

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: Proposed Dunkin' Donuts with Drive-through														
Street Address: 336 Winthrop Street														
Municipality: Taunton, MA	Watershed: Taunton													
Universal Transverse Mercator Coordinates:	Latitude: 41°53'16.16" N Longitude: 71°07'30.11" W													
Estimated commencement date: 9/7/2021	Estimated completion date: 9/7/2022													
Project Type: quick-serve restaurant	Status of project design: 90% %complete													
Proponent: Dom Dom, LLC														
Street Address: 729 County Street														
Municipality: Taunton	State: MA	Zip Code: 02780												
Name of Contact Person: Eric Dubrule														
Firm/Agency: Bohler Engineering MA, LLC	Street Address: 352 Turnpike Road													
Municipality: Southborough	State: MA	Zip Code: 01772												
Phone: 508-480-9900	Fax:	E-mail: edubrule@bohlereng.com												
<p>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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:</p> <table style="width:100%;"><tr><td>a Single EIR? (see 301 CMR 11.06(8))</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>a Special Review Procedure? (see 301CMR 11.09)</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>a Waiver of mandatory EIR? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td>a Phase I Waiver? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table> <p>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</p> <p>Areas of Critical Environmental Concern</p> <ul style="list-style-type: none">• 11.03(11)(b) – Any project within a designated ACEC <p>Which State Agency Permits will the project require?</p> <p>Highway Access Permit – Massachusetts Department of Transportation (MassDOT, District 5)</p> <p>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: <u>N/A</u></p>			a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input type="checkbox"/> No												
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No												
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No												
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No												

Summary of Project Size & Environmental Impacts	Existing**	Change	Total
LAND			
Total site acreage	±0.69 acres		
New acres of land altered		0 acres	
Acres of impervious area	±0.46 acres	-0.08 acres	± 0.38 acres
Square feet of new bordering vegetated wetlands alteration		0 SF	
Square feet of new other wetland alteration		0 SF	
Acres of new non-water dependent use of tidelands or waterways		0 SF	
STRUCTURES			
Gross square footage	±3,177 SF	-1,199 SF	±1,978 SF
Number of housing units	NA	NA	NA
Maximum height (feet)	± 18.9 feet	+5.5 feet	± 24.4 feet
TRANSPORTATION			
Vehicle trips per day	255 trips/day	+1,370 trips/day	1,625 trips/day
Parking spaces	16 spaces	+1 space	17 spaces
WASTEWATER			
Water Use (Gallons per day)	Negligible	+ 398 gpd	398 gpd*
Water withdrawal (GPD)	N/A	N/A	N/A
Wastewater generation/treatment (GPD)	Negligible	+ 398 gpd	398 gpd*
Length of water mains (miles)	N/A	N/A	N/A
Length of sewer mains (miles)	N/A	N/A	N/A
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			

*20 gpd per seat per 310 CMR 15.00.

20 gpd / seat x 19 seats = 380 gpd. Although the new location for the existing restaurant is projected to generate 398 GPD of sewer and water usage, it should be noted that the existing restaurant generates similar usage rates and is currently serviced by the City of Taunton municipal sewer and water systems.

** Existing numbers are those generated by the existing site that is proposed to be redeveloped.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

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

Existing Site

The project site (the “Site”) is located at 336 Winthrop Street in the City of Taunton, identified as Tax Assessor’s Map 76, Lot 108, and Map 90, Lots 8, 9 & 10. The site consists of approximately 0.69 acres of land.

The Site is bordered by Winthrop Street to the north, a used car dealership and Mobil gas station to the west (identified as Tax Assessor’s Map 90, Lots 7 and 6, respectively), a paper road, Yale Street, and a single family home to the south (identified as Tax Assessor’s Map 90, Lot 16) and Harvard Street to the east.

A portion of the site was previously developed with a restaurant that is now vacant with a degraded parking lot and no existing stormwater infrastructure. The remaining portion of the Site consists of cleared land and areas covered by scrub vegetation and secondary tree growth.

