



**Commonwealth of
Massachusetts**
Executive Office of Environmental
Affairs ■ MEPA Office

Executive Office of Environmental Affairs
EOEA No.: 14111
MEPA Analyst: Bill GAGE
Phone: 617-626-1025

Environmental

Notification Form

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: Spring St. Roadway Improvements and lot development, Franklin, Ma.		
Street: Spring Street		
Municipality: Franklin, MA	Watershed: Charles River	
Universal Tranverse Mercator Coordinates:	Latitude: N 42° - 05' -04.3"	
	Longitude: W 071° - 26' - 50.4"	
Estimated commencement date: 4/2008	Estimated completion date: 4/2010	
Approximate cost:\$40,000,000	Status of project design: 40 %complete	
Proponent: Maggiore Companies & Town of Franklin, Jeffrey Nutting, Administrator		
Street: 13 Wheeling Ave	355 East Central Street	
Municipality: Woburn , Ma 01801	Franklin, Ma 02038	
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Donald R. Nielsen, B.S.E.T.		
Firm/Agency: Guerriere & Halnon, Inc	Street: 38 Pond St., Suite 206	
Municipality: Franklin	State: Ma	Zip Code: 02038
Phone: 508-528-3221	Fax: 508-528-7921	E-mail: dnielsen@guerriereandf Inon.net

- 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?

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 checked="" 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD 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-Plus 50ft Rd	53 acres			
New acres of land altered		28		
Acres of impervious area	.012 acres	16.74	16.75	
Square feet of new bordering vegetated wetlands alteration		9088		
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	600 S.F.	299,400	300,000±	
Number of housing units	1	0	0	
Maximum height (in feet)	30	40	40	
TRANSPORTATION				
Vehicle trips per day	10	2,226	2,236	
Parking spaces	2	530	532	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	5619.	5949.	
GPD water withdrawal	n/a			
GPD wastewater generation/ treatment	n/a			
Length of water/sewer mains (in miles)	Water 0	1.06	1.06	
	Sewer 0	0.74	0.74	

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 See 2006 Map Attached.

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 not to our knowledge _____) 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 is defined in two phases. Phase 1 is the design, approval and construction of Spring St. 4066 ±feet, an accepted Town Rd. unimproved. 30 ft exist plus 20 granted=50 ft=4.91 acres. The current gravel road will require construction of 26 feet of pavement, with bituminous and vertical curbing, public sewer with a pump station, public water in Spring St and a potential 1600 ± feet loop down Forge Hill Rd, private ROW, via an easement to be granted to the Town of Franklin. The roadway is a joint venture between the Town of Franklin and the Maggiore Companies. The Maggiore Companies will construct Spring St. to a Town standard.

Spring Street has an existing 30± ft width. The Maggiore Companies will add 20± ft of permanent ROW easement (total width 50 ft) the roadway will alter 9088± S.F. of BVW. Replication of equal amount is provided. The use of retaining wall totaling 500 ± ft in length along the right and left side line of Spring Street through the wetlands, a limited project is proposed.

The second phase is the development of 7 lots, 48.09 acres for industrial park uses (warehousing light manufacturing and office), approx. 300,000 S.F. of building and 532 parking spaces. The lots will be subdivided individual by 81-P and individual Site Plan will be designed and constructed for each end user.

b. The site is zoned industrial. Initially the site was zoned RI Residential I in 1960 changed to industrial, then to office overlay, and recently rezoned back to Industrial. The site has under gone numerous changes in zoning which has over a period of time resulted in numerous plans having been discussed; 40B, 300 unit 40S when 300 units were reviewed, conventional lots for residential homes were also looked at.

All the versions above relate to residential units, apartments condos and none have been accepted by the Town. The impact to facilitate the Town Sewer and water usage, 20,000 – 30,000 GPD. The additional children would certainly impact the school system which has had 3 schools built in the last 5 years and looking forward to a new high school currently.

c. The off site mitigation means the residential units would create numerous traffic issues. Additional school buses, children, walking guards, the police, water and sewer capacity will be needed.

The cost associated with the residential uses is significant. The units at 1, 2 and 3 bedroom units would increase children, Traffic light, Police and Fire would be required and the costs would not be covered by the development taxes.

In closing the industrial zone and the proposed layout of 300,000± S.F. of building and parking will provide a much needed tax base with little or no need of public services. The sites are for small and medium businesses, 5000 – 120,000 S.F. for expanding new, upcoming companies. Jobs will be available to area residence. Spending and use of local vendors will be increased. The development is served by recently completed roadway and signal improvements between the site and I-495 with limited impact to residential areas.