

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: *14361*
 MEPA Analyst: *Anne Canaday*
 Phone: 617-626-*1035*

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: 600 West Street Mansfield		
Street: 600 West Street		
Municipality: Mansfield	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 42°-01'-26.24"N Longitude: 71°-14'-55.02"W	
Estimated commencement date: April 2009	Estimated completion date: August 2010	
Approximate cost: \$15 million	Status of project design: 90 %complete	
Proponent: 600 West Street Mansfield, LLC		
Street: 800 Technology Center Drive		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Buckley, Jr., P.E.		
Firm/Agency: Bay Colony Group, Inc.	Street: 4 School Street	
Municipality: Foxborough	State: MA	Zip Code: 02035
Phone: 508.543.3939	Fax: 508.543.8866	E-mail: billbuckley@baycolonygroup.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

- List Local or Federal Permits and Approvals:
- Site Plan Approval – Building Commissioner
 - Town of Mansfield Stormwater Management Permit
 - EPA NPDES Permit for Construction Activities

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MHD Indirect Access Permit
Total site acreage	6.3			
New acres of land altered		5.4		
Acres of impervious area	0.8	3.1	3.9	
Square feet of new bordering vegetated wetlands alteration		0		
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	104,000+/-	104,000+/-	
Number of housing units	0	0	0	
Maximum height (in feet)	0	60	60	
TRANSPORTATION				
Vehicle trips per day	0	1,375	1,375	
Parking spaces	75	354	429	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	7,800	7,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	7,800	7,800	
Length of water/sewer mains (in miles)	0	0	0	

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

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

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.*)

The proposed project involves the construction of a 3-story 104,000 sf office building, 429 parking spaces and associated utilities and drainage on a 6.3 acre parcel of land located on the east side of the intersection of Route 495 and West Street in the Town of Mansfield (**Figure 2**). The project is allowed "by right" under the Zoning Bylaws of the Town of Mansfield and will require site plan approval from the Building Commissioner. It will also require a Stormwater Management Permit from the Mansfield Conservation Commission, an Indirect Access Permit from the Massachusetts Highway Department and an NPDES Permit for construction activities.

The project has been designed for two different scenarios and both scenarios involve the construction of about 100,000 sf of office space. The initial design was a more elongated lot and included the construction of 400 parking spaces that would be as much as 600 feet from the proposed building (**Figure 3**). The existing and preferred design is a result of a land swap between the abutter to the south and a previous owner. This new lot configuration allowed for a more compact building with parking around the entire building. Although the preferred design has more parking spaces than the first option, this is not due to increased asphalt. Rather, it is due to making use of the Mansfield bylaw that allows the use of compact parking spaces. Though there is little difference between the designs as regards density and lot coverage, the preferred design has a superior lot layout which makes it more attractive to tenants.