

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.:	12891 "R"
MEPA Analyst:	Vick Zavolas
Phone: 617-626-	1030

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: Ironstone Commerce Park		
Street: Quaker Highway (Route 146A)		
Municipality: Uxbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: Zone 19 Meters NAD27 284529.5 East/4655085.9 North	Latitude: 71° 36' 20.39" West Longitude: 42° 01' 12.57" North	
Estimated commencement date: Spring 2003	Estimated completion date: Spring 2005	
Approximate cost: \$50Million	Status of project design: 20%complete	
Proponent: The Hood Companies		
Street: Quaker Highway		
Municipality: Uxbridge	State: MA	Zip Code: 01569
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) 371-7889	E-mail: dderrig@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. 12891) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 7731) 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: Order of Conditions, Uxbridge Conservation Commission; Army Corps Of Engineers Section 404 Permit, Uxbridge Board of Health Water Withdrawal Permit and Septic System Approval; Uxbridge Planning Board Subdivision Approval

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Non-Community Public Water Supply (possible)
Total site acreage	Acres 181.42			
New acres of land altered		Acres 50+		
Acres of impervious area	0	Acres 35+	Acres 35+	
Square feet of new bordering vegetated wetlands alteration		Square Feet 2,603		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	Approx. 1,100,000 Square feet	Approx. 1,100,000 Square feet	
Number of housing units	0	0	0	
Maximum height (in feet)	N/A	45	45	

TRANSPORTATION			
Vehicle trips per day	0	6,207	6,207
Parking spaces	0	1,628	1,628
WASTEWATER			
Gallons/day (GPD) of water use	0	gpd (domestic) 36,300	gpd (Combined domestic & irrigation) 36,300
GPD water withdrawal	0	gpd 36,300	gpd 36,300
GPD wastewater generation/ treatment	0	gpd (Domestic) 33,000	gpd (Domestic) 33,000
Length of water/sewer mains (in miles)	0	Sewer-miles Water-Miles 0	Sewer-Miles Water-Miles 0

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 Estimated Habitat of Rare Wetlands Wildlife (WH 1082) and Priority Habitat of Rare Species (PH 1239), 2 Potential Vernal Pools - see attached letter from NHESP) 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 MHC site #UXB.HA.28, Aldrich/Buxton Farm & Cemetery) 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 181 acres adjacent to Quaker Highway (Route 146A) at its interchange with Route 146 in Uxbridge, Massachusetts, near the Rhode Island border. The parcel is a formerly mined area associated with the adjacent Hood Companies sand & gravel operation, which will continue in existence for at least ten years subsequent to the commencement of the proposed project. The question of previously disturbed areas versus proposed areas of disturbance is subject to interpretation given this former use, but in any case the project will take advantage of cleared areas where further disturbance will be minimized.

An ENF for the project was most recently filed with MEPA during the period ending September 30, 2002 (EOEA # 12891), but was withdrawn before the close of the comment period in order to provide more detail in response to preliminary comments by reviewing agencies. During the MEPA scoping session held prior to the withdrawal of the ENF, the current consulting team was made aware of an earlier filing (c.1989) of a similar project on the site (EOEA # 7731).

The proposed development program includes an approximately 1,100,000 square foot industrial park, built to suit dependent upon the eventual mix of tenants. A preliminary subdivision plan has been prepared showing two "lots" within which development will occur. The impervious surface associated with the building footprints of the development program is approximately 25 acres, with associated parking and access roads increasing that figure by several acres depending upon the eventual tenants. It is the intent of the proponent that all lots will be served by individual water supply wells and individual subsurface sewage disposal systems. The 1989 filing contemplated a connection to Town sewer involving a sewer line extension of approximately 10,000 feet. While still an alternative in theory, it is a remote possibility at best due to financial feasibility. It is possible that one or more of the tenants will need to secure permits for a non-community public water supply well, but this has yet to be determined.

The interchange of the southbound barrel of Route 146 with Route 146A is located opposite the site. A preliminary meeting with a representative of MassHighway District 3 was held at the site to identify the optimum location for the primary access drive. The location identified in the attached plan, directly opposite the existing on and off-ramps, was recommended by MassHighway at that meeting. Despite concerns raised by local conservation officials, this remains the preferred access alternative based upon the operational deficiencies of other access configurations. At buildout, using ITE Trip Generation figures for Industrial Park use, the project is projected to generate approximately 6,200 trips per day, although this figure is expected to be substantially less given the potential tenants who have shown initial interest in this site.

The only anticipated direct wetland impact (2,063 square feet of Bordering Vegetated Wetland) occurs at this location as a result of a crossing necessitated by the access drive location, and will be replicated nearby on the site at a 1.5:1 ratio. Minor modifications to the ramp system will be required to accommodate through movements between the site and the ramps, but additional turning lanes on Quaker Highway are not anticipated.

The project site contains wetland areas identified by NHESP as Estimated Habitat of Rare Wetlands Wildlife and Priority Habitat of Rare Species. The species of special concern identified in this area include the Eastern Box Turtle, Spotted Turtle and Wood Turtle, while one threatened species (Marbled Salamander) and one endangered species (Ringed Boghunter dragonfly) were also identified by NHESP. Two potential vernal pools were identified by NHESP (see attached letter). The proponent expects to

work with Natural Heritage as the site plan is further refined. The Massachusetts Historical Commission has commented (see attached letter) and along with a local commission has expressed interest in working with the proponent to protect the cemetery located on the site. This Project will deliver significant local and regional benefits such as job creation and the expansion of the commercial tax base. The Town of Uxbridge has not voted to accept the Central Massachusetts Regional Planning Commission's Regional Policy Plan guidelines for the Route 146 Overlay District, but the proponent will work to identify and satisfy issues that are critical to that plan.

The proponent is requesting a Phase 1 Waiver for the first 100,000 square feet of industrial development, and is prepared to demonstrate that the tests for insignificant impact, ample and unconstrained infrastructure, severability and compliance with the MEPA process have been satisfied.