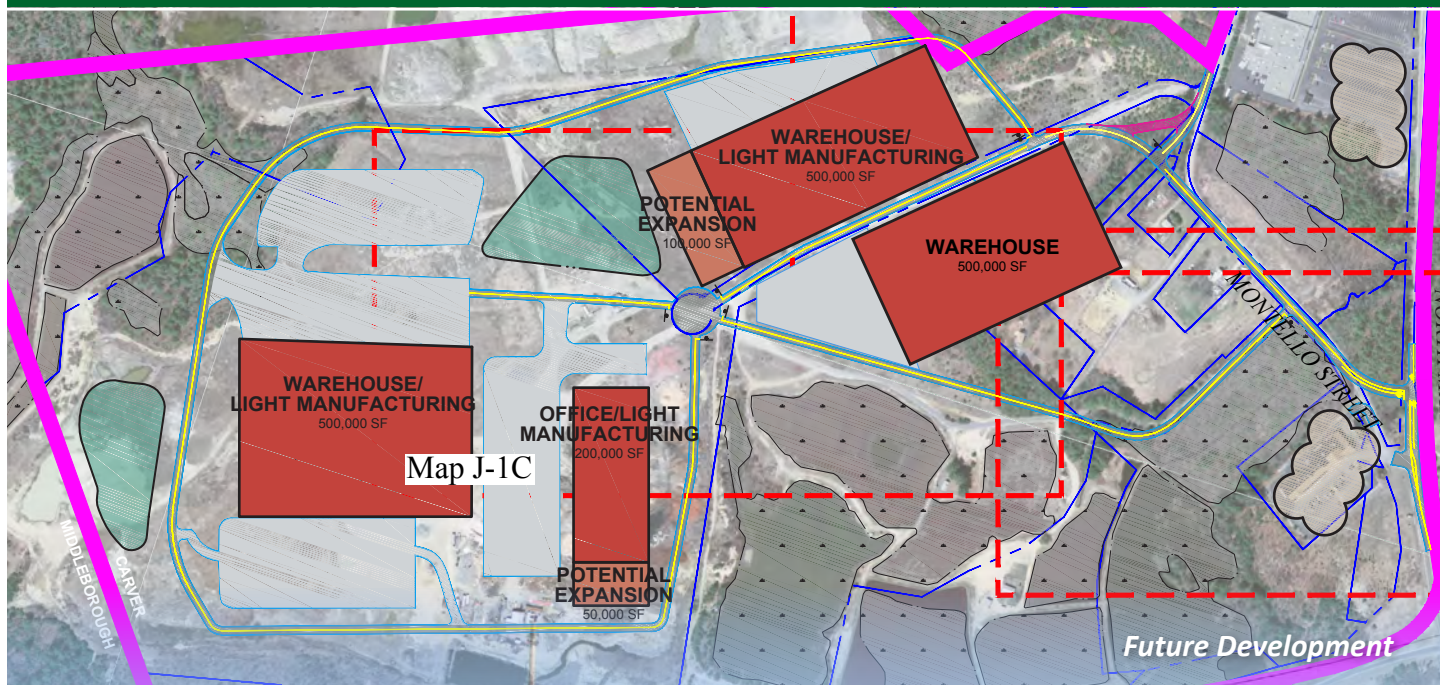


# NORTH CARVER DEVELOPMENT AND URBAN RENEWAL PLAN



**Langdon  
Environmental LLC**

Two Summer Street, Suite 300  
Natick, MA 01760  
508-545-0333

January 31, 2017

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

**Environmental Notification Form**

*For Office Use Only*

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*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: North Carver Development and Urban Renewal Plan**

**Street Address: Off Route 58 and Montello Street**

**Municipality: Carver**

**Watershed: Taunton**

**Universal Transverse Mercator Coordinates:  
Zone 19T**

**Latitude: 41° 55' 35" N**

**Longitude: 70° 49' 13" W**

**4643328.8 Northing/ 349165.9 Easting**

**Estimated commencement date: Jan 2018**

**Estimated completion date: July 2022**

**Project Type: Commercial**

**Status of project design: 5 %complete**

**Proponent: Carver Redevelopment Authority**

**Street Address: 108 Main Street**

**Municipality: Carver**

**State: MA**

**Zip Code: 02330**

**Name of Contact Person: Marlene McCollem**

**Firm/Agency: Town of Carver, Department of  
Community Planning & Development**

**Street Address: Town Hall, 108 Main Street**

**Municipality: Carver**

**State: MA**

**Zip Code: 02330**

**Phone: 508 866-3450**

**Fax:**

**E-mail: Marlene.McCollem@carverma.org**

**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)?**

Site development is expected to meet or exceed the following:

