas, approximately 213 surface lot parking spaces, and installation of ancillary stormwater management facilities, utilities, and site landscaping.

Figure 1 shows the project site location. The site is generally bounded to the north by the Wachusett Aqueduct (and aerial power lines that follow the aqueduct's path) and by mostly undeveloped land to its west, south, and east. There are commercial/industrial uses present on Bartlett Street across from the extreme western end of the site (near the Bartlett Street/Lyman Street intersection) and also east of the site on Hayes Memorial Drive. The project site is located within an Industrial (IA) zoning district established by the Town of Northborough, and also is within the Northborough Economic Opportunity Area as designated in 1999.

Figure 2 depicts existing conditions at the project site. The project site is situated on the gently sloping north toe of Rock Hill. The site's topography generally slopes downward from south to north, with the highest elevation (335 feet MSL) in the south-central part of the site. A gently sloping "shoulder" of high ground at an average elevation of approximately 300 feet MSL extends south-to-north through the middle of the site, with the land sloping northwest and northeast from this shoulder. Some locally moderately steep slopes occur in the east part of the site and along the extreme northerly edge of the property. The long and narrowly tapering western part of the site slopes gently down to the site's lowest elevation of approximately 270 feet MSL at the extreme west end of the site. Intermittent drainage channels emerge naturally on the north sloping land and convey site runoff to Stirrup Brook (which flows from Bartlett Pond) approximately one-third mile to the north. The project site contains generally dense wooded areas in the eastern portion and low shrubs/saplings and open fields in the western portion. The site includes wetlands, with two separate and distinct wetland areas in the west and east parts of the site.

Both the site's natural topography and the shape/configuration of the parcel itself greatly influence potential site development and any site plan configuration. The central part of the site is its most developable area, a large "envelope" of upland bounded on both the east and west by wetlands. The narrow configuration of the westernmost part of the parcel imposes particular development constraints since the lot depth is only 200 feet on average and wetlands are present. Given the site's shape, its natural constraints, and its industrial zoning designation, the Proponent has considered only the site development program and site configuration as proposed

(continued on next page)

Project Description (continued)

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herein (the "Preferred Alternative"), with appropriate attention paid to site design that contains development outside the limits of environmentally sensitive areas. The No-Build alternative would not address the Proponent's development objectives or the Town's planning objectives to promote light industrial and warehouse/distribution uses at this location. The Project is consistent with local planning/zoning and will provide new economic opportunities including jobs and community tax revenue.

When a separate project—Hillside at 495 Center (EOEA #12916)—was reviewed under MEPA in late 2003, the Massachusetts Department of Environmental Protection (DEP) stipulated the need for that project to identify land that could be used for sewage disposal from the Hillside development if determined to be necessary in the future. Among over 125 acres of land owned by the Proponent in the area, the property now proposed as Bartlett @ 495 Center was identified as a potential site for the Hillside development sewage disposal parcel (leaching fields or spray fields). However, subsequent geotechnical analysis determined that this property's soil and ground water conditions impose prohibitive constraints for onsite wastewater disposal. The forthcoming EIR for the Hillside at 495 Center project will analyze the remaining 90+ acres of the Proponent's land to determine a suitable site(s) for alternative sewage disposal options for the Hillside development.

In terms of its own water and sewer impacts, the Bartlett @ 495 Center warehouse/ distribution center is by nature a relatively low water user and wastewater generator. According to Title V, the Project will generate about 4,500 gallons per day (gpd) of wastewater flow. This is in comparison to approximately 25,000 gpd that would be generated by 300,000 square feet of office development that was contemplated as an alternative use for the Bartlett property. The Bartlett project will require a DEP sewer connection/extension permit due to the need for a sewage pump station and construction of an off-site sewage force main to provide the required sewer connection. The Project's wastewater flows will be conveyed to the sanitary sewer system in neighboring Marlborough and ultimately to the Marlborough Westerly Wastewater Treatment Plant (WTP). The Town of Northborough and the City of Marlborough have a joint agreement to share the capacity of the Westerly WTP. For Bartlett @ 495 Center, the Town of Northborough will allocate the appropriate capacity from their allotment and Marlborough will permit the project to connect to its municipal sewer conveyance system near Cedar Hill Road. Both municipalities have given their preliminary approval to this arrangement. The Town of Northborough Department of Public works has indicated that there is more than adequate capacity within their allotment at the Westerly WTP to accommodate the Project's sewer discharge requirements.

The Project will have insignificant traffic impacts on Bartlett Street and other local roadways. The proponent will construct geometric improvements at the Cedar Hill Road/Bartlett Street intersection to improve existing physical deficiencies in coordination with the Town of Northborough. There will be appropriate local management of temporary construction impacts during the construction period.

The project site contains habitat for species of special concern and a rare species study has been conducted for the site. The Proponent has coordinated extensively with the Natural Heritage and Endangered Species Program (NHESP), which has determined that a Conservation and Management Permit is required pursuant to the Massachusetts Endangered Species Act (MESA). The Proponent and NHESP are continuing discussions to determine appropriate mitigation measures. See the "Rare Species" section of this ENF for more information.

The Project involves no proposed alteration or direct impacts to wetlands. Given the site's shape and topography and the building program, parking, and zoning requirements, there are no practical means to avoid the siting of some parking lot pavement, graded stormwater management basins, and landscaping within the wetland buffer zones. The proposed work within wetland buffer zones is designed to avoid indirect impacts to wetlands and other natural resources by incorporating stormwater best management practices, slope stabilization, and erosion/sedimentation control measures to avoid or mitigate potential indirect impacts from site runoff.