

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: 13410  
 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: <b>Enterprise Park Master Plan</b>		
Street: <b>Enterprise Drive and Progress Way</b>		
Municipality: <b>Marshfield</b>	Watershed: <b>South Coastal</b>	
Universal Transverse Mercator Coordinates: <b>4662000 N 19356100 E</b>	Latitude: <b>42° 06' 00" N</b> Longitude: <b>70° 44' 00" W</b>	
Estimated commencement date: <b>Spring 2005</b>	Estimated completion date: <b>2008</b>	
Approximate cost: <b>\$80 million</b>	Status of project design: <b>20% complete</b>	
Proponent: <b>Plain Street Development Realty, LLC</b>		
Street: <b>506 Plain Street</b>		
Municipality: <b>Marshfield</b>	State: <b>MA</b>	Zip Code: <b>02050</b>
Proponent: <b>VRT Corporation</b>		
Street: <b>80-L Washington Street</b>		
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Nancy B. Doherty, P.E.</b>		
Firm/Agency: <b>Rizzo Associates, Inc.</b>	Street: <b>One Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701-9005</b>
Phone: <b>508/903-2008</b>	Fax: <b>508/902-2001</b>	E-mail: <b>ndoherty@rizzo.com</b>

- 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. 13016 & 13237)  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:

**Local Site Plan Approvals, Special Permit for Planned Mixed Use Development, Special Permit for Water Resource Protection District, Special Permit for Recreational Use, and Disposal Works Construction Permits. Federal Notice of Intent under NPDES General Permit for Discharge from Construction Activities.**

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
<b>LAND</b>				<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 type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	17.2/109			
New acres of land altered		16.6/93.2		
Acres of impervious area	0/0	11.2/53.7	11.2/53.7	
Square feet of new bordering vegetated wetlands alteration		0.0/0.0		
Square feet of new other wetland alteration		0.0/0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0/0.0		
<b>STRUCTURES</b>				DEP Groundwater Discharge Permit DEP Wastewater Treatment Plant Approval
Gross square footage	0/0	231,152/899,152	231,152/899,152	
Number of housing units	0/0	0/100	0/100	
Maximum height (in feet)	0/0	45/45	45/45	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0/0	2,632/9,088	2,632/9,088	
Parking spaces	0/0	585/1,767	585/1,767	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0/0	40,400/92,700	40,400/92,700	
GPD water withdrawal	0/0	0/0	0/0	
GPD wastewater generation/treatment	0/0	36,150/85,060	36,150/85,060	
Length of water/sewer mains (in miles)	0/0	0/0	0/0	

Note: Table entries are shown as Phase I/Complete Project

**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 proposed development of Enterprise Park includes the construction of a roadway system with three separate roads that will connect to the Mount Skirgo Ridge Subdivision, the existing Rockwood Road, and a small cul-de-sac extending southerly to a portion of the site. Progress Way is a 3300-foot way designed as a collector road, which will connect to Sundance Drive. Technology Way is a 1400-foot road connecting Progress Way to the existing Rockwood Road at the northerly end of the subdivision. Endeavor Circle is a 600-foot long cul-de-sac to the south of the intersection of Progress Way and Technology Way. These roadways are shown on Plan 4, attached.

Along the proposed roadway system a total of 37 lots (including two drainage lots) are shown. Lot sizes vary greatly as it is anticipated that several types and sizes of businesses will provide a mix of future occupants. Included in the 37 lots are two lots (shown as Lots 7 & 23) to be conveyed to the Town of Marshfield in order to create access to the adjacent Town owned land. Lot 23 can provide either suitable area for parking for recreational use or provide a future location for a roadway connector or driveway into the Town land. Lot 7 is shown as a 20-foot wide lot to provide an access point for a trail or path. The lot shown as Lot 12 will also be set aside as a park within the Planned Mixed Use District (PMUD) as required by the town.

The proposed development for each lot is described in the Enterprise Park Master Plan – Project Data Table in Attachment A. For the most part, the development will comprise a mix of office and warehouse space. There is a substantial mixed-use component in the eastern part of the project site, which will contain 100 units of mixed income housing and 15,000 square feet of office space. Altogether, the Enterprise Park Master Plan contemplates the construction of

nearly 900,000 square feet for development. Further details of use and measures of potential environmental effect are found in Attachment A.

Four projects are included in the request for a Phase I waiver. Three are small commercial developments within existing and expanded Enterprise Park. The Murcato Office Project comprises a 30,000 square foot office building located along existing Enterprise Drive. The Cullen Electric project is a 12,000 square foot office/warehouse project located along existing Rockwood Road. The Smith Machine Shop is an 8,000 square foot commercial building located near the Mixed-Use element of the Master Plan. Together, these three projects will contain 50,000 square feet of space and provide parking for 135 automobiles.