Mandatory EIR Thresholds:

301 CMR 11.03(1)(a)2 - Creation of ten or more acres of impervious area.

301 CMR 11.03(6)(a)6 - Generation of 3,000 or more new trips on roadways providing access to a single location.

301 CMR 11.03(6)(a)7 - Construction of 1,000 or more new parking spaces at a single location

**ENF Threshold:**

301 CMR 11.03(1)(b)7 – Approval in accordance with MGL c. 121B of a New Urban Renewal Plan or major modification of an existing urban renewal plan.

**Which State Agency Permits will the project require?**

Anticipated permits include:

- From MassDEP - Groundwater Discharge Permit (310 CMR 5.00), Corrective Action Design (CAD) Permit (310 CMR 19.000)
- From MassDOT – Highway Access Permit
- From Department of Housing and Community Development – Approval of Urban Renewal Plan

**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 current agreement between the Carver Redevelopment Authority and the selected redeveloper requires that the redeveloper fund all the costs associated with implementing the North Carver Urban Renewal Plan (URP) including the proposed development described in this ENF. The Carver Redevelopment Authority will work with the selected redeveloper to implement the North Carver URP including applying for financial assistance from Agencies of the Commonwealth. Specific potential sources of State financial assistance have not been identified to date.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage	301.4		
New acres of land altered		0	
Acres of impervious area	5±	85±	90±
Square feet of new bordering vegetated wetlands alteration		≤5000 ft <sup>2</sup>	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
<b>STRUCTURES</b>			
Gross square footage	<30,000	+1.9M±	1.9M+
Number of housing units	5	-4	1
Maximum height (feet)	20±	+25±	45±
<b>TRANSPORTATION</b>			
Vehicle trips per day	235 – Montello St. 12,140 – Route 58	+3,000± – Montello Street	3,200± - Montello Street
Parking spaces	<10	+2,400±	2,400±
<b>WASTEWATER</b>			
Water Use (Gallons per day)	Unknown	+29,000 gpd	+29,000 gpd
Water withdrawal (GPD)	Unknown	Remove all private wells	0 gpd
Wastewater generation/treatment (GPD)	Unknown	+23,300 gpd (80% of water use)	+23,300 gpd
Length of water mains (miles)	0	+1.3 miles	1.3 miles
Length of sewer mains (miles)	0	+0.5 miles (on-Site)	0.5 miles
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>12228</u> ) <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 Project Site (Site) is within the limits of the properties that comprise the North Carver Urban Renewal Plan (URP) developed by the Proponent and included as Attachment B. The Site is in the northwest corner of the Town of Carver within the approximate rectangular area formed by the municipal boundary with the Town of Middleborough to the west, the Town of Plympton to the north, Route 58 to the east and Route 44 to the south. The total Site area is approximately 301.4-acres (see Figure 1 – Site Locus in Attachment A).

Most of the Site is currently blighted, underutilized property including a large parcel (127 acres) that is a depleted sand and gravel operation (former Route 44 Sand & Gravel operation or the former Whitworth property). There are also residential homes located along Montello Street, existing cranberry bogs (including a water reservoir used to maintain water levels in the bogs), and two existing retail developments located within the limits of the Site. In addition to the cranberry bogs, there are wetland resource areas in the southeastern portion of the Site associated a perennial stream and along the southern portion of the former Route 44 Sand & Gravel operation (see Figure 2 for an aerial photograph of the Site and surrounding areas and Figure 3 for current land uses. Both figures are in Attachment A).

More detailed information on existing conditions and land uses of the Site is provided in Attachment C – Project Narrative.

