

**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>14127</u>
MEPA Analyst:	<u>Holly Johnson</u>
Phone:	617-626- <u>1023</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: <b>Stone Ridge</b>		
Street: <b>Deer Street off of Cedar Street</b>		
Municipality: <b>Milford</b>	Watershed: <b>Charles River</b>	
Universal Transverse Mercator Coordinates: <b>UTM 19 46 71 722 N 2 92 361 E</b>	Latitude: <b>42° 10' 19" N</b>	Longitude: <b>71° 30' 49" W</b>
Estimated commencement date: <b>Summer 2008</b>	Estimated completion date: <b>Winter 2009</b>	
Approximate cost: <b>\$130 million</b>	Status of project design: <b>50 %complete</b>	
Proponent: <b>The Gutierrez Company</b>		
Street: <b>Burlington Office Park, One Wall Street</b>		
Municipality: <b>Burlington</b>	State: <b>MA</b>	Zip Code: <b>01803</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Lauren Gallagher</b>		
Firm/Agency: <b>Vanasse Hangen Brustlin, Inc.</b>	Street: <b>101 Walnut Street</b>	
Municipality: <b>Watertown</b>	State: <b>MA</b>	Zip Code: <b>02472</b>
Phone: <b>(617) 924-1770</b>	Fax: <b>(617) 924-2286</b>	E-mail: <b>lgallagher@vhb.com</b>

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): No financial assistance or land transfer from any state agency is anticipated for the Project.

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:** Section 404 Category II Permit from the U.S. Army Corps of Engineers; NPDES General Permit for Stormwater Discharge from Construction Activities from U.S.EPA. **Town of Milford:** Site Plan Approval and Modification to Definitive Subdivision from the Milford Planning Board; Order of Conditions from the Milford Conservation Commission.

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>Conservation and Management Permit from the Massachusetts Natural Heritage and Endangered Species Program</u> <hr/> <hr/> <hr/>
Total site acreage	±80 ac.			
New acres of land altered		±44.5 ac. <sup>1</sup>		
Acres of impervious area	±0.1 ac.	±25 ac. <sup>1</sup>	±25.1 ac.	
Square feet of new bordering vegetated wetlands alteration		±4,615 sf		
Square feet of new other wetland alteration		7,700 sf Isolated 50 lf Bank 470 sf LUW 2,730 sf BLSF 78,550 sf Riverfront		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
<b>STRUCTURES</b>				
Gross square footage	- 0 -	±625,000 GSF	±625,000 GSF	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	- 0 -	60 feet	60 feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	5,470	5,470	
Parking spaces	- 0 -	±2,131	±2,131	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	50,738 GPD	50,738 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	- 0 -	46,125 GPD	46,125 GPD	
Length of water/sewer mains (in miles)	- 0 - / - 0 -	1.54 mi./ 0.75 mi.	1.54 mi./ 0.75 mi.	

<sup>1</sup> Includes approximately 1 acre of off-site land alteration and new impervious surface due to improvements to the existing right-of-way accessing the Site.

**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 PH 27 - Priority Habitat for a "Species of Special Concern" )  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 MIL-HA-6: Cedar St. Quarries, an historical archaeological site encompassing quarries, grout piles, deadmen & cables, and abandoned railways )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify Unknown, field check of features has not been completed )  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 Gutierrez Company (the "Proponent") proposes to construct approximately 625,000 gross square feet of office space on approximately 80 acres in Milford, Massachusetts (the "Project"). The development site is accessible off of Route 85 (Cedar Street) and generally bounded by undeveloped Town of Milford land to the north, Deer Brook and Wildcat Pond to the east, Cedar Street to the south, and Interstate 495 to the west (the "Project Site"). The Site is currently undeveloped and contains a small portion of the Charles River and an associated wetland system. Refer to Figure 1 for a site location map and Figure 2 for an aerial image illustrating existing site conditions. Figure 3 shows an existing conditions site plan.

In May 2002, the Town of Milford rezoned the property as Business Park to accommodate the Project. In August 2006, the subject parcel was subdivided into four separate lots through the approval of a Definitive Subdivision Plan issued through the Milford Planning Board. Also approved during the Definitive Subdivision process was the design of Deer Street (currently a dirt road) within the existing Deer Street Right-of-Way, as well as the Deer Street extension that extends into the subject parcel.

The Project will include: construction of four (4) office buildings; approximately 1,800 feet of improved roadway within the Deer Street and Deer Street Extension right-of-ways, including a bridge crossing of the Charles River and a road culvert designed in accordance with the Army Corp Stream Crossing Guidelines; approximately 2,131 total parking spaces; associated stormwater management facilities; connections to available water and sanitary sewer facilities; and a conservation easement in order to protect approximately 29 acres, or 36 percent, of the overall Site. Per the conditions of the Conservation and Management Permit (discussed below), this open space will be provided in the form of undisturbed "natural" landscape. Figure 4 shows the proposed conditions site plan.

Alternative development programs considered for the Project Site have been analyzed and formally presented in the past to the Massachusetts Division of Fisheries and Wildlife under jurisdiction of the Natural Heritage and Endangered Species Program (Natural Heritage), the Milford Planning Board and Conservation Commission throughout the site design process. Both the Site's natural topography and the surrounding land use influence potential site development and any site plan configuration. The presence of regulated resource areas (the Charles River and Deer Brook and their associated wetlands) and Interstate Highway Route 495 constrain the limits of development on the Site. The central part of the Site is its most developable area, accessed through an existing cart path which crosses the Charles River. The presence of regulated wetland resources and lack of other feasible access points to the site constrain the location of the subdivision roadway. The proposed layout for the Preferred Alternative is ideal because it minimizes disturbance to the many resource areas found on the Site, ultimately leaving a total of approximately 37 acres of the 80-acre Site undisturbed. The roadway has been designed to follow an existing cart path and wetland crossings. Furthermore, the Project has been designed to minimize the disturbance of the land within 300 feet of the associated wetlands that border the perennial streams to the extent practicable and permanently preserved those areas outside of the work zone.

