

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13681</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	617-626- <u>1028</u>

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: Douglas Street Business Park		
Street: Douglas Street (Route 16)		
Municipality: Uxbridge	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: N: 4660583.718 E: 720395.085	Latitude: 42°04'05" Longitude: 71°39'49"	
Estimated commencement date: June 2006	Estimated completion date: September 2007	
Approximate cost: \$2,000,000	Status of project design: 95% complete	
Proponent: S & B Land Development, Inc.		
Street: 486 Douglas Street		
Municipality: Uxbridge	State: MA	Zip Code: 01569
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stephen J. O'Connell, E.I.T.		
Firm/Agency: Andrews Survey & Eng., Inc.	Street: 104 Mendon Street, P.O. Box 312	
Municipality: Uxbridge	State: MA	Zip Code: 01569
Phone: (508) 278-3897	Fax: (508) 278-2289	E-mail: soconnell@andrews-engineering.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: Uxbridge Planning Board Subdivision Approval, Uxbridge Conservation Commission Order of Conditions, NPDES

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 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 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Total site acreage	10.92+/-			
New acres of land altered				
Acres of impervious area	0.03+/-	5.8+/-	5.8+/-	
Square feet of new bordering vegetated wetlands alteration		4,790 s.f.		
Square feet of new other wetland alteration		45 l.f. (Bank)		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	40,000 (assumed)	40,000 (assumed)	
Number of housing units	0	0	0	
Maximum height (in feet)	0	45	45	
TRANSPORTATION				
Vehicle trips per day (weekday)	9,180	3,548	12,728	
Parking spaces	0	165+/-	165+/-	
WASTEWATER				
Gallons/day (GPD) of water use	0	16,050	16,050	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	16,050	16,050	
Length of water/sewer mains (in miles)	0 (water) 0.14 (sewer)	0.17 (water) 0.17 (sewer)	0.17 (water) 0.31 (sewer)	

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 property is comprised of approximately 11 acres of land situated on the south side of Douglas Street (Rt. 16) at the intersection with Route 146 in Uxbridge, Massachusetts. The parcel is presently zoned as Business. Existing site conditions can be characterized as woodlands with dense underbrush with many large diameter deciduous and evergreen trees. The average slope of the site is approximately 5%. The central portion of the parcel contains a Bordering Vegetated Wetland (BVW) associated with an unmapped intermittent stream that traverses the site from southwest to northeast. The northeasterly portion of the site contains a BVW associated with a different unmapped intermittent stream. Both streams originate off the parcel from the south and traverse the site in a northeasterly direction. Both streams are a result of runoff from Route 146 and the surrounding area. The proponent proposes to construct a 900' cul-de-sac road designed and constructed in accordance to the Town of Uxbridge Subdivision Rules & Regulations, and Town of Uxbridge DPW construction requirements. The road will service six (6) lots designated for retail and commercial businesses. The proposed lots will be serviced by public water and sewer.

The enclosed plans illustrate a layout attained by evaluating various alternatives with considerations given to available abutting property, adverse impacts to nearby transportation facilities, wetland resource areas, wetland resource area buffer zones, and potential neighboring future development. Keeping the above stated resource areas in mind, various layouts of the proposed roadway and subsequent lots were analyzed. Access to the property from the northeast via the abutting parcel formerly owned by S&B Land Development and abutting parcel owned by Uxbridge Woods Realty Trust was evaluated; however, these options were eliminated after consideration of the following. A roadway constructed in accordance with subdivision regulations to the subject property via the abutting parcels would create over 8,000 s.f. of BVW fill just in the northeasterly portion of the site alone. To obtain the current configuration of lots, approximately 4,800 s.f. more BVW fill would be required in the central portion of the property. The filling of approximately 13,000 s.f. of BVW and the crossing of two (2) intermittent streams eliminated the option to access the property from the abutting parcels to the northeast. Additional alternative means of access were limited since the applicant could not obtain an ownership interest from the Griffiths property to the north or from the Commonwealth of Massachusetts property to the south.

With all alternative means of access options exhausted, the focus was turned to achieving the least amount of adverse impacts to resource areas and transportation facilities with access provided from Douglas Street. Designed to standards set forth in the Town of Uxbridge Subdivision Rules & Regulations the roadway was first aligned with an existing crossing on the opposite side of Douglas Street in consideration of future development, and secondly aligned to

cross the resource areas at the narrowest points. With the use of retaining walls and an approval from the Planning Board for a reduced width of right-of-way, proposed resource area disturbance was significantly reduced to 4,790 s.f.

In summary, there are no viable alternatives to what is shown on the plans that would provide access to all of the upland portions of the property in a safe and acceptable manner without an increase in BVW fill than what is currently proposed. The required crossing has been designed to minimize adverse impacts to wetland resource areas, and the site has been designed to prohibit further development that would also adversely impact wetland resource areas. Mitigation for site impacts will be provided through the use of Best Management Practices (BMP's) during construction for sediment and erosion control, construction of stormwater structures to meet the Stormwater Management Policy of the Massachusetts Department of Environmental Protection (DEP), and replication of altered BVW's at a 1.5:1 ratio.