**Describe the proposed project and its programmatic and physical elements:**

Over the past year, the Proponent has held numerous public meetings to prepare the North Carver URP document under MGL Chapter 121B (Attachment B). The URP outlines the Town's vision to "...capitalize on the strategic location of this particular area of North Carver for long-term economic development purposes. The Town envisions the private redevelopment of the area for modern, attractive and sustainable facilities for warehousing and distribution, light manufacturing and office uses, as well as future commercial and retail development." The URP was approved by the Carver Board of Selectmen after a public hearing held on January 5, 2017. The Proponent is requesting that the Secretary of Energy and Environment issue a Phase I Waiver pursuant to section 301 CMR 11.11 of the MEPA Regulations allowing Department of Housing and Community Development (DHCD) to approve the URP and certain initial steps outlined in the URP be allowed to proceed before MEPA review for the future development scenario is completed. Due to the request for a Phase I Waiver, the Proponent has submitted an Expanded Environmental Notification Form (EENF). We understand that an EENF typically requires a greenhouse gas (GHG) emissions analysis, however because the Waiver request is for an Agency action and related activities and does not include activities with material GHG emissions the GHG emission analysis will be presented in the Draft Environmental Impact Report (DEIR) when greater project specificity will be known and GHG emissions can be better quantified.

The proposed future uses include development of large warehouse, office and/or light manufacturing with appurtenant paved parking areas and access roads. The conceptual development presented to the public as part of the URP process showed up to 1.85 million ft<sup>2</sup> of new buildings and an estimated 50± additional acres of new parking and new roadways. The

conceptual proposed uses described herein are consistent with the current Green Business Park zoning. Initial estimates are that the new development will generate up to 3,000± additional vehicle round-trips and 2,400± new parking spaces. A conceptual plan for this development is shown as Map I in the URP (Attachment B).

More detailed information on the proposed project including its elements, direct and indirect impacts and infrastructure requirements is provided in Attachment C.

*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.*

**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:**

The proposed development project has been the focus of Town planning and actions for over 20-years. During this time, portions of the Site have been used for a wood processing facility and a septage disposal facility. The Proponent and the landowner of the former Route 44 Sand & Gravel property have discussed the following alternatives for the future development and use of the Site:

- Alternative 1- No Build / Reclamation of Excavated Sand Pit: This alternative involves (1) importing and placing appropriate soils in a manner consistent with MassDEP's COMM-15-001 Soils Policy on the portions of the Site that were the former Route 44 Sand & Gravel operation and (2) leaving the remainder of the Site in its current state. Under this alternative, the Site would be permitted to maximize the quantity of soils accepted at the former Route 44 Sand & Gravel properties and leave a grassed stabilized hill with limited future development potential. This alternative is allowed under current zoning and requires a Special Permit from the Town of Carver Planning Department. As identified in over 20-years of Town planning documents, this alternative is not the highest and best use of the Site, and although the reclamation process would improve its current condition, this alternative does not advance the interests of the Town. For this reason, this alternative is not being pursued at this time.
- Alternative 2- Woodwaste Landfill or Other Solid Waste Use: Most of the former Route 44 Sand & Gravel property was Site Assigned in 1986 pursuant to 310 CMR 16.00 for a "woodwaste landfill" and a portion of the Site was historically operated as a stump dump. The existence of the Site Assignment could be modified and other MassDEP permits obtained to allow for a large-scale woodwaste landfill or another solid waste-related use. Like Alternative 1, this alternative is not the highest and best use of the Site does not advance the Town's interests for a sustainable development of the Site. Therefore, this alternative is not being pursued at this time.
- Alternative 3 - Commercial Development per Current Zoning: Most of the Site is currently zoned "Green Business Park" by the Town of Carver. This zoning designation allows for a variety of commercial developments including office space, light manufacturing, large-scale wholesale warehouses or research and development facilities. These are potential



alternatives for development of the Site and an example build-out alternative is shown on the conceptual plan included on Map I in the North Carver URP (Attachment B). The proposed development for this alternative can be implemented with improvements to site vehicular access; with buildings and facilities that incorporate sustainable design; and minimizing impacts to nearby receptors including residential and commercial abutters and on-Site wetland resource areas. Implementing this alternative will provide long-term benefits to the Town. This is the alternative that has been selected by the Proponents to be advanced and evaluated.

There are no off-site alternatives for this project.

**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.*

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

Mitigation associated with approval by DHCD is as outlined in the URP included in Attachment B. There are no further impacts or mitigation measures required to finalize the URP or begin its implementation (e.g. acquisition of parcels and creation of development parcels).

