

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**  
**ENF Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13249</u>
MEPA Analyst:	<u>Anne Canaday</u>
Phone:	617-626- <u>1035</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: Cold Spring Brook Place		
Street: Route 146 and Boston Road		
Municipality: Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 274152.8 East 4671003.3 North Z19 NAD 27	Latitude: 42°09'45.90" N Longitude: 71°43'59.73" W	
Estimated commencement date: Fall 2004	Estimated completion date: Fall 2006	
Approximate cost: \$ 20,000,000	Status of project design: 25%complete	
Proponent: Jon R. LeClaire Builders, Inc.		
Street: PO Box 474		
Municipality: Grafton	State: MA	Zip Code: 01519
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.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 301CMR 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): 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 Order of Conditions, Local Site Plan Approval, Local Special Permit (Rt. 146 Overlay District)

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
<b>LAND</b>				<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 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 (including Legislative Approvals) – Specify:
Total site acreage	41.6 Acres			
New acres of land altered		26.3 Acres		
Acres of impervious area	0 acres	18.9 Acres	18.9 Acres	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		6,000 SF riverfront area		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
<b>STRUCTURES</b>				
Gross square footage	0 SF	200,710 SF	200,710 SF	
Number of housing units	0	0	0	
Maximum height (in feet)	N/A	45'	45'	

TRANSPORTATION			
Vehicle trips per day	0	11,385	11,385
Parking spaces	0	1,232	1,232
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	52,521 gpd (Combined domestic & irrigation)	52,521 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0	47,746 gpd (Domestic)	47,746 gpd (Domestic)
Length of water/sewer mains (in miles)	0	To be determined	To be determined

**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 Project consists of a parcel of approximately 42 acres on the north side of Route 146 in Sutton. The parcel has access on both the northbound side of Route 146 as well as on Boston Road. Previous uses on site have included a sand and gravel operation that has left the majority of the site cleared of vegetation.

The proposed development program is a mixed-use commercial development consisting of 100,415 square feet of retail use, 50,000 square feet of office use, five separate restaurant components with a combined total of 34,095 square feet, and a 60-room hotel.

Traffic impacts will be addressed in detail as part of the mandatory EIR and the Mass Highway access permit process. The project will generate approximately 11,400 trips per day according to calculations based on the ITE's Trip Generation, 7<sup>th</sup> edition, although a significant portion of the trips are expected to be pass-by trips diverted from the existing traffic stream. Preliminary discussions have occurred with Mass Highway District 3 to assist in the proper placement of the access drive and to ensure that the project acknowledges ongoing planning for improvements to the Route 146/Boston Road intersection included in the Department's Route 146 Transportation Study.

Wetlands impact for the project is limited to impacts to the Riverfront Area. Riverfront area impacts total 206,000 square feet (4.8 acres) of which only 6,000 square feet (0.14 acres) is impact to undisturbed area. There is no impact to Bordering Vegetated Wetlands or other wetland resource areas.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. The project will take advantage of recent sewer system improvements undertaken in the vicinity of the site, extending sewer service across Route 146 to the Villas at Pleasant Valley residential development. The exact location and length of these sewer and water connections is yet to be determined.

The project is subject to the Route 146 Overlay District Bylaw, and will require a special permit from the town of Sutton Planning Board.