A conceptual site layout alternative shows additional development footprint to the southeast of Buildings 3 and 4, along with an

**Project Description (continued)**  
**Environmental Notification Form**  
**Stone Ridge - Milford, Massachusetts**

additional exterior site drive at the northern edge of the development. The layout has been adjusted through the negotiations with Natural Heritage and, currently, does not propose impacts in these areas through the proposed conservation restriction area. Alternatives considered for the purpose of this ENF include a No-Build Alternative, the conceptual site layout alternative, and the Preferred Alternative.

As mentioned above, through the alternatives analysis and coordination with Natural Heritage, the Project has been designed to minimize development within the limits of environmentally-sensitive areas to the greatest extent possible while meeting the development needs of the Proponent. Potential environmental impacts of the current design include land impacts and stormwater runoff, wetlands and natural resources, Project-generated traffic, water demand and wastewater generation, and temporary impacts due to construction. The Project will incorporate mitigation elements and/or proposed improvements in order to reduce these potential environmental impacts, including a conservation restriction easement.

The Project will result in some impacts to on- and off-site wetland resources (both temporary and permanent). In September 2006, a Notice of Intent was filed with the Milford Conservation Commission for the construction of the proposed Deer Street subdivision road. The consequential Order of Conditions was issued on October 5, 2006. In January 2007, the remaining wetland resources on-site were delineated and approved on an ANRAD plan dated March 19, 2007 (Figure 3). The site design aims to reduce environmental impacts as well as mitigate potential impacts to water quality and natural resources by providing stormwater management facilities designed to meet the Massachusetts Department of Environmental Protection's (DEP) Stormwater Management Policy and Guidelines. Structural and non-structural measures, including a pavement sweeping program, deep sump catch basins with hoods, four sediment forebays, three water quality devices and six stormwater detention basins (five of which provide extended detention and/or infiltration) will be constructed to manage site stormwater runoff and maintain the Site's existing hydrology. These measures have been designed to remove a minimum of 80 percent of total suspended solids. During construction activities, erosion and sedimentation control measures will be utilized and a Stormwater Pollution Prevention Plan will be prepared and implemented in accordance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System Construction General Permit along with dust suppression and air quality controls. Where practical, disturbed slope areas will be restored and planted with indigenous/native plant species to achieve a natural effect.

The Massachusetts Natural Heritage and Endangered Species Program has determined that the Stone Ridge project will result in a "take" of a state-listed reptile as defined in the Massachusetts Endangered Species Act (MESA). As a result, the Project will require a Conservation and Management Permit from NHESP. The Proponent is currently in negotiations, and is close to an agreement in principle, with Natural Heritage in regards to a Conservation and Management Permit. The Proponent has been consulting with Natural Heritage since December of 2006 in order to assess all potential impacts and devise adequate mitigation. A Conservation Plan has been proposed which includes numerous measures to minimize impacts and provide long-term net benefits to the rare species. Such measures are minimization of work within habitat areas, permanent protection of approximately 29 acres of habitat through the placement of a Conservation Restriction, installation of fencing to prevent wildlife from entering the roadway, bridging of the two stream crossings, and financial support of future activities, such as studies and/or land acquisition that will benefit the species (to be coordinated by Natural Heritage).

Water for the Project will be provided by the Milford Water Company (MWC) through an existing 10-inch water main in Cedar Street. The Project has taken an "Integrated Planning" approach to the Project's Water Conservation Plan. The Plan has been developed to minimize the impact on the Town of Milford water supply as well as limit the amount of water removed from the Charles River Basin via the sanitary and stormwater sewer systems. The Plan will incorporate several measures to efficiently conserve water resources, including: low-flow plumbing fixtures, such as low flush toilets and faucet aerators; efficient irrigation system and use of native plants, drought tolerant plants and naturalized landscaping elements; watertight sanitary sewer piping in areas of high groundwater to minimize infiltration into the sewer system; and maximization of stormwater infiltration and recharge to the basin.

The Project is projected to generate approximately 50,738 gallons per day of wastewater (based on Title 5 guidelines) and will require a Sewer Connection Permit from the Massachusetts Department of Environmental Protection (DEP). Sanitary sewer will be collected on-site and pumped from a proposed pump station located at the southeast end of Deer Street through an existing force main and discharged to the Milford Wastewater Treatment Plant on South Main Street in Hopedale.

The Project is projected to generate approximately 5,470 new vehicle trips per day and will require an Indirect Access Permit from the Massachusetts Highway Department (MassHighway). The Proponent is currently preparing a Traffic Impact and Access Study (TIAS), which will recommend measures to address Project-related traffic impacts. Refer to the *Transportation Section* of this ENF for further detail on the proposed scope of the Study. Any recommended off-site roadway improvements for the Project will be consistent with, and not conflict with, state, regional and local plans for the area. Any recommended improvements will be designed in compliance with MassHighway design guidelines. The Project will also include several Travel Demand Management (TDM) measures that are aimed at reducing single-occupant vehicles, including coordination with the Town on providing bike path crossing over Deer Street for future expansion of the Upper Charles Trail.