

ENF

**Environmental
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12736</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</u>

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: Grove Street Business Center, Franklin, Massachusetts		
Street: Grove Street		
Municipality: Franklin, MA	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date: May 2002	Estimated completion date: May 2005	
Approximate cost:	Status of project design: 98%complete Site Plan	
Proponent: Paul Maggiore Builders Corp.		
Street: 13 Wheeling Avenue		
Municipality: Franklin	State: MA	Zip Code: 02038
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Donald R. Nielsen, B.S.E.T.		
Firm/Agency: Guerriere & Halnon, Inc.	Street: 38 Pond Street, Suite 206	
Municipality: Franklin	State: MA	Zip Code: 02038
Phone: 508-528-3221	Fax: 508-528-7921	E-mail: franklin.gandh@verizon.net

- 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 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes Land more than 10 Acres Impervious 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): N/A

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 Site Plan, Planning Board, Conservation Commission, Order of Conditions, Public Way Access Permit, Sewer and Water Connection Permits (Ma Highway Limited Public Way Access Permit)

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"/> 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	22.79			
New acres of land altered		16.28		
Acres of impervious area	0.42	11.33	11.33	
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	3,000 s.f.	218,888 s.f.	221,888 s.f.	
Number of housing units	N/A	N/A		
Maximum height (in feet)	24	22	22	
TRANSPORTATION				
Vehicle trips per day	4	1,849	1,849	
Parking spaces (future 116)	2	393	509	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	220	7,286	7,286	
GPD water withdrawal				
GPD wastewater generation/treatment	220	7,286	7,286	
Length of water/sewer mains (in miles)	Water 0 Sewer 0	0.5732 0.1597	0.5732 0.1597	

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 Exhibit B

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 Exhibit J

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 See Exhibit B

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.*)

Grove Street Business Center is a development of three multi-tenant buildings on 3 lots on the westerly side of Grove Street. The buildings total 221,888 S.F. with 393 parking spaces and 116 future parking spaces, estimated trips 1849 per day. There are no wetlands being filled. Work is proposed in the 100 buffer of a BVW. An intermittent stream (unnamed) passes to the west of the proposed construction, flowing from north to the south. The buildings will be serviced by public sewer and public water. The site "Grove Street Business Center" falls within three categories of MEPA. Sections as follows:

301CMR EOEA 11.03

(1) Land (a) ENF and mandatory EIR.

(2) Creation of ten or more acres of impervious area.

301CMR EOEA 11.03

(6) Transportation (b) ENF and other MEPA review if the Secretary so requires.

(4) Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.

(15) Construction of 300 or more New parking spaces at a single location.

There will be improvements to Grove Street traffic flow by adding a lane for left hand turning, widening of the street in front of the locus. The improvements to the intersection of Grove Street and Washington Street and Grove Street and West Central Street will be performed by the Town of Franklin. These improvements are a result of granting the town approximately 11 acres with access to the town that also abuts the State Forest off of Grove Street.

The project as filed is the result of the presentation of various alternatives which resulted in this final 3 lot configuration by an agreement between the Town Planning Board, Conservation Commission, DPW and Town Administrator. The agreement was to not construct 2 buildings on the westerly side of the intermittent stream totaling 39,000 S.F. By not constructing these two buildings the Town was amenable and applicant/owner agreed to donate the land to the Town of Franklin as part of the project development and in consideration, the Town would improve the two intersections at the north and south end of Grove Street.

The final plan, as noted in this ENF is the result of 7 months of negotiations, compromises and agreements between the builder, Maggiore Builders Corp., the owners and the Town of Franklin.

WAIVER REQUEST FROM REQUIREMENT FOR MANDATORY EIR

301 CMR:11,11: Waivers

- (1) Standards for All Waivers. The Secretary may waive any provision or requirement in 301 CMR 11.00 not specifically required by MEPA and may impose appropriate and relevant conditions or restrictions, provided that the Secretary finds that strict compliance with the provision or requirement would:
- (a) result in an undue hardship for the Proponent, unless based on delay in compliance by the Proponent; and
 - (b) not serve to avoid or minimize Damage to the Environment

The Proponent, Paul Maggiore Builders, Corp. hereby request a waiver of the mandatory EIR for creation of 10 or more acres of impervious area on the site. The time delay resulting in fulfilling the full requirement of EIR review for lots 1,2, and 3 will result in a financial hardship, if construction cannot begin in a reasonable time period, (this spring), and the project may not be viable at all.

The project, Grove Street Business Center, cannot be expanded to greater than the 11.33 acres already designed and approved by the Franklin Planning Board and the Conservation Commission. The lengthy process of EIR review on a project that has already been through a very lengthy review and analysis prior to this submission, and the economic considerations caused by the sagging economy can put restraints on construction commencing this spring.

The Proponent, as part of his approval, is to grant 10± acres to the Town of Franklin. This proposal is based on approvals and the project moving forward. The lengthy process of changing from an ENF to an EIR may derail the proposed project as approved by the Town of Franklin.

The Proponent has provided numerous benefits to the Town and neighbors. The 10± acres will abut the Mass. State Forest, and the width of Grove Street will be enhanced for left hand turning lanes.

A number of mitigations have also been included as part of the project to enhance the environment. The elimination of buildings 4 & 5 eliminated a stream crossing. The southerly access drive to building 1 has been eliminated to address the issues of overall noise, truck traffic, and the provision of a natural buffer between the neighbors and the site development.

The storm drainage will be treated by the provision of StormCeptors as part of the overall stormwater management, 4' sump Catch Basins, Sediment Forbays, planting of a dense buffer zone and the installation of constructed vegetated wetlands all to enhance ground water recharge and Storm Water quality. The ENF and the exhibits demonstrated that the development of Lots 1,2, and 3 have been designed and approved by the Franklin Conservation Commission and the Planning Board to take the utmost care and concern for the environment. The site has provided Stormwater Recharge which exceeds that which is required by DEP under stormwater management guidelines.

The 100 Ft. buffer of the BVW has also been enhanced. See Exhibit D for the report prepared by Judy Schmitz, Environmental Scientist. The enhancement of the buffer for habitat includes shrubs, trees and plants.

The ENF prepared and submitted is substantial and complete regarding all of the environmental considerations applicable to this site. The ENF and all exhibits detail the extensive review that this project has already undergone. It also details the concern for the environment, and neighbors which resulted in the granting of the 10± acres of land to the Town, and the elimination of 2 buildings. All of this results in a very comprehensive review and submission to the EOEA, MEPA Unit.