

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<i>13182</i>
MEPA Analyst:	<i>Nick ZAVOLAS</i>
Phone:	<i>617-626-1030</i>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: IKEA		
Street: Stockwell Drive		
Municipality: Stoughton and Avon, MA	Watershed: Weymouth & Weir Rivers	
Universal Transverse Mercator Coordinates: Zone 19: 328999 Easting, 4667213 Northing	Latitude: 042° 08' 18.2" N Longitude: 071° 04' 09.2" W	
Estimated commencement date: 2004	Estimated completion date: 2005	
Approximate cost: \$50 Million	Status of project design: 75% complete	
Proponent: IKEA		
Street: 496 West Germantown Pike		
Municipality: Plymouth Meeting	State: PA	Zip Code: 19462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Sarah Stearns		
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: (781) 792-2258	Fax: (781) 982-5490	E-mail: sstearns@col-col.com

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

Yes

No

Has this project been filed with MEPA before?

Yes (EOEA No. _____)

No

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

Yes (EOEA No. _____)

No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))

Yes

No

a Special Review Procedure? (see 301 CMR 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

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): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify)

No

List Local or Federal Permits and Approvals: **Local Orders of Conditions**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	28.401			
New acres of land altered		25.351		
Acres of impervious area	0.503	16.304	16.807	
Square feet of new bordering vegetated wetlands alteration		28		
Square feet of new other wetland alteration		1,675		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	366,275	366,275	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	0	47.6	47.6	
TRANSPORTATION				
Vehicle trips per day	0	3,435	3,435	
Parking spaces	0	1,286	1,286	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,200	17,200	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	0	~25,800	~25,800	
Length of water/sewer mains (in miles)	0	1.33	1.33	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of

Rare Species, or Exemplary Natural Communities?

Yes (Specify) **No See consultation with NHESP in Project Narrative.**

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify) **No See consultation with MHC in Project Narrative.**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) **No**

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify) **No**

PROJECT DESCRIPTION: The project description should include **(a)** a description of the project site, **(b)** a description of both on-site and off-site alternatives and the impacts associated with each alternative, and **(c)** potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

(a) Project Site Description

The property is located north of Stockwell Drive primarily in Stoughton with a small portion of the lot in Avon, MA. The property involves parcels created as part of the Avon Merchants Park. These are the only parcels located in the Town of Stoughton. The site is characterized predominantly by upland forest with interspersed vegetated wetlands and some level of disturbance due to dumping. The property is bound by Route 24 to the east, partially developed industrial land to the north, a gravel quarry off of Turnpike Street to the north and west, and Costco Wholesale Store and a portion of Stockwell Drive to the south. Upland forest with a dense scrub-shrub understory and areas of exposed bedrock dominates the majority of the site. Dominant upland trees include red oak (*Quercus rubra*), black oak (*Quercus velutina*), red maple (*Acer rubrum*), and white pine (*Pinus strobus*). A review of the MA Natural Heritage Atlas (July 2003) indicates that there are no estimated habitats of rare wildlife, priority habitats of rare species or certified vernal pools located in the area. According to Town of Avon and Stoughton FEMA maps, the site is predominantly classified as Zone C or X (Areas of minimal flooding).

b) Alternatives

No Action: This alternative does not meet the Applicant's goals and objectives nor does it provide any commercial or subsequent service or revenue to the Town of Stoughton or surrounding communities.

Residential Development: Residential development is not consistent with the current zoning of the property or with surrounding land uses as the area is specifically zoned for commercial/industrial purposes.

Industrial Development: An industrial alternative is consistent with the current zoning of the property and surrounding land uses, however it does not meet the Applicant's goal of creating a commercial service to the Town of Stoughton and surrounding communities. Industrial uses such as the gravel removal operation adjacent to the property would likely result in more severe land disturbance and natural resource area impacts.

Reduction of Development Scale: IKEA embraces site-specific project design; however further reduction of the scale of the proposed commercial development is inconsistent with the Applicant's required financial feasibility standards. The design has undergone several iterations including reductions in size avoiding and minimizing impacts to sensitive resources.