During construction of the final development, there will be a series of mitigation measures including controls for noise, traffic, hours of construction activity, dust, and stormwater run-off. These construction mitigation approaches will be outlined in the DEIR and will be approved by the local boards and commissions before the start of construction activities.

The final development has potential impacts related to traffic, noise, lighting, aesthetics, energy usage, stormwater run-off quantity and quality, wetland resource areas, lighting and GHG emissions. The general approaches to mitigating each of these impacts is provided in the project narrative in Attachment C and will be presented further in the DEIR.

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

The Project will be comprised of multiple phases as outlined below. The eventual development of the Site will likely also be completed in phases as potential Site users are identified and complete the local permit and approval process. The currently identified phases of the project are as described below.

- Completion of Urban Renewal Plan. The Proponent is requesting a Phase I Waiver. The Project will be comprised of multiple phases as outlined below. The eventual development of the Site will likely also be completed in phases as potential Site users are identified and complete the local permit and approval process. The currently identified general project phasing is described below.
- Urban Renewal Plan Approval. The Proponent is requesting a Phase I Waiver under the MEPA regulations to allow DHCD to approve the URP prior to completing the remainder of the MEPA process. The Phase I waiver is limited to this state agency

action and related administrative activities that will allow the proposed development parcel to be assembled and prepared as discussed in the Project Narrative provided in Attachment C. This will allow the Proponent to work with developers and property owners to begin the process of assembling properties both for development and to reconfigure vehicle access along Montello Street.

- Infrastructure and Site Preparation. After the MEPA process is completed, the initial phase of development will be implementing the necessary infrastructure improvements including the new roadway layout along Montello Street including the intersection with Route 58 (note that it is anticipated that potential access configurations will be evaluated during the MEPA process); provision of public water to the Site from the North Carver Water District; upgrades and extensions to the existing electric and gas utilities; and construction of initial stormwater controls and subsurface wastewater disposal facilities. This phase may also include the development of facilities for initial site user(s).
- Future Development Phases: Final development uses have not been determined. The Site will be developed for commercial uses in accordance with market demands and in a manner consistent with the approved URP. The ultimate schedule for Site development will be determined as users are identified and project planning and design is advanced. A range of potential development scenarios are currently envisioned estimate potential impacts from potential site uses are estimated in this EENF. The potential proposed uses will be described in greater detail in the DEIR.

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?

- ☐ Yes (Specify \_\_\_\_\_)  
☒ No

if yes, does the ACEC have an approved Resource Management Plan? \_\_\_\_ Yes \_\_\_\_ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? \_\_\_\_ Yes \_\_\_\_ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/priority\\_habitat/priority\\_habitat\\_home.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm))

- ☐ Yes (Specify \_\_\_\_\_) ☒ No

**See Letter from Natural Heritage and Endangered Species in Attachment D.**

**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

**See letter from Massachusetts Historic Commission in Attachment D.**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☐ Yes (Specify \_\_\_\_\_) ☐ No



**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? \_\_\_Yes  
\_X\_ No;

if yes, identify the ORW and its location. \_\_\_\_\_

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site? \_\_\_Yes \_X\_ No; if yes, identify the water body and pollutant(s) causing the impairment: \_\_\_\_\_.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? \_X\_ Yes \_\_\_No

**STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to identify means and measures to control construction period stormwater runoff during each construction activity to comply with the USEPA NPDES Construction General Permit requirements. The final development and construction activities will comply with MassDEP's Stormwater Management Regulations and Policies. Given the soil types, it is anticipated that stormwater controls will rely on on-site infiltration. The Proponents will also implement low-impact development methods to maximize infiltration and on-site re-use of stormwater. The specific approach for stormwater for the developed property will be presented in the DEIR.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes \_X\_ No \_\_\_; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):

Several Release Tracking Numbers (RTNs) are associated with the project Site. See ENF Attachment C for information and the status of these RTNs.

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes \_\_\_ No \_X\_;  
if yes, describe which portion of the site and how the project will be consistent with the AUL:

\_\_\_\_\_.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?  
Yes \_\_\_ No \_X\_ ; if yes, please describe: \_\_\_\_\_

**SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

Existing piles of solid waste materials including concrete on the former Route 44 Sand & Gravel property have been consolidated by type and will be either processed on-site for re-use as construction materials (e.g. untreated concrete) or removed to an appropriate recycling facility (e.g. metals). A limited quantity of solid waste that could not be recycled was removed for disposal at a licensed disposal facility. There was no hazardous waste handled during this clean-up process.

