

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

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

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: Lincoln Park		
Street Address: Lincoln Street		
Municipality: West Bridgewater	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 42°00'39"N Longitude: 71°02'19"W	
Estimated commencement date: Summer '21	Estimated completion date: Summer '22	
Project Type: Industrial Warehouse	Status of project design: 5% %complete	
Proponent: DeBartolo Development LLC		
Street Address: 4401 W. Kennedy Blvd		
Municipality: Tampa	State: FL	Zip Code: 33609
Name of Contact Person: Jeffrey Bandini, P.E., PTOE		
Firm/Agency: McMahan Associates	Street Address: 350 Myles Standish Blvd. Suite 103	
Municipality: Taunton	State: MA	Zip Code: 02780
Phone: (508)823-2245	Fax: (508)823-2246	E-mail: jbandini@mcmahanassociates.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)?
Land: Creation of ten or more acres of impervious area.
Land: Conversion of land in active agricultural use to nonagricultural use, provided the land includes soils classified as prime, state-important or unique by the United States Department of Agriculture, unless the Project is accessory to active agricultural use or consists solely of one single family dwelling.
Transportation: Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.
Areas of Critical Environmental Concern: Any Project within a designated ACEC, unless the Project consists solely of one single family dwelling

Which State Agency Permits will the project require?

MassDOT Access Permit

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: N/A

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	73.87 acres		
New acres of land altered		41 acres	
Acres of impervious area	0 acres	26 acres	26 acres
Square feet of new bordering vegetated wetlands alteration		None	
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	463,000 sf	463,000 sf
Number of housing units	0	0	0
Maximum height (feet)	0	60 ft	60 ft
TRANSPORTATION			
Vehicle trips per day	0	2,304	2,304
Parking spaces	0	528	528
WASTEWATER			
Water Use (Gallons per day)	0	8,000 gpd	8,000 gpd
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	6,400 gpd	6,400 gpd
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input checked="" type="checkbox"/> Yes (EEA # <u>14320</u>) <input type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

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

The existing parcel of land is 73.87 acres in size of which 50.63 acres are uplands. The current use of the property is primarily agricultural. A small portion of the site was residential/commercial and the usable acreage may increase slightly with the relocation of Lincoln Street.

Describe the proposed project and its programmatic and physical elements:

The proposed project is centered around the development of a 350,000 sf warehouse with other areas of the site, potentially being used for a 100,000 sf warehouse or expanded trailer parking area. The northern most corner of the property would be used in conjunction with a portion of the existing Lincoln Street layout for a 13,000 sf retail venue on roughly 1.5 acres of land.

All proposed work would maintain a 40-foot buffer from any approved wetland, and 95% of the proposed work maintains a 50-foot buffer from any approved wetland. The proposed design is to include a stormwater management system that meets the current regulations of the Commonwealth of Massachusetts and the Town of West Bridgewater. The design includes water quality treatment and peak runoff attenuation to ensure that no increase in flooding results from the proposed project. The project site would be served by municipal water, and as part of the project the water line serving the site will be increased from an old 4-in main to a 12-in water main increasing volume and pressure to Lincoln Street homes and businesses. The project site would be served by an on site septic system. Overall the utility improvements will be a significant plus for the Town of West Bridgewater and the project would not be a burden on the Town of West Bridgewater resources.

Development of the project is predicated on the relocation of Lincoln Street to align with Crescent Street and other improvements to West Center Street (Route 106) that are proposed as part of the project. Access to the proposed project would be provided through four driveways, one on West Center Street (Route 106) and three on Lincoln Street. The proposed improvements at the intersection of West Center Street (Route 106) and Lincoln Street/Crescent Street would improve existing traffic conditions and offset any traffic impact of the proposed project. Aligning Lincoln Street with Crescent Street and placing those approaches under traffic signal control would improve the safety of the two offset unsignalized intersection approaches. Providing additional capacity along West Center Street (Route 106) would improve the organization and flow of vehicles traveling to and from the Route 24 interchange. These proposed improvements represent a significant investment in the Town of West Bridgewater.

The proposed site abuts State Highway Layout (Route 24), but does not provide access directly onto state highway.

The project site has been designed to serve the needs of the development and the region and will be constructed in phases so as to ensure that the size of the project continues to be appropriate for the site needs in the future. The initial build program of 350,000 sf of warehouse would serve the immediate needs of the area. An appropriate amount of parking (528 spaces) and impervious area would accompany this portion of the development and allow for the eventual end user to operate efficiently. At an appropriate time, the potential for an additional 100,000 sf of warehouse and/or up to 13,000 sf of retail could also be constructed on the site and as such are included in this project review. The parking and impervious areas that would accompany the additional elements of the project would be designed to minimize environmental disturbance while meeting the needs of the specific development.

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