

**Commonwealth of Massachusetts**  
**Executive Office of Energy and Environmental Affairs**  
**Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form**

*For Office Use Only*  
 EEA#: 16211  
 MEPA Analyst: Alex Strysky

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

Project Name: 241 Sturbridge Road		
Street Address: 241 Sturbridge Road		
Municipality: Charlton	Watershed: Quinebaug	
Universal Transverse Mercator Coordinates: Easting: 745687.75 Northing: 4669362.52 Zone: 18T	Latitude: N 42.13758 Longitude: W 072.02748	
Estimated commencement date: April 2021	Estimated completion date: November 2022	
Project Type: Distribution/Warehouse	Status of project design: 20% complete	
Proponent: Charlton Developer, LLC		
Street Address: 133 Pearl Street		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person: Chuck Anastas		
Firm/Agency: Durand & Anastas	Street Address: 27 Prospect Street	
Municipality: Marlborough	State: MA	Zip Code: 01752
Phone: 617-860-2556	Fax:	E-mail: chuck@durandanastas.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes  No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a

Notice of Project Change (NPC), are you 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

*(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)*

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

**11.03 (1) (a) 1. Direct alteration of 50 or more acres of land**

**11.03 (1) (a) 2. Creation of 10 or more acres of impervious area**

**11.03 (6) (b) 13. Generation of 2,000 or more new adt on roadways providing access to a single location**

**11.03 (6) (b) 15. Construction of 300 or more new parking spaces at a single location**

**As required by the MEPA Greenhouse Gas Policy and Protocol, the Project will file a Greenhouse Gas Assessment with the DEIR.**

Which State Agency Permits will the project require?

**Mass Highway Access Permit; Order of Conditions (DEP Superseding Order of Conditions, if required),**

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: NA

<b>Summary of Project Size &amp; Environmental Impacts</b>	<b>Existing</b>	<b>Change</b>	<b>Total</b>
<b>LAND</b>			
Total site acreage	194.7		
New acres of land altered		80	
Acres of impervious area	0	52.58 approx.	
Square feet of new bordering vegetated wetlands alteration		Sturbridge Road Limited Project at McKinstry Brook culvert: 105SF Permanent, 190SF Temporary.	
Square feet of new other wetland alteration		Sturbridge Road Limited Project at McKinstry Brook culvert: LUW 255SF Permanent, 960SF Temporary; Bank 49 lf Permanent, 57 Temporary.	
Acres of new non-water dependent use of tidelands or waterways		NA	
<b>STRUCTURES</b>			
Gross square footage	0	1,408,840	1,408,840
Number of housing units	NA	NA	NA
Maximum height (feet)	0	Approx. 50**	Approx. 50
<b>VEHICLE TRIPS AND PARKING</b>			
Vehicle trips per day	0	2,258***	2,258
Parking spaces	0	500****	500
<b>WATER AND WASTEWATER</b>			
Water Use (Gallons per day)	0	8,800	8,800
Water withdrawal (GPD)	NA		
Wastewater generation/treatment (GPD)	0	7,500	7,500
Length of water mains (miles)	NA		
Length of sewer mains (miles)	NA		

Has this project been filed with MEPA before?

Yes (EEA # \_\_\_\_\_)  No

Has any project on this site been filed with MEPA before?

Yes (EEA # \_\_\_\_\_)  No

***\*There are no BVW or other wetland alterations planned at the Project site. Alterations are at the Limited Project on Sturbridge Road widening at McKinstry Brook culvert. See [McKinstry Brook Culvert Extension Plan](#)***

***\*\*Charlton zoning regulations allow for a maximum height of 36 feet in an Industrial – General zone. The Proponent will request a variance.***

***\*\*\*See Appendix [Transportation Impact Analysis](#), prepared by Jeffrey Dirk, Vanasse & Associates, Inc., April 2020***

***\*\*\*\*The Proposed Project also includes 210 Loading Bays and 250 Trailer Storage spaces.***

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

*Describe the existing conditions and land uses on the project site:*

State Highway Route 20 runs east/west along the northern edge of the Project property (241 Sturbridge Road.) Approximately 2.3 miles east of 241 Sturbridge Road is the on-ramp for Interstate 84 and Interstate 90 (Massachusetts Turnpike.) See [Locus Map](#) There are two commercial buildings directly north and across from the Project property at 240 and 242 Sturbridge Road.

The Project property consists of approximately 194.7 acres of undeveloped land bounded by Sturbridge Road to the north, The Assemblies of God Church and near the Sturbridge/Charlton boundary to the west, McKinstry Brook, and Mayberry Lane to the east and Hill Road to the south. Three parcels identified as 31-D-3, 31-D3.1, and 31-D-3.2 compose the Project property, which is zoned Industrial - General (IG). The Town of Charlton describes IG zoning as providing “sites for industry which create employment opportunities and capitalizes on the use of Charlton’s access and environmental conditions and labor force, while recognizing the limitations of Charlton to handle traffic, water runoff, sewage, and other environmental and neighborhood impacts. See [Existing Conditions Plan](#)

Located on a drumlin, the approximately 80-acre Proposed Project Site consists of primarily Woodbridge fine sandy loam ranging from 3-8 percent slopes and Paxton fine sandy loam ranging from 15-35 percent slopes. The landscape is composed of deciduous trees and sporadic evergreens with a dirt trail running north to south and ascending to approximately an 850’ elevation then gently descending to Hill Road. Along the outside of the Proposed Project site, but within the 194.7-acre Project property, lie bordering vegetated wetlands (BVW) primarily located to the west and east and an approximately 22,030 square foot (SF) Isolated Vegetated Wetland (IVW) located at the southeastern border. Along the northeastern edge flows McKinstry Brook, Identified as a Coldwater Fishery, according to the Massachusetts Department of Fisheries and Wildlife (DFW) Coldwater Fishery MassGIS Datalayer. The Brook runs north to south/southeast through culverts under both the Massachusetts Turnpike and Route 20, where it enters and exits the northeast portion of the Proposed Project site and continues south into the Quinebaug River in Southbridge, see [Environmental Constraints Plan](#)

Describe the proposed project and its programmatic and physical elements:

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*NOTE: The project description should summarize both the project’s direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should*