During construction of the utility installation and of the final development, a Construction Waste Management Plan will be to ensure that a minimal amount of solid waste debris is disposed of in landfills and to pursue the goal of diverting project-generated construction waste from landfills. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste disposal facility, per the MassDEP's regulations

*(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)*

Will your project disturb asbestos containing materials? Yes \_\_\_ No **X** ;

Asbestos containing materials (ACM) were not identified during an inventory of existing debris piles on the former Route 44 Sand & Gravel property. If asbestos containing materials are encountered during future construction activities, they will be managed in accordance with OSHA and MassDEP requirements.

if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

The Project Proponents will require all contractors to reduce potential emissions and minimize impacts from construction vehicles as described in ENF Attachment C.

**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes \_\_\_ No **X** ;  
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes \_\_\_ No \_\_\_ ; if yes, specify name of river and designation: \_\_\_\_\_;

if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River.

Yes \_\_\_ No \_\_\_ ;

if yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.

**ATTACHMENTS:**

1. List of all attachments to this document.

Attachment A – Figures

Attachment B – Urban Renewal Plan as Submitted to DHCD

Attachment C – Project Narrative

Attachment D – Project Correspondence

Attachment E – Municipal and Federal Permits Required for Project

Attachment F – Agencies and Persons Receiving Copy of ENF

2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries. **See Figure 1 in Attachment A.**
- 3.. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities. **See Figures 2 and 3 in Attachment A.**
- 4 Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts. **See Figure 4 in Attachment A.**
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase). **See Conceptual Site Plans included as Map I in URP (Attachment B).**
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2). **See Attachment F.**
7. List of municipal and federal permits and reviews required by the project, as applicable. **See Attachment E.**

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) X Yes \_\_\_ No; if yes, specify each threshold:

**310 CMR 11.03(1)(a)(2) – Creation of 10 or more acres of impervious area**

**II. Impacts and Permits**

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>10± acres</u>	<u>+42 acres</u>	<u>52 acres</u>
Internal roadways (paved)	<u>2± acres</u>	<u>+15 acres</u>	<u>17 acres</u>
Parking and other paved areas	<u>10± acres</u>	<u>+40 acres</u>	<u>50 acres</u>
Other altered areas	<u>271 acres</u>	<u>-100 acres</u>	<u>166 acres</u>
Undeveloped areas	<u>8± acres</u>	<u>0 acres</u>	<u>8± acres</u>
<b>Total: Project Site Acreage</b>	<b>301 acres</b>	<b>301 acres</b>	<b>301 acres</b>

- B. Has any part of the project site been in active agricultural use in the last five years?  
X Yes \_\_\_ No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

There are active cranberry bogs located along the southeastern corner of the Site. The bogs cover approximately 55 acres of the Site. In accordance with the URP, these bogs will not be developed in the future.

- C. Is any part of the project site currently or proposed to be in active forestry use?  
\_\_\_ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes X No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  
\_\_\_ Yes X No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes X No; if yes, describe.
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes X No \_\_\_; if yes, describe:

The Proponent (Carver Redevelopment Authority) has developed the draft Urban Renewal Plan attached to this ENF. The Urban Renewal Plan that has been submitted to DHCD concurrent with submission of this EENF for review and comment is included in Attachment B.

### III. Consistency

- A. Identify the current municipal comprehensive land use plan

Title: **Town of Carver Master Plan, 2001**

Date: **July 2001**

The Town prepared an Economic Development study of the Project Site that was completed in 2008. The Town is in the process of updating their Master Plan and based on discussions that occurred during development of the URP, the Site will continue to be designated as a priority for economic development.

- B. Describe the project's consistency with that plan with regard to:

1) economic development: In the Master Plan, the Town identified the "Route 44 Corridor" as one of seven priority opportunity areas for economic development. This Plan indicated that the area along Route 44 is a viable site for warehouse wholesale distribution because of its convenient access to the regional highway network. The Master Plan recommended that Town establish and adopt an economic development strategy for the Route 44 Corridor targeting commercial properties in the area.

