

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 14025
 MEPA Analyst: Briony Angus
 Phone: 617-626-1029

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: PLAINVILLE COMMERCE PARK		
Street: South Street		
Municipality: Plainville, MA	Watershed: Ten Mile River	
Universal Transverse Mercator Coordinates: 19 0305598 E, 4654107N	Latitude: 42° 01' 0.87" N Longitude: 71° 20' 52.19" W	
Estimated commencement date:	Estimated completion date: Fall 2010	
Approximate cost: \$55 M (w/buildings)	Status of project design: 50	%complete
Proponent: Edgewood Development Company LLC		
Street: 3 Belcher Street		
Municipality: Plainville	State: MA	Zip Code: 02762
Name of Contact Person From Whom Copies of this ENF May Be Obtained: J. David Simmons, Esq.		
Firm/Agency: Angle Tree Consulting & Eng.	Street: 188 Washington St., Unit 1	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: 508-695-8999	Fax: 508-695-9982	E-mail: davidsimmons@angle-tree.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?
 Portion of sewer extension has been reviewed by MEPA under Wastewater Facilities Plan Update Yes (EOEA No. 13757) 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:
 Plainville Planning Board: (1) Definitive Subdivision Approval; (2) - Site Plan Review.
 Plainville ZBA: (1) Ground Water Protection District Special Permit; (2) Earth Removal Special Permit;

(3) Ground Water Resources Protection District Special Permit; (4) Watershed Protection District Special Permit; (5) Water Resources Protection District Special Permit.
 Plainville Board of Health: Environmental Health Permit.
 Plainville Conservation Commission: Order of Conditions (State WPA and Local Bylaw).
 Plainville Water/Sewer Commission: (1) Industrial Pretreatment Program; (2) Sewer/Water Connection Permits
 Plainville Highway Department: Road Opening Permit
 Plainville Board of Selectmen: Traffic Signal Permit (authorization)
 Federal (CWA): NPDES Construction Site Stormwater Permit

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

(See Waiver request letter attached for information relative to applicable "Land" thresholds).

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Land see explanatory letter | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 (local administration) <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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	79.3 Acres			
New acres of land altered		0		
Acres of impervious area	51.07*Ac (inc hard-packed gravel drives)	-10.08 Ac	40.99 Ac	
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	38,409 SF±	529,000 SF	557,000 SF	
Number of housing units	0	0	0	
Maximum height (in feet)	50 ft ±	0 ft	50 ft	
TRANSPORTATION				
Vehicle trips per day	100 (est)	3,828	3,728	
Parking spaces	30 (est)	963	993	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3000 (est)	45,000 GPD	48,000 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	1000 (est)	41,500 GPD	42,500 GPD	

Length of water/sewer mains (in miles)	0	0.9	0.9 (includes on-site lines and off-site lines)
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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 proponent plans to redevelop the former Northeast Concrete Products industrial site as a planned business park comprising 14 new lots on the 79.3 ± acre site, to be accessed via a new municipal roadway, all as shown on the Preliminary Subdivision Plan approved by the Plainville Planning Board. Site development will be, in a general manner, consistent with the Conceptual Development Plan submitted with this ENF. The completed development will include buildings designed for R&D/flex space, warehousing, business offices, and similar uses, with a planned maximum total floor area of approximately 557,000 square feet and 993 off-street parking spaces. The development will include a new municipal (subdivision) roadway and will have associated parking, loading, and circulation areas, landscaping, and appropriate physical infrastructure including municipal water, municipal sewer, gas, and electric utilities.

Primary vehicular and pedestrian access to the site will be from South Street (Route 1A) a locally-controlled minor arterial roadway adjacent to the easterly property boundary. Access to and from the site to South Street at this point will be controlled via a new traffic signal, coupled with improved roadway geometry on South Street including a new left turn lane from South Street northbound into the site. The proposed subdivision roadway, to be constructed in accordance with the Town of Plainville's standards for Commercial/Industrial roads, will run northerly from the signal-controlled South Street entrance to Cross Street, a local collector roadway located along the site's northern edge. Access to this street from the proposed development will be controlled with islands, signs, and other measures so as to limit right turns from the site onto Cross Street eastbound, as required by the Plainville Planning Board in their approval of the Preliminary Subdivision Plan.

Water and sewer infrastructure for the site will be via municipal services; the Proponent proposes to extend the municipal sewer line from the intersection of Sharlene Lane and South Street to the site, a distance of approximately 1,000 feet, and then, consistent with the Town's Updated Wastewater Facilities Plan, to extend the municipal line northerly to the terminus of Robin Street along the site's easterly boundary. A new sewer line will also be installed from this main line in the proposed subdivision roadway to service the individual building lots, in accordance with the Town's subdivision regulations and requirements of the Plainville Water and Sewer Commissioners. A 12" dia. water main will be installed in the subdivision roadway to service the building lots, and will connect to existing mains in South Street and Cross Street to form a new loop in the system.

The site, a "blighted open area" that is currently almost entirely devoid of vegetation due to its past use as an industrial precast concrete manufacturing facility, will be extensively landscaped as part of the development process. This will result in an overall increase in landscaped open space on the site and will include appropriate vegetated and landscaped buffers to help screen commercial activities from the predominantly residential areas to the east of the site.

