

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13404
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: 15 GENERAL EDWARDS HIGHWAY SITE PLAN	
Street: 15 General Edwards Highway (Route 1)	
Municipality: Sharon	Watershed: Neponset River Watershed
Universal Transverse Mercator Coordinates: (Zone 19)N 4666977.825; E 316134.768	Latitude: N 42°-08'-07" Longitude: E 71°-13'-29"
Estimated commencement date: ^{Fall-04} or ^{Spring-05}	Estimated completion date: 12-18mo. from start
Approximate cost: \$10,000,000.00	Status of project design: 100 %complete
Proponent: Herb Chambers of Sharon, LLC	
Street: 47 Eastern Boulevard	
Municipality: Glastonbury	State: CT Zip Code: 06033
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Philip H. Macchi	
Firm/Agency: Macchi & Macchi, LLP	Street: 1256 Washington Street
Municipality: Norwood	State: MA Zip Code: 02062
Phone: 781-762-1700	Fax: 781-769-1717 E-mail: LegalServices@Macchi-Law.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: Special Permit/Variiances/Site Plan from Sharon ZBA (Copy of Approval Decision appended as Exhibit 1) Order of Conditions from Sharon Conservation Commission (Copy appended as Exhibit 2) Curb Cut from Mass Highway 3) Approval of Septic Design from Board of Health (Copy appended as Exhibit 3) 4) NPDES Filing with SWPPP (Copy appended as Exhibit 4)

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

- Land
- Water
- Energy
- ACEC
- Rare Species
- Wastewater
- Air
- Regulations
- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing Sharon	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 checked="" type="checkbox"/> MHD or MDC Access Permit <small>See Exhibit 10.</small> <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> *only if Town of Walpole allows a sewer and possible water connection
Total site acreage	10.68			
New acres of land altered		.75		
Acres of impervious area	7.05	7.6	7.6	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	2000, to be demolished	100,000	100,000	
Number of housing units	None	None	None	
Maximum height (in feet)	Existing to be demolished	56	56	
TRANSPORTATION				
Vehicle trips per day	200-400	1500	1500	
Parking spaces	30	277	277	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	415	12250	12250	
GPD water withdrawal	80	2000	2000	
GPD wastewater generation/ treatment	330	9800	9800	
Length of water/sewer mains (in miles)	Sharon water connection .75 Walpole water approximately .10 Walpole sewer approximately .06			

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 Presently the site is an active gravel/loam operation.

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.*)

See appended Project Description Exhibit 5.

A. Project Site

I. Description of Existing Conditions on the Site:

The Applicant proposes to redevelop an existing industrial/commercial property located at 15 & 55 General Edwards Highway and 845 Old Post Road, Sharon, Massachusetts. The property includes approximately 10.8 acres and is presently the site of Sansone Brothers, a loam and gravel processor and supplier. The Sansone Brothers have been in business at this site for approximately 46 years. In addition, there are a few small contractors and landscaping companies that have used portions of the site over the years. Access is from Route 1 with a small rear access off Old Post Road in Walpole. The majority of the site, and specifically that portion of the site to be permitted, is in Sharon adjacent to or near the Walpole Town Line.

The existing condition of the site to be redeveloped consists of primarily open gravel surfaces with piles of various soil materials (loam, stone, gravel, etc.). It includes two structures, an office and garage for the gravel operation and a small dwelling owned by one of the owners (rental property adjacent to the gravel operation). There are small strips of wooded upland around the Bordering Vegetated Wetlands, and some wooded area near the rear of the site. The site is steeply sloped from Route 1 to the rear and is terraced to facilitate the existing gravel operations.

There is an intermittent stream running westerly through the site. This intermittent stream begins east on Route 95 and runs under Route 95, Route 1 and through the site. It continues southwesterly as a tributary to the Neponset River. Portions of this stream have been piped within the site. The open portions are generally depressed significantly from surrounding grades, with steeply sloped wooded sides. The banks are near the elevation of the intermittent stream, with some

bordering vegetated wetland on the slopes adjacent thereto. The piped sections generally have no headwalls or endwalls, and may include various sizes of piping. Route 1 drainage discharges directly into the upper portion of the stream.

II. Description of Proposed Redevelopment:

The proposed redevelopment will transform the site into a new/used high-end auto dealership with sales, service and vehicle storage. A proposed two story building of approximately 100,000 square feet of floor area will replace the existing structures. This structure will house sales, office, storage and service facilities. The remainder of the site will be utilized for parking, access and vehicle storage coupled with attractive and tasteful landscaping. The resource areas surrounding the intermittent stream as well as the vegetated slopes will generally be maintained and protected. Sloping to new site grades from the resource areas will be by additional vegetated slopes or retaining walls. The proposed improvements specifically include a complete stormwater system which collects, treats, infiltrates and discharges site runoff in accordance with the Stormwater Management Regulations. Best Management Practices will include deep sump catch basins, water quality tanks, infiltration fields and overflow discharge ultimately running to the stream.

Work proposed in the buffer zone will include regrading and filling, installation of bituminous concrete surfaces with berms on the existing gravel storage and processing areas, installation of headwalls and the replacement of existing stream piping to uniform and adequate sizes. Existing vegetated slopes to the resource areas will be maintained except where headwalls are required. No work in the resource areas is proposed. The location of proposed headwalls will open a small portion of the stream that is presently piped.

The proposed construction provides for lines of haybales and silt fencing along the limits of