

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: <i>53 Sturbridge Road</i>		
Street Address: <i>53 Sturbridge Road</i>		
Municipality: <i>Charlton</i>	Watershed: <i>Quinebaug</i>	
Universal Transverse Mercator Coordinates:	Latitude: <i>42° 08' 38.3" N</i>	Longitude: <i>72° 00' 17.0" W</i>
Estimated commencement date: <i>Q1 2022</i>	Estimated completion date: <i>Q3 2023</i>	
Project Type: <i>Distribution/Warehouse</i>	Status of project design: <i>20%complete</i>	
Proponent: <i>Bluewater Property Group</i>		
Street Address: <i>1 Little West 12th Street</i>		
Municipality: <i>New York</i>	State: <i>NY</i>	Zip Code: <i>10014</i>
Name of Contact Person: <i>Douglas L. Landry, AICP</i>		
Firm/Agency: <i>Langan Engineering & Environmental Services, Inc.</i>	Street Address: <i>888 Boylston Street Suite 510</i>	
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip Code: <i>02199</i>
Phone: <i>(617) 824-9120</i>	Fax: <i>(617) 824-9101</i>	E-mail: <i>dlandry@langan.com</i>

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: *N/A*

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)?

301 CMR 11.03(1)(a)(1) as it will result in the direct alternation of 50 or more acres of land.

301 CMR 11.03(1)(a)(2) as it will result in the creation of more than 10 acres of new impervious surface.

301 CMR 11.03(1)(b)(4) as it will convert prime farmland to non-agricultural use.

301 CMR 11.03(6)(a)(6) as it will result in the generation of 3,000 or more new ADT on roadways providing access to a single location.

301 CMR 11.03(6)(a)(7) as it will result in the construction of 1,000 or more new parking spaces.

Which State Agency Permits will the project require?

MassDOT Vehicular 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	97.5±		
New acres of land altered		84±	
Acres of impervious area	3.0±	49.43±	52.4±
Square feet of new bordering vegetated wetlands alteration		2,260±	
Square feet of new other wetland alteration		234,950± <i>Isolated vegetated wetlands and riverfront area represent partially overlapping areas of the impacted wetland resources.</i>	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	18,750±	2,836,250±	2,855,000±
Number of housing units	2	-2	0
Maximum height (feet)	30±	70±	100±
TRANSPORTATION			
Vehicle trips per day	16±	4,116±	4,132±
Parking spaces	0	1,250±	1,250±
WASTEWATER			
Water Use (Gallons per day)	528±	35,472±	36,000±
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	440±	28,360±	28,800±
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 type="checkbox"/> Yes (EEA # _____) <input checked="" 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

*See **Attachment A** (Existing Conditions Summary) for a more detailed project description. The 97.6-acre project is bound by Route 20 (Sturbridge Rd.) to the north, Capen Hill Nature Sanctuary to the west, a perennial stream to the northeast, Route 169 (Southbridge Rd.) and residential properties to the east, and undeveloped wooded area to the south. The existing site is currently a farm with fields, dwelling and barn structures, undeveloped wooded areas, and wetlands. There is a drumlin with the high point in the center of the site. There are five wetland areas on site. The majority of the site is located within Flood Zone X (unshaded), with small sections to the east, along the proposed Route 169 frontage, within Flood Zone X (shaded), and Flood Zone AE.*

Describe the proposed project and its programmatic and physical elements:

*See **Attachment B** (Project Summary) for a more detailed description of the programmatic and physical elements of the project. In general, the project entails the construction of a 2,855,000± gross square foot industrial building, with a 650,000± square foot building footprint. The building will also have 49 loading docks, 265 trailer parking stalls, and 1,250 car parking stalls in three surface lots. Existing site grades will be modified to accommodate the proposed development and retaining walls will be designed in multiple locations to support the operational needs for this facility, including parking for employees, circulation roads, associated landscaping, and utility and stormwater management improvements. Utility providers for sanitary, water, telecommunication, and electric power have been made aware of the project and are coordinating with the project team to provide service to the site.*

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 also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Alternatives considered were a no-build scenario, a different location for the project in south central Massachusetts, various driveway locations, and the preferred alternative. The site is located along the Route 20 corridor, which is the focus for the Town's commercial/industrial development. The No Build Alternative would leave the site as-is, but would not capitalize on the economic value of the site. Other locations do not benefit from the location of the project with its proximity to major transportation routes, such as I-90 and Route 20, while also having the adequate size of the site for the proposed use (>90 acres). Alternative access points to the site result in increased wetland impacts and work with the riverfront areas. The preferred alternative supports the economic goals of the Town of Charlton and improves the regional supply chain.