

**ENF**

**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13602  
MEPA Analyst: Deirdre Buckley  
Phone: 617-626-1044

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: Stoughton Commons		
Street: Turnpike and Page Streets		
Municipality: Stoughton	Watershed: South Coastal Shore	
Universal Transverse Mercator Coordinates: UTM 19 328779E 4668563N	Latitude: 42° 09' 08" N	Longitude: 71° 04' 19" W
Estimated commencement date: Summer 2005	Estimated completion date: October 2006	
Approximate cost: \$47 million	Status of project design: 25 % complete	
Proponent: Stoughton (E&A), LLC		
Street: 900 Bank of America Plaza, 1901 Main Street		
Municipality: Columbia	State: SC	Zip Code: 29201
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: lgallagher@vhb.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. 13044)  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): The project involves no land transfer or funding assistance from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities. **Local:** Order of Conditions from Stoughton Conservation Commission, Special Permit from Stoughton Zoning Board of Appeals, Site Plan Review by Stoughton Planning Board.

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
<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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	24.6-ac.			
New acres of land altered		±12.0-ac.		
Acres of impervious area	3.1-ac.	±7.3-ac.	10.4-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		NA		
<b>STRUCTURES</b>				
Gross square footage	±134,200 sf	±58,800 sf	± 193,000sf	
Number of housing units	1	(-1)	-0-	
Maximum height (in feet)	±40-feet	0	±40-feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day*	-0-	±10,240	±10,240	
Parking spaces	75-spaces	±720-spaces	±795-spaces	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	±4,000 GPD	±12,300 GPD	±16,300 GPD	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/treatment	±4,000 GPD	±12,300 GPD	±16,300 GPD	
Length of water/sewer mains (in miles)	0.48 Sewer 0.34 Water	0.19 Sewer (-0.09 Water)	0.67 Sewer 0.25 Water	

\*Based on projected Saturday vehicle trips per day.

**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.*)

Stoughton (E&A), LLC (the "Proponent") proposes to develop an approximately 193,000 square feet retail center on an approximately 25-acre site with roadway frontage on Hawes Way and Turnpike Street (Route 139) in Stoughton, Massachusetts (the "Project"). The development parcel is bounded by Turnpike Street to the north, Route 24 to the east, an abutting industrial-zoned property to the south and west, and Page Street to the west (the "project site"). The project site currently contains an existing approximately 134,000 square foot warehouse building with 75 parking spaces, a gas station, and a house—all currently being demolished. An access drive off of Route 139 via Hawes Way provides access to the project site. The remainder of the project site is generally undeveloped, with gentle slopes from Page Street on the west to Route 24 on the east. The project site and the majority of the surrounding area is within an industrial zoning district (I-1 district).

On May 15, 2003 an Environmental Notification Form (ENF) was submitted to the Secretary of the Executive Office of Environmental Affairs (EOEA) for a proposed 4-lot commercial/industrial subdivision for a larger 43-acre site called "The Campanelli Commerce Park at Stoughton" and was noticed in the Environmental Monitor on May 24, 2003 (EOEA #13044). The Secretary of Environmental Affairs issued a certificate on the ENF on June 23, 2003 which concluded that the project did not require the preparation of an Environmental Impact Report (EIR) or subsequent environmental review.

This Expanded ENF specifically addresses the newly proposed retail/restaurant development for two of the four lots of the previous commercial/industrial subdivision mentioned above. The retail center will be anchored by an approximately 144,000 square feet Target store ('Retail A') located in the southwestern portion of the project site, oriented towards and visible from Route 139 with the majority of the approximately 504 parking spaces located under the building at-grade. An additional approximately 42,000 square feet of retail ('Retail B') with approximately 168 parking spaces will be developed in the northeast portion of the project site. Lastly, an approximately 7,000 square feet, 284-seat restaurant with 123 parking spaces will be constructed in the northwestern portion of the project site along the project site's Route 139 frontage. Access to the retail center will be provided from existing Hawes Way off of Route 139.

The Project was designed to minimize potential impacts related to the surrounding wetland resources and stormwater runoff by developing within previously developed and/or altered areas. The No-Build Alternative was considered non-viable and, therefore was dismissed as an option for the subject parcel. Although the

No-Build Alternative would not result in any new impacts, it would also eliminate the Project's environmental and community benefits, particularly with respect to a more lucrative use for the project site than what currently exists, implementation of water quality and traffic improvements, as well as increased tax revenue and newly created jobs. The Preferred Alternative development plan aims to improve stormwater runoff from impervious surfaces therefore minimizing impacts to near-by wetlands and water resource areas as well as reduce water demand and wastewater generation.

The Project has been designed to contain development within the limits of environmentally sensitive areas in order to minimize impacts to the existing wetland resources as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the surrounding community. Potential environmental impacts include stormwater runoff, water/wastewater, project-generated traffic, air quality, and temporary impacts due to construction.

Mitigation elements and/or improvements for each impact area are proposed in order to reduce any potential environmental impact due to the Project. The proposed on-site and off-site traffic mitigation measures aim to not only mitigate Project-related traffic impacts but also contribute to improving overall traffic operations in this area. These measures will involve physical roadway, "capacity-increasing" improvements and traffic control measures as well as to investigate 'non-infrastructure' measures to reduce customers' and employees' reliance on private automobiles through implementation of on-site Travel Demand Management (TDM) measures. Furthermore, the Project will incorporate the above-mentioned physical roadway improvements, signal timing adjustments, and trip reduction measures to minimize air quality impacts from Project-related traffic. No direct wetland impacts are anticipated since construction will be located in the 100-foot buffer zone only. The stormwater management plan will incorporate erosion control practices that comply with the standards of the Massachusetts Stormwater Policy aiming to minimize and mitigate adverse impacts to downgradient wetland resource areas from stormwater runoff. Regarding wastewater, the Proponent will be working with the Town of Stoughton on potential repairs to the existing sewer pump station as mitigation for the project. Although the sewer generation from the Project will not exceed the capacity of the pump station, the town has concerns about specific components of the pump station. The Proponent is currently working with the town and the town's consulting engineer to determine the specific upgrades required. Furthermore, temporary construction impacts to wetlands will be minimized through the implementation of an Erosion and Sedimentation Control Program which will incorporate Best Management Practices (BMPs) specified in guidelines developed by the Massachusetts Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency (EPA) and complies with the requirements of the NPDES General Permit for Storm Water Discharges from Construction Activities. Additionally, a temporary construction access permit will be filed with the Massachusetts Highway Department to allow construction traffic to access the site off of Route 139.

See Chapter 1, *Project Description* for more information.