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January 9, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Plasse Masonry Commercial Building
PROJECT MUNICIPALITY : West Bridgewater
PROJECT WATERSHED : Hockomock
EOEA NUMBER : 14150
PROJECT PROPONENT : Plasse Masonry
DATE NOTICED IN MONITOR : December 10, 2007

Pursuant to the Massachusetts Environmental Policy Act (MEPA)(G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project does not require the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the proposed project involves the construction of a 16,200 sf commercial building containing 5 warehouse units, office space and retail space, and approximately 44 surface parking spaces on a 3.2-acre parcel of land fronting Maple Street in West Bridgewater. The project will also include the construction of a separate 5-bay concrete open storage area, associated utilities and stormwater management infrastructure, and improvements to a portion of Maple Street. The project's water supply needs will be served by the Town of West Bridgewater. Wastewater generated by the project will be treated by a new on-site subsurface disposal system in accordance with Massachusetts Title V regulations. The project site is located within the Hockomock Area of Critical Environmental Concern (Hockomock ACEC).

The project is undergoing review pursuant to 301 C.M.R. 11.03 (11)(b) of the MEPA regulations, because it is located within a designated Area of Critical Environmental Concern (ACEC). The project will require Orders of Conditions from the West Bridgewater Conservation Commission (and hence Superseding Order(s) from MassDEP if any local Orders were appealed). The project may also require a 401 Water Quality Certification from MassDEP. The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over one acre.

If blasting will be required during project construction, the proponent will need to prepare a blast design plan pursuant to the Board of Fire Protection Regulations (577 CMR 13.09) for the proposed construction of roads, houses and utilities within the project site. Blasting mixtures that include perchlorate have been identified as the source of contamination in many Massachusetts public water supplies and thus should be prohibited from use in the project watershed.

The proponent is not seeking state funding or financial assistance for the proposed project. MEPA jurisdiction therefore is limited to those aspects of the project within the subject matter of any required or potentially required state permits that have the potential to produce significant damage to the environment (wetlands, and water quality).

Wetlands

According to the proponent, the project will not impact Bordering Vegetated Wetlands (BVW), but will result in the alteration of approximately 16,000 sf of the 100-foot wetland buffer zone and 500 sf of isolated vegetated wetlands, resulting from site grading and roadway construction, buildings, and stormwater management infrastructure. As described in the ENF, the project site is located within the Hockomock ACEC. I note that the Natural Heritage and Endangered Species Program (NHESP) determined that the project as currently designed will not result in a "take" of state-listed rare species. I ask that the proponent respond to the comments received from the Department of Conservation and Recreation (DCR) and to determine the presence of a perennial stream that may be located within the wetland resource area abutting the west side of the project site, and the project's impacts, if any, to a 200-foot Riverfront Area..

Drainage/Water Quality

As described in the ENF, the stormwater management plan for the proposed project has been designed as an open drainage system to meet MassDEP's Stormwater Management Policy guidelines, and will incorporate the use of roadside water quality swales, deep hooded sumps, a Stormceptor unit, sediment forebays, and a stormwater detention basin. The surface stormwater runoff will be collected and treated prior to discharge to wetland resource areas located within the eastern portion of the project site that drain eastward to the Hockomock Swamp and Town River. The roof runoff will be collected and conveyed to an on-site subsurface infiltration unit. Overflow from the roof runoff infiltration unit will be piped to the stormwater detention basin.

The project also includes the improvement of Maple Street, an existing unimproved town road to include grading, widening (18' wide), asphalt surfacing, and stormwater management infrastructure for a portion of the existing roadway beginning at the Pleasant Street/Maple Street intersection and extending approximately 550 linear feet (lf) eastward to the site drive.

I encourage the proponent to continue to evaluate opportunities for incorporating sustainable design alternatives including Low Impact Development (LID) techniques in the project's site design and stormwater management plans. LID techniques incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of stormwater on-site. Other tools include water conservation and use of pervious surfaces. Clustering of buildings is an example of how LID can preserve open space and minimize land disturbance. LID can also protect natural resources by incorporating wetlands, stream buffers and mature forests as project design features. For more information on LID, visit <http://www.mass.gov/envir/lid/>. Other LID resources include the national LID manual (Low Impact Development Design Strategies: An Integrated Design Approach), which can be found on the EPA website at: <http://www.epa.gov/owow/nps/lid/>.

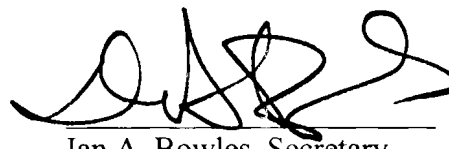
Construction Period

The proponent should analyze construction-period impacts, including temporary impacts to wetlands, and the extent of any blasting and/or regrading during construction. The proponent should consult with the Town of West Bridgewater, DCR, and MassDEP to ensure that the proponent will meet any performance standards associated with the state and local permits required for this project.

Based on the information provided by the proponent and consultation with relevant public agencies, I find that the review of the ENF has served adequately to disclose potential impacts and mitigation, and to demonstrate that project impacts do not warrant the preparation of an Environmental Impact Report. The proponent can resolve any remaining issues in the permitting process.

January 9, 2008

Date



Ian A. Bowles, Secretary

Comments received:

12/31/07	Department of Environmental Protection (MassDEP) –SERO
12/17/07	Natural Heritage and Endangered Species Program (NHESP)
12/31/07	Department of Conservation and Recreation (DCR)

ENF #14150

IAB/NCZ/ncz