The Site and all adjacent parcels are located within the City’s Highway Business district.

Wetland resources located toward the southwest corner of the site include bordering vegetated wetlands (BVW). Resource areas were delineated on August 26, 2020 by Goddard Consulting, LLC, refer to Appendix C for Wetland Border Report.

According to the most recent Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), there are no areas located within the 100-year flood plain on the Site. According to the latest addition of the Massachusetts Natural Heritage Atlas, 14th edition, there are no areas of Priority Habitats or Estimated Habitats located on the Site. Refer to the FEMA and Natural Heritage & Endangered Species Maps provided in Appendix A.

The majority of the runoff generated onsite flows overland from Winthrop Street to the south and west into the on-site BVW. A portion of the overland flow is captured by an onsite inlet which conveys runoff via a twelve (12) inch pipe to the same BVW. There is no existing stormwater management on site.

For more information, refer to the Project Maps provided in Appendix A, the Existing Conditions Plan provided in Appendix B, and the “Wetland Resource Evaluation” prepared by Goddard Consulting, LLC and provided in Appendix C.

Site and Project History

The site consists of approximately 0.69 acres of land which was previously developed with a restaurant, paved parking areas and utilities. The former restaurant use has been closed for some time now and the site sits vacant in its current condition which poor, primarily consisting of an abandoned building and degraded parking lot with no existing stormwater management.

Describe the proposed project and its programmatic and physical elements:

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.

Proposed Project

The project proposes to raise the existing building and infrastructure and construct a new ±1,978 square foot Dunkin’ Donuts quick-serve restaurant with an associated drive-through. The proposed development will also include parking and loading areas, utilities, lighting, and landscaping amenities. Access to the site will be via a single curb cut along Winthrop Street. Site Development Plans prepared by Bohler and dated March 17, 2021, revised through April 14, 2021, are included in Appendix B.

Required Permitting

The subject project as proposed will require a Variance for the building setback to Harvard Street from the Taunton Board of Appeals as well as for Site Plan Review and a Special Permit for the Drive-through Use with the Taunton Planning Board.

The Proponent will also be applying for a Highway Access Permit from MassDOT, District 5, and will be filing a Notice of Intent application with the Taunton Conservation Commission in accordance with 310 CMR 10.00 and the City of Taunton Wetland Protection By-Law for proposed activities within a 100-Foot Buffer Zone.

Open Space

The Site's proposed layout is designed to provide the minimum parking and drive thru queuing needed to service the proposed needs of the Dunkin' Donuts.. The site in total will consist of 33.9% open space and 66.1% impervious area.

Soils/Groundwater

The majority of the soils at the site are mapped as Urban Fill, primarily classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group (HSG) "D". On-site soil testing was also conducted and confirmed the presence of HSG "D" soils with groundwater between 3.5 and 4.5 feet below grade. Refer to Appendix C for a copy of the Drainage Report and soil testing logs.

Prime Farmlands

The Site does not contain areas of Farmland of Statewide Importance as identified by the Natural Resources Conservation Service (NRCS). Refer to a map provided in Appendix A.

Site Clearing/Earthwork

Project impacts during construction will be confined within the property boundary and the immediately adjacent roadways for utility connections. Site construction is expected to last approximately one (1) year.

The Project will provide construction period erosion and sedimentation controls. This will include a proposed stabilized construction entrance/exit, protection for stormwater inlets, protection around temporary material stockpiles, perimeter erosion controls, and various other techniques to be outlined on the project plans included in Appendix B.

Grants/Public Funding

The Proponent is not using or seeking grants or public funds for the proposed project.

ALTERNATIVES ANALYSIS:

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:

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

The existing restaurant is located on the southernly side of Winthrop Street in the Highway Business District (HBD). Given the character of the existing and surrounding site, including but not limited to the established local businesses, the employment opportunities of the region, the marketability for redevelopment / new construction and the site's close proximity and walkability to civic services and downtown residences, the project would benefit the most from the proposed redevelopment of an existing vacant lot located approximately 0.2 miles west of the existing site on Winthrop Street.