Stormwater management will be provided for the development will utilize existing surface detention ponds constructed in 2000-2001. The design of the ponds was reviewed and approved by the Plainville Board of Health and Conservation Commission in 1999. The stormwater management system will be improved with enhanced mitigation measures including various best management practices, consisting of deep-sump catch basins with grease/oil hoods, structural pretreatment units such as Stormceptors, upgrades to the existing stormwater detention and recharge facilities, and other construction-phase and post-development practices including periodic parking lot sweeping and frequent BMP maintenance. The stormwater management system will be in compliance with the DEP Stormwater Policy and all applicable local, state, and federal regulations, including applicable NPDES requirements, so as to attenuate post-development rates and volumes of runoff from the site to pre-development levels, and to achieve significant efficiency with respect to removal of any urban pollutants from stormwater runoff. As the site is located in a Zone II groundwater recharge area, the design of this system is subject to extensive local review and permitting.

Redevelopment of this site, which is currently blighted, will be consistent with the state's "Smart Growth" initiative, sustainable development principles, and related planning policies. With readily-available municipal water and sewer infrastructure, excellent accessibility from the existing roadway network including good accessibility to Interstate 495, proper zoning, pad-ready existing grades, and its proximity to other businesses in the area, the site is extremely well-suited to the proposed redevelopment scheme. The redevelopment of this site as proposed will put an underutilized parcel of commercial land back into productive use, creating numerous business and economic opportunities for the community and region, and will increase the Town's business tax base, all with no significant adverse environmental impacts.

Alternatives considered by the Proponent for the future use of this site include (1) no-build option, determined by the Proponent not to be economically viable and not the highest and best use of the property, particularly given its current "blighted" status; (2) use of the site for residential purposes including affordable housing, determined to be undesirable due to the industrial zoning classification of the land, the proximity of a nearby commercial mining operation adjacent to the site, and current and projected residential market conditions, (3) development of the site for heavy industrial uses for which it is currently zoned, determined to be somewhat inconsistent with the location of the site in Zone II area, and (4) use of the site for recreational purposes, determined not to be viable due to the industrial zoning classification of the site, the large amount of physical rehabilitation of the barren site to make it suitable for such uses, determined not to be economically viable.

The Proponent is requesting a Waiver of the mandatory EIR, or in the alternative a Phase I Waiver and allowance of preparation of a Single Environmental Impact Report, pursuant to MEPA Regulations 301.

CMR 11.11. The EIR Waiver would allow the project to proceed without an EIR, or in the alternative to allow construction of the portion of the proposed sewer extension that has previously been reviewed by EOEPA under MEPA file No. 13757, and the Town of Plainville Wastewater Facilities Plan Update, reviewed in 2006, and work on the first building pad adjacent to South Street.

If the EIR Waiver is granted the Proponent would begin the Project within 2-3 months with the construction of the sewer main extension between Sharlene Lane and Robin Street, then would proceed with the balance of the Project, subject to preparation and obtaining approval of final plans. The lot on South Street would likely be developed first, and, following approval of the Definitive Subdivision, the proposed roadway and associated internal infrastructure would then be built. Individual building sites within the project will be built according to a timetable dependent on users' needs and obtaining required permits and approvals.

If the Phase I Waiver is granted the Proponent would begin the Project with construction of the sewer main extension between Sharlene Lane and Robin Street, as shown on the Sewer Extension Plans included in this ENF as Exhibit N, commencing within 2-3 months (subject to issuance of the Sewer Extension Permit by DEP), and then would construct the first building of the project fronting on South Street and essentially a stand-alone site, prior to completion of the EIR.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) ___ Yes X No; if yes, specify each threshold:

Note: "Land" review thresholds met or exceeded by Project are based on existing conditions on site with respect to "impervious area" classification. See EIR Waiver request letter for details and Table II.A below. The review thresholds potentially applicable would be (1) EIR Threshold: 11.03(1)(a)(2)-creation of more than 10 acres of impervious area, and (2) ENF Threshold: 11.03(1)(b)(2) – creation of more than 5 acres of impervious area. The Proponent asserts that the total impervious area (those surfaces having a runoff curve number of 75 or greater) on the site will be reduced significantly by the proposed development.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.84 ac</u>	<u>10.66 ac</u>	<u>11.50 ac</u>
Roadways, parking, and other paved areas	<u>42.29 ac*</u>	<u><12.80> ac</u>	<u>29.49 ac</u>
Other altered areas (<i>inc. det. ponds</i>)	<u>12.59 ac</u>	<u>0</u>	<u>2.17 ac</u>
Undeveloped areas**	<u>24.10 ac**</u>	<u>12.68 ac**</u>	<u>36.76 ac**</u>

*Note - includes hard-packed gravel work area/driveway surfaces (CN = 76)

**Note: includes areas to be reclaimed as vegetated open space. Total area currently undeveloped (not cleared) is approximately 18.63 acres, that will remain in its current state.

B. Has any part of the project site been in active agricultural use in the last three years? ___ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? ___ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes X No; if yes, describe: