

**Commonwealth of Massachusetts**  
 Executive Office of Energy and Environmental Affairs  
 Massachusetts Environmental Policy Act (MEPA) Office

**Environmental Notification Form**

*For Office Use Only*

EEA#: 15824

MEPA Analyst: Purvi Patel

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

Project Name: Milford Regional Physicians Group – Medical Office		
Street Address: 1262-1288 West Central Street		
Municipality: Franklin, MA	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42.084260	Longitude: -71.447715
Estimated commencement date: April 2018	Estimated completion date: April 2019	
Project Type: Business – Doctors Office	Status of project design: 95 %complete	
Proponent: KAD Holdings Corp.		
Street Address: One Charlesview Road, Suite 1		
Municipality: Hopedale	State: MA	Zip Code: 01747
Name of Contact Person: Mark E. Allen, PE		
Firm/Agency: Allen Engineering & Assoc.	Street Address: One Charlesview Rd, (2)	
Municipality: Hopedale	State: MA	Zip Code: 01747
Phone: 508 381-3212	Fax: N/A	Email: allenengineering@comcast.net

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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  
 (Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?  
**Transportation: Trips/day & # parking spaces**

Which State Agency Permits will the project require?  
 Mass DOT

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:

1987  
Total

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage			
New acres of land altered			
Acres of impervious area			
Square feet of new bordering vegetated wetlands alteration			
Square feet of new other wetland alteration			
Acres of new non-water dependent use of tidelands or waterways			
<b>STRUCTURES</b>			
Gross square footage			
Number of housing units			
Maximum height (feet)			
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	1600	1600
Parking spaces	0	230	230
<b>WASTEWATER</b>			
Water Use (Gallons per day)			
Water withdrawal (GPD)			
Wastewater generation/treatment (GPD)			
Length of water mains (miles)			
Length of sewer mains (miles)			
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input type="checkbox"/> No			

**GENERAL PROJECT INFORMATION – all proponents must fill out this section**

**PROJECT DESCRIPTION:**

Describe the existing conditions and land uses on the project site. The land is currently vacant and wooded. Previously a single family home was on the land.

Describe the proposed project and its programmatic and physical elements: \_\_\_\_\_

**NOTE:** The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

*As proposed, the existing vacant site will be developed with a three-story medical office building containing up to 45,600 square feet with an urgent care facility on the first floor and medical offices on the upper floor. Access to the site is proposed via two new driveways on Route 140. The easterly site driveway will allow for exiting traffic while the westerly driveway will allow for entering site traffic only. The project will require a 15 foot road widening along the southerly side of Route 140 to allow for proper turning. The facility will generate 1,600 vehicle trips per day and have 230 parking spaces. The overall development will be 3.5 acres of land. The building will be serviced by Franklin's water and sewer services along with private gas and power services.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

**NOTE:** The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

*Alternatives for this site included a large Self Storage Facility and a larger medical facility building. Both of These alternatives would have been a greater impact to the property as they would have encompassed Almost 5 acres of land disturbance. Some of this disturbance would have had impacted the on-site wetland And associated buffer zones. There would have been more impervious surface and less natural ground coverage. The site as designed will not disturb any of the wetland area nor any of the 100 foot buffer zone. This will keep 30% of the land in its current natural wooded condition.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

*Under the current design, the overall land disturbance will be 3.5 of the 5 acres of the property. The remaining 1.5 acres or 30% will be kept in its natural wooded condition.*

If the project is proposed to be constructed in phases, please describe each phase: *N/A*