

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **12907**
 MEPA Analyst: **Bill GAGE**
 Phone: 617-626-**1025**

ENF 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: Plympton Business Park		
Street: Off Spring Street at Route 44		
Municipality: Plympton	Watershed: Taunton River and Jones River	
Universal Transverse Mercator Coordinates:	Latitude: N41° 57' 20" Longitude: W70° 46' 10"	
Estimated commencement date: Nov. 2003	Estimated completion date: Nov. 2004	
Approximate cost: \$7 Million	Status of project design: 50 %complete	
Proponent: SN Commercial, LLC		
Street: 3050 Westford Drive		
Municipality: Baton Rouge	State: LA	Zip Code: 70816
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patty Wenskevich		
Firm/Agency: Woodard & Curran Inc.	Street: 980 Washington St., Suite 325N	
Municipality: Dedham	State: MA	Zip Code: 02026
Phone: (781) 251-0200	Fax: (781) 251-0847	E-mail: pwenskevich@woodardcurran.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: Plympton Planning Board, Plympton Conservation Commission, Plympton Building Department

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 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 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 checked="" type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit
Total site acreage	130			
New acres of land altered		130		
Acres of impervious area				
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	0	1 million	1 million	
Number of housing units	0	0	0	
Maximum height (in feet)	0	40	40	
TRANSPORTATION				
Vehicle trips per day	0	8,684	8,684	
Parking spaces	0	2,237	2,237	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	89,000	89,000	
GPD water withdrawal	0	401,000	401,000	
GPD wastewater generation/ treatment	0	89,000	89,000	
Length of water/sewer mains (in miles)	0	1.5	1.5	

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 attached letter from NHESP)

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 (See attached letter from MHC)

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 entails development of a new mixed-use office park on 130 acres of land located in Plympton, MA at the intersection of Interstate Route 44 and Spring Street. The current plan is to develop the office park with a mix of uses that will include office, warehouse, hotel, and restaurant activities. The site is presently an undeveloped parcel that was formerly a gravel pit operation. Abutting land uses include industrial, commercial and undeveloped parcels, plus state highway Route 44 that is being expanded by the state.

Development alternatives that were considered for this site were variations on the density and mix of uses to be built. In part, the development mix and size of the project is driven by the “projected” real estate market demand at the time of project completion and leasing, expected to be in 2004 to 2010. Three development scenarios were considered for development:

1. Option A – Office use totaling 880,000 sf; warehousing totaling 400,000 sf; a 120-room hotel and 200 seat restaurant.
2. Option B – Warehousing use totaling 1.2 million sf.
3. Option C – Office use totaling 250,000 sf; warehousing totaling 1 million sf; a 120-room hotel and 200 seat restaurant.
4. No Build – This option is not a viable use for the proponent seeking development of an office park.

At this early stage of the project planning, several design layouts were prepared and examined of the three development options being considered. The primary factor, however, in selection of a preferred development plan is the traffic generation of each alternative development option and its impact on roadway level of service and safety. A traffic engineer was retained to study the alternate plans and examine the respective impacts of each. The results of the traffic analysis are shown in the table below. A copy of the Traffic Study is included in Attachment A (Section 1).