The proposed Marshfield Sports Complex consists of the development of a multifunction sports facility on 12.68 acres of land. The sports facility will contain an ice hockey rink with spectator seating, a field house with spectator seating, locker rooms for the hockey rink and field house, a toddler skating rink, an event concession stand, a competition swimming pool, a family pool, a fitness center, tennis courts, a basketball court, a racquetball court, locker rooms, a juice bar, and a restaurant and sports bar. The facility will be a mixed construction (metal and concrete block) one story building with mezzanine space and will contain a gross floor area of 181,152 square feet. The site will contain 450 parking spaces and will be accessed by a new driveway off Progress Way. There are no alternatives for the site to accommodate the proposed program.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

Enterprise Park will meet two thresholds for a Mandatory EIR. It will alter greater than 50 acres of land (301 CMR 11.03(1)(a)1.) and will create greater than 10 acres of impervious area (301 CMR 11.03(1)(a)2.). The Phase I Waiver project elements (Marshfield Sports Complex, Cullen Electric, Smith Machine Shop, and Murcato Office) will meet the impervious area threshold for a Mandatory EIR, but will not meet any of the other thresholds for a Mandatory EIR.

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

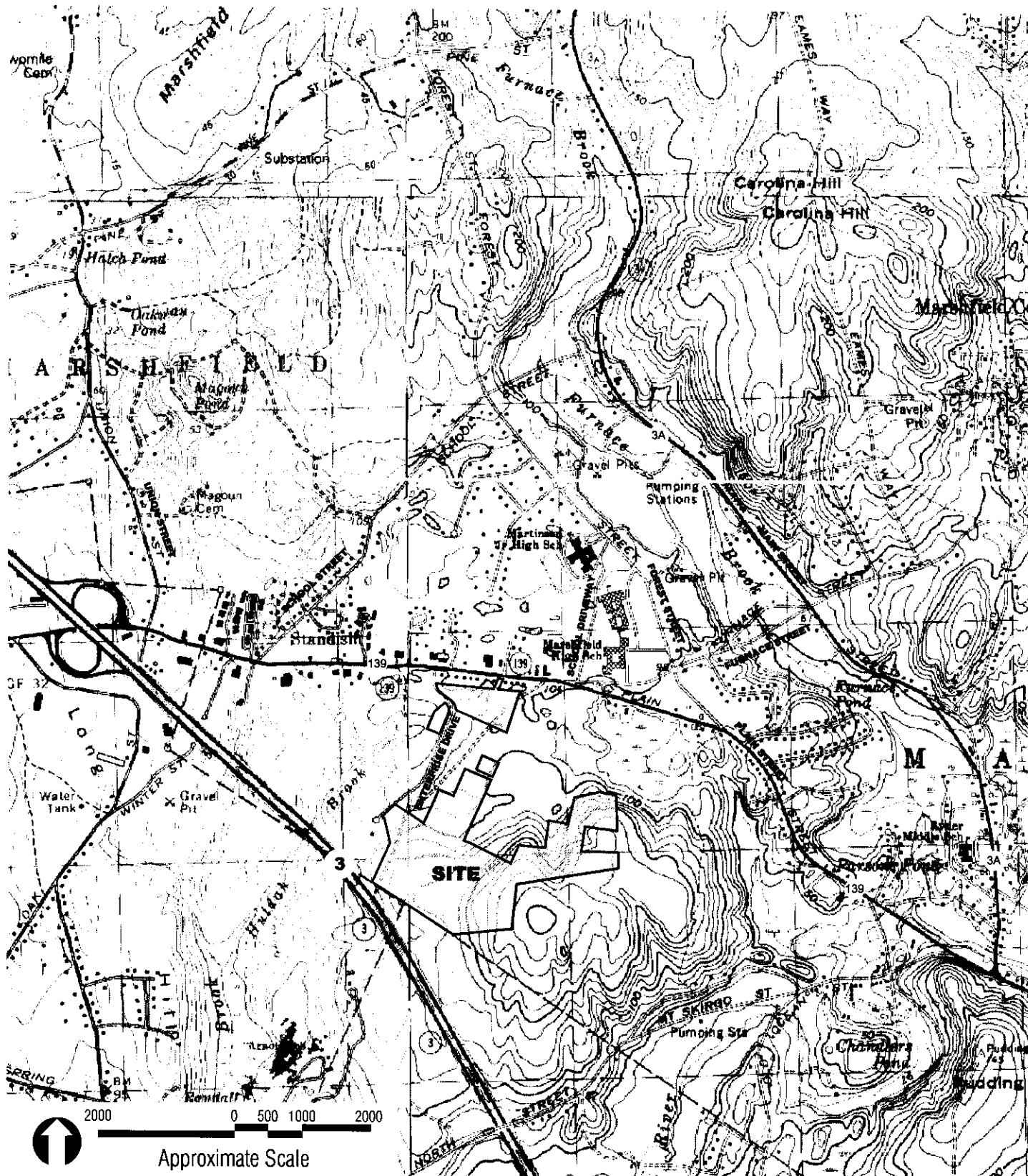
	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0/0</u>	<u>4.4/15.7</u>	<u>4.4/15.7</u>
Roadways, parking, and other paved areas	<u>0/0</u>	<u>6.8/38.0</u>	<u>6.8/38.0</u>
Other altered areas (describe)*	<u>0/0</u>	<u>5.4/39.5</u>	<u>5.4/39.5</u>
Undeveloped areas	<u>17.2/109</u>	<u>-16.6/-93.2</u>	<u>0.6/15.8</u>

\*Landscaping and Lawn

Note: Table entries are shown as Phase I/Complete Project

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate



Proposed Enterprise Park Master Plan  
 Route 139  
 Marshfield, Massachusetts