

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

Environmental Notification Form

For Office Use Only

EEA#: 15830

MEPA Analyst: Alex Steysky

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: Campanelli Business Park Uxbridge		
Street Address: 612 Douglas Street (Route 16)		
Municipality: Uxbridge	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: 279619.18 4660114.07	Latitude: 42.062189	Longitude: -71.663533
Estimated commencement date: July, 2018	Estimated completion date: May, 2019	
Project Type: Commercial	Status of project design: 25 %complete	
Proponent: Campanelli Development LLC		
Street Address: 1 Campanelli Drive		
Municipality: Braintree	State: MA	02184
Name of Contact Person: David N. Kelly		
Firm/Agency: Kelly Engineering Group, Inc	Street Address: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.com

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)? **“Land” threshold 11.03(1)(b)1, 11.03(1)(b)2, 11.03(1)(a)1, 11.03(1)(a)2 and 11.03(6)(a)6 and “Transportation” 301 CMR 11.03(6)(b)13, 301 CMR 11.03(6)(b)14, 301 CMR 11.03(6)(b)15 and 301CMR 11.03(6)(a)6**

Which State Agency Permits will the project require? **An indirect Highway Access permit from MassDOT and if mitigation requires work within the DOT right of way a Highway Access Permit**

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**

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Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	178.5+/-		
New acres of land altered		108+/-	
Acres of impervious area	0.05+/-	+66.55+/-	66.6+/-
Square feet of new bordering vegetated wetlands alteration		4,700 +/-	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	2,300	+1,397,700	1,400,000
Number of housing units	0	0	0
Maximum height (feet)	20+/-	+15+/-	35+/-
TRANSPORTATION			
Vehicle trips per day (Note 1)	0*	+2436	2436
Parking spaces	0*	+655	655
WASTEWATER			
Water Use (Gallons per day) (Note2)	0*	+10,500	10,500
Water withdrawal (GPD)			
Wastewater generation/treatment (GPD) (Note3)	0*	+10,500	10,500
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0 (Note 4)
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input checked="" type="checkbox"/> Yes (EEA # <u>12632</u>) <input type="checkbox"/> No			

Notes; * Does not include minor values associated with existing building use.

1. Based on ITE LUC 150
2. Assuming 1.1 times wastewater generation
3. Wastewater generation based on title 5 (Manufacturing- 700 employees assuming 1 employee/2000 SF+/- @ 15GPD/employee = 10,500 GPD)
4. No new main will be constructed however a force sewer service will be installed from the site to the existing sewer main located approximately 0.5 miles east on Douglas Street.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

A portion of the site is developed with a small commercial building. The remaining site is currently undeveloped forest.

Describe the proposed project and its programmatic and physical elements:

The approximately 178 acre site is located on Douglas Road just west of the Route 146 ramp in Uxbridge MA. The property is bounded on the east by Route 146 and the MassDOT maintenance yard, to the west by commercial development and to the south by residential homes. High Street a dirt road traverses the property and will be abandoned as part of this project. See USGS Map. The site which is located in the Town's Industrial zoning district is currently vacant.

The proposed project entails the construction of a subdivision road that will service a 1.4M SF warehouse and distribution development on three lots. The project is expected to occur in phases with the first phase being an approximately 800,000 warehouse and distribution facility located on Lot 2.

The property contains a number of isolated and bordering vegetated wetlands resource areas. Resource areas have been recently delineated by Ecotec, Inc. and have been located by survey. As described in the EENF the project will require some disturbance of these resource areas in order to access the property and to develop the proposed buildings and a portion of the development will be located in the buffer zone to these wetlands. The disturbance will be less than 5,000 sf and will be replicated onsite. According to MassGIS data there are three potential vernal pools on the property. These areas will be investigated further during the active season but no work is proposed in or close to these areas. The project will require an Order of Conditions under the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). A notice of Intent has not yet been filed. A Wetlands section is included with this EENF as Attachment 5.