2) adequacy of infrastructure: Since the Master Plan was completed, the Town instituted the North Carver Water District to supply public water to the Project Site as well as the surrounding area. The availability of an adequate volume of public-water to the Site was an important constraint limiting its development in the past.

3) open space impacts: The 2001 Master Plan provides for the establishment of open space and conservation areas throughout the Town. The Project Proponents will evaluate incorporating open space areas on portions of the Project Site as appropriate.

4) compatibility with adjacent land uses: The Master Plan did not provide any specific detail on compatibility with adjacent land uses for this Site. The proposed development project will be designed and implemented in a manner that is compatible with adjacent land uses and allow for an adequate buffer with appropriate controls to residential properties in Carver and Plympton.

- C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)

RPA: Southeast Regional Planning and Economic Development District

Title: Regional Land Use: Roles, Policies, and Plan Outline for Southeastern Massachusetts

Date June 1996

D. Describe the project's consistency with that plan with regard to:

1) economic development:

The Regional Policy Plan (RPP) provided by SRPEDD states that "SRPEDD has responsibilities for enhancing the quality of life in the region including economic opportunity and environmental quality ("Quality of life" refers to both pastoral open land and a low employment rate." The use of the blighted Site proposed for development will provide both short-term and long-term employment for the region while not utilizing 'pastoral open land.'

2) adequacy of infrastructure

SRPEDD states in its RPP that development is preferred in areas supported by underutilized infrastructure. As discussed in the URP (Attachment B), the development of the Site will utilize the available water supply developed by the North Carver Water District to promote development in this portion of Carver.

3) open space impacts

SRPEDD's RPP states a preference to redevelop existing sites for an industrial use compared to land use to convert farmland for such a use. It also seeks to encourage land uses that will enable the region to optimize its existing resources including cranberry bogs. As stated in the URP, the cranberry bogs on-site will not be used for development and the development of this blighted Site will not impact any regional resources.

## **RARE SPECIES SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? \_\_\_ Yes X No; if yes, specify, in quantitative terms:

See correspondence with NHESP in Attachment D.

*(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)*

- B. Does the project require any state permits related to **rare species or habitat**? \_\_\_ Yes X No

- C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? \_\_\_ Yes X No

- D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

### **II. Impacts and Permits**

- A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? \_\_\_ Yes \_\_\_ No. If yes,
1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? \_\_\_ Yes \_\_\_ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species? \_\_\_ Yes \_\_\_ No; if yes, attach the letter of determination to this submission.
  2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? \_\_\_ Yes \_\_\_ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts
  3. Which rare species are known to occur within the Priority or Estimated Habitat?
  4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? \_\_\_ Yes \_\_\_ No
  4. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? \_\_\_ Yes \_\_\_ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? \_\_\_ Yes \_\_\_ No
- B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? \_\_\_ Yes \_\_\_ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:



## **WETLANDS, WATERWAYS, AND TIDELANDS SECTION**

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? \_\_\_ Yes **X** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? **X** Yes \_\_\_ No; if yes, specify which permit:

An ORAD was issued defining the jurisdictional status and boundaries of wetland resource areas on the former Route 44 Sand & Gravel property (Attachment D). Future work in wetland buffers zone will secure an Order of Conditions or Determination of Applicability from the Carver Conservation Commission before works begins.

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

### **II. Wetlands Impacts and Permits**

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? \_\_\_ Yes **X** No; if yes, has a Notice of Intent been filed? \_\_\_ Yes **X** No; if yes, list the date and MassDEP file number: \_\_\_\_\_; if yes, has a local Order of Conditions been issued? \_\_\_ Yes \_\_\_ No; Was the Order of Conditions appealed? \_\_\_ Yes \_\_\_ No. Will the project require a Variance from the Wetlands regulations? \_\_\_ Yes \_\_\_ No.

