



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13579
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: Proposed Mixed-Use Development		
Street: 72 Elm Street		
Municipality: North Attleborough	Watershed: Falls Pond (Via Ten Mile River)	
Universal Transverse Mercator Coordinates: 19 - 306745 E 4650569 N	Latitude: 41° 58' 52"N	
	Longitude: 71° 19' 39"W	
Estimated commencement date: Fall 2005	Estimated completion date: Summer 2006	
Approximate cost: 6 Million	Status of project design: 25 %complete	
Proponent: Arista Development, LLC		
Street: P.O Box 470		
Municipality: North Attleborough	State: MA	Zip Code: 02761
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Eric Eby		
Firm/Agency: GPI	Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua	State: NH	Zip Code: 03060
Phone: 603-891-2213	Fax: 603-891-6449	E-mail: eeby@gpinet.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):

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 permits for authorization for particular uses from the Zoning Board of Appeals of North Attleborough**
- **Site Plan or special permit site plan approval from the North Attleborough Planning Board**

- Order of Conditions from North Attleborough Conservation Commission
- Water and Sewer connection permits from North Attleborough Board of Public Works
- Curb cut permits from North Attleborough Board of Public Works.

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 checked="" 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	6.9			
New acres of land altered		0.0		
Acres of impervious area	4.80	-0.65	4.15	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	77,475	-10,269	67,206	
Number of housing units	0	0	0	
Maximum height (in feet)	16+/-	14+/-	30	
TRANSPORTATION				
Vehicle trips per day	0	2,404	2,404	
Parking spaces	134	4	138	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	4000	-1850	2150	
GPD water withdrawal	-	-	-	
*GPD wastewater generation/treatment	4000	-1850	2,150	
Length of water/sewer mains (in miles)	0.03 – S 0.02 – W	0.01 – S 0.12 – W	0.04 – S 0.14 – W	

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 site is bounded by Route 1 (East Washington Street) to the west, Orne Street to the north, Elm Street to the south, and the Country Inn to the east. The site currently contains a 74,550 square foot vacant office/industrial building with two right-turn in/out only driveways provided on Route 1, a full access/egress driveway provided on Elm Street, and a full access/egress driveway on Orne Street. The Orne Street driveway is currently fenced off to prohibit its use. As proposed, the existing building will be razed and a 14,820 square foot retail building, a 3,108 square foot restaurant, and a 49,300 square foot self-storage facility will be constructed. The retail building will provide a drop-off/pick-up window and a drop-off window, while the restaurant will provide a single drive-through window. Access to and egress from the site will be provided via a right-turn in/out only driveway on Route 1, a full access driveway on Orne Street, and a full access driveway on Elm Street.

On-Site Alternatives - The current proposal is consistent with zoning and conforms to existing land use patterns in the environs. Environmental impacts, including impacts to previously developed and degraded riverfront area will be improved (i.e. reduction of impervious area) and mitigated to the best extent practicable and to become more compliant with applicable regulatory performance standards.

Off-Site Alternatives - The developer of this site does not control off-site lands on which to develop this project. Furthermore, the project, as designed, conforms to zoning and land use patterns in the area.

No-Build Alternative - The no-build alternative would leave the site in its current condition. The environmental review that has occurred to this point has demonstrated that the project can be

developed without creating significant adverse impacts. The proposed project is a redevelopment of a site that currently supports land uses consisting of an office/industrial building and associated parking. Overall, the project will be an improvement by providing a cohesive, well-maintained development with modern Best Management Practices for stormwater runoff. The new stormwater system will enable the site to be in greater compliance with current standards and will actually improve upon existing conditions. Presently the site does not provide any storm water treatment.

Stormwater Management – The proposed project is a redevelopment of the site; as such compliance to DEP regulations shall be to the maximum extent practicable. The proposal will reduce impervious area on-site, therefore post-development runoff rates will be reduced. Best Management Practices (BMPs) including deep sump, hooded catch basins and water quality inlets will be deployed and incorporated into a long term operations and maintenance plan.

Sediment and Erosion Control – Siltation barriers will be installed along the Ten Mile River to protect wetland resource areas from proposed construction activities. These siltation barriers will delineate the limit of work and provide assurance that construction equipment will not impact the off-site wetlands.