Preferred Alternative: IKEA proposes the construction of a 366,275 square foot (sf) warehouse and commercial space including a 230,704sf building, 135,571sf parking garage, access roadways and associated utilities. Access is proposed via Stockwell Drive. The preferred alternative meets the Applicant's goal of providing a new commercial service to the Town of Stoughton and surrounding communities. Further, the proposed IKEA store has been carefully located and designed in accordance with the zoning of the property and has avoided and minimized to the extent practicable impacts to sensitive resources.

Access Alternatives: A new roadway from Turnpike Street in Stoughton to the northerly terminus of Stockwell Drive is proposed to provide a second means of access and egress for IKEA and the Avon Merchant Center. Numerous

alternatives for a second access were explored, including an extension of Stockwell Drive through land north of the site. Provisions have been made to create a future extension, however current use of the land to the north is prohibitive to the proposed construction and operation timeline. Thus, the new roadway to Turnpike Street through the Stoughton Corporate Center is the preferred alternative.

c) Proposed Mitigation

The development involves a significant improvement and mitigation program. New water and sewer systems are proposed to address the project needs, as well as future growth needs as envisioned by the Town of Stoughton. Upgrades of stormwater management systems will help address existing shortcomings. Mitigation measures include wetland resource area impact mitigation and the installation of new roadway infrastructure that will support additional traffic generated by the project and future development and redevelopment.

Natural Resource Area Mitigation

Although the wetland impact area has been minimized to the extent practicable, some impacts are unavoidable. Three (3) vegetated wetland replication areas total approximately 10,564sf and represent an approximate replication to impact ratio of greater than 6:1. In addition to the replication areas, a proposed bridge incorporated into the internal access driveway design avoids a locally jurisdictional isolated vegetated wetland. The Stoughton and Avon Conservation Commissions will review natural resource area mitigation through the Notice of Intent process.

Transportation Mitigation

Providing an improved transportation system is essential to the success of this project, as well as continued economic development. IKEA has looked beyond their own needs by improving the transportation system and supporting the continued growth for both communities. This is accomplished by creating a second means of access and egress for Merchants Park by providing a new roadway that connects Stockwell Drive with Turnpike Street. Specifically, the mitigation program includes and accomplishes the following:

- *Construction of new connector road between Stockwell Drive and Turnpike Street that helps improve access and egress to the congested Stockwell Drive.*
- *Construction of a roundabout at the intersection of the new roadway with Stockwell Drive, the IKEA driveway and the Jordan's Furniture/Costco driveway assuring existing businesses at the north end of the park of continued ease of access and egress.*
- *Installation of a new traffic signal system at the intersection of the new roadway and Turnpike Street which assures ease of access and egress at this intersection, efficiently and safely through the separation and control of conflicting turning movements.*
- *Reconstruction of Turnpike Street from the new roadway, north to Route 139 restoring the structural adequacy of this roadway to handle added traffic.*
- *Construction of a new right turn lane along Route 139 eastbound at Turnpike Street improving traffic flow at this location to conditions better than existing, even with added traffic from IKEA.*
- *Directional signing within the park for Route 24 northbound and southbound which segregates north and southbound traffic to better balance the flow of traffic in and out of the Park.*
- *Overhead guide signing directing visitors to the various retailers in the park improving driver awareness of store locations and optimal lane assignments based on destination.*
- *Signing, striping and signal timing improvements for the intersection of Turnpike Street and Central Street to the west of the park to help alleviate current congestion conditions at this location in an effort to improve conditions for the residential neighborhoods.*
- *Provisions for future extension of Stockwell Drive through the IKEA property to undeveloped land north of the Park in Stoughton helping to meet the future needs of redevelopment and new development in this area of the Town of Stoughton.*
- *Commitment to manual traffic control provisions (police details) improving the control of traffic flow during peak seasonal conditions and sale periods in a manner that protects residential areas to the south and west of the Park.*