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:

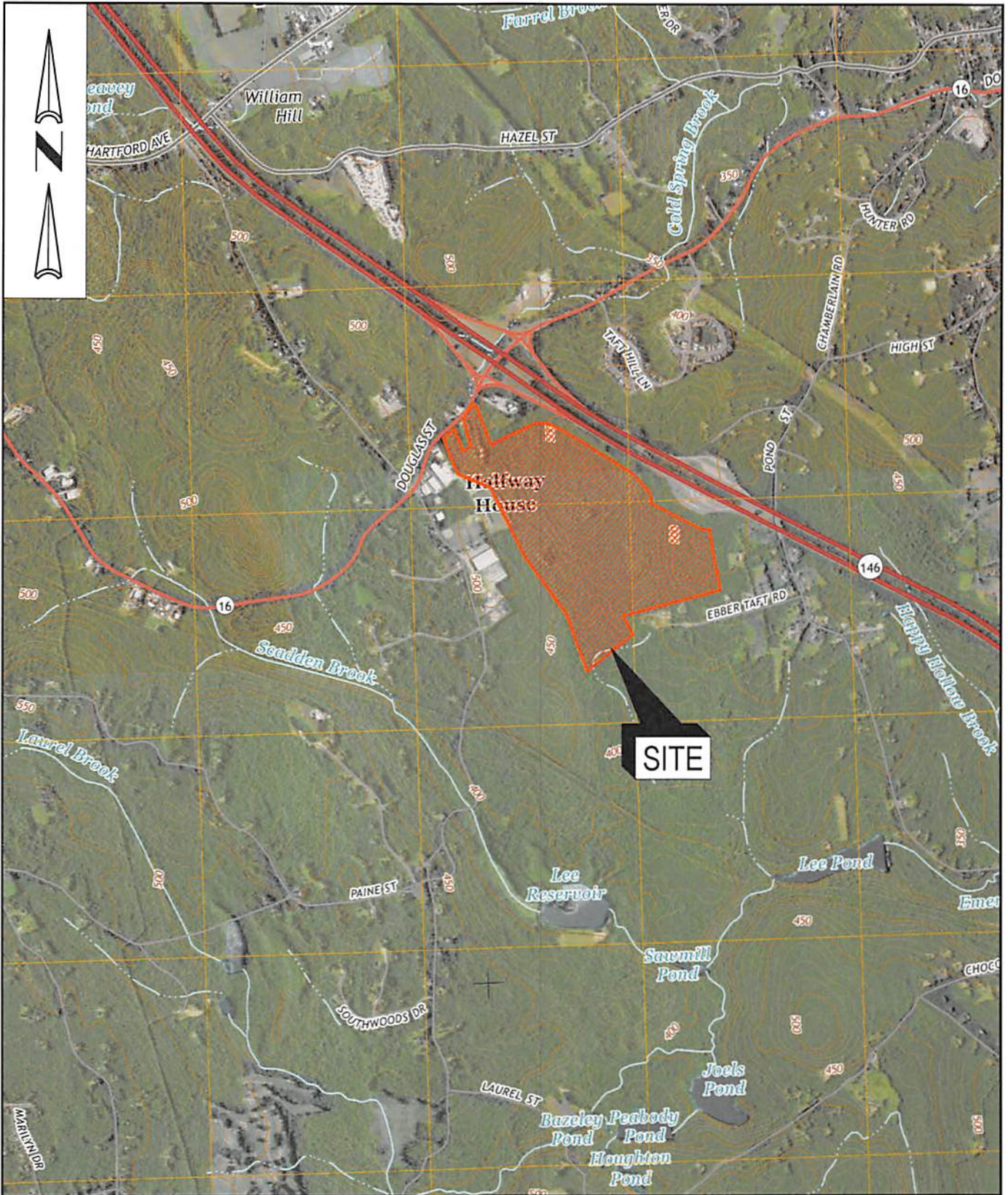
A maximum Build scenario consisting of an 850,000 sf manufacturing facility with 550,000 sf of warehousing and distribution was considered. The analysis is include as Attachment 7.

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

The ENF describes the Project's use of all feasible means to avoid potential environmental impacts. Those means include: constructing only the minimum parking necessary, construction of an extensive stormwater system to avoid impacts to "Land"; implementing traffic related mitigation including TDM measures to avoid "Transportation" impacts; use of low flow water fixtures and; the implementation of a GHG reduction program to ensure compliance with the GHG policy as described in the EENF.

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

The project may be constructed in phases. Phase 1 may include the construction of a 800,000 SF building on Lot 3. Phase 2 will include the construction on the remaining lots.



SCALE; 1" = 2083' ±

DATE 02/02/18

DOUGLAS STREET
UXBRIDGE MA

LOCATION PLAN

SOURCE: USGS

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS



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