For any work in the 100-foot buffer zone, either an Order of Conditions or Determination of Applicability, as determined in consultation with the Carver Conservation Commission, will be obtained.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

No permanent wetland impacts are currently anticipated. There may be limited wetland impacts related to construction of the new access roads to the development including improvements to Montello Street. Disturbed buffer zones will be restored and stabilized as approved by the Carver Conservation Commission.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<u>Coastal Wetlands</u>	<u>Area (square feet) or Length (linear feet)</u>	<u>Temporary or Permanent Impact?</u>
Land Under the Ocean	<u>0</u>	<u>                    </u>
Designated Port Areas	<u>0</u>	<u>                    </u>
Coastal Beaches	<u>0</u>	<u>                    </u>
Coastal Dunes	<u>0</u>	<u>                    </u>
Barrier Beaches	<u>0</u>	<u>                    </u>
Coastal Banks	<u>0</u>	<u>                    </u>
Rocky Intertidal Shores	<u>0</u>	<u>                    </u>
Salt Marshes	<u>0</u>	<u>                    </u>

Land Under Salt Ponds	<u>0</u>	<u>                    </u>
Land Containing Shellfish	<u>0</u>	<u>                    </u>
Fish Runs	<u>0</u>	<u>                    </u>
Land Subject to Coastal Storm Flowage	<u>0</u>	<u>                    </u>

Inland Wetlands

Bank (If)	<u>To be determined</u>	<u>To be determined</u>
Bordering Vegetated Wetlands	<u>To be determined</u>	<u>To be determined</u>
Isolated Vegetated Wetlands	<u>To be determined</u>	<u>To be determined</u>
Land under Water	<u>To be determined</u>	<u>To be determined</u>
Isolated Land Subject to Flooding	<u>To be determined</u>	<u>To be determined</u>
Bordering Land Subject to Flooding	<u>0</u>	<u>                    </u>
Riverfront Area	<u>To be determined</u>	<u>To be determined</u>

D. Is any part of the project:

1. proposed as a **limited project**?    Yes **X** No; if yes, what is the area (in sf)?
2. the construction or alteration of a **dam**?    Yes **X** No; if yes, describe:
3. fill or structure in a **velocity zone** or **regulatory floodway**?    Yes **X** No
4. dredging or disposal of dredged material?    Yes **X** No; if yes, describe the volume of dredged material and the proposed disposal site:
5. a discharge to an Outstanding Resource Water (ORW) or an Area of Critical Environmental Concern (ACEC)?    Yes **X** No
6. subject to a wetlands restriction order?    Yes **X** No; if yes, identify the area (in sf):
7. located in buffer zones? **X** Yes    No; if yes, how much (in sf) **TBD**

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? **X** Yes    No
2. alter any federally-protected wetlands not regulated under state law?    Yes **X** No; if yes, what is the area (sf)?

**III. Waterways and Tidelands Impacts and Permits**

- A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91?    Yes **X** No; if yes, is there a current Chapter 91 License or Permit affecting the project site?    Yes    No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:
- B. Does the project require a new or modified license or permit under M.G.L.c.91?    Yes **X** No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current    Change    Total     
If yes, how many square feet of solid fill or pile-supported structures (in sf)?
- C. For non-water-dependent use projects, indicate the following:  
Area of filled tidelands on the site:           N/A            
Area of filled tidelands covered by buildings:           N/A            
For portions of site on filled tidelands, list ground floor uses and area of each use:           N/A            
Does the project include new non-water-dependent uses located over flowed tidelands?  
Yes    No     
Height of building on filled tidelands

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

- D. Is the project located on landlocked tidelands? \_\_\_\_ Yes **X** No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:
- E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? \_\_\_\_ Yes **X** No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:
- F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? \_\_\_\_ Yes **X** No;

*(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)*

- G. Does the project include dredging? \_\_\_\_ Yes **X** No; if yes, answer the following questions:  
What type of dredging? Improvement \_\_\_\_ Maintenance \_\_\_\_ Both \_\_\_\_  
What is the proposed dredge volume, in cubic yards (cys) \_\_\_\_  
What is the proposed dredge footprint \_\_\_\_ length (ft) \_\_\_\_ width (ft) \_\_\_\_ depth (ft);  
Will dredging impact the following resource areas?  
Intertidal Yes \_\_\_\_ No \_\_\_\_; if yes, \_\_\_\_ sq ft  
Outstanding Resource Waters Yes \_\_\_\_ No \_\_\_\_; if yes, \_\_\_\_ sq ft  
Other resource area (i.e. shellfish beds, eel grass beds) Yes \_\_\_\_ No \_\_\_\_; if yes \_\_\_\_ sq ft  
If yes to any of the above, have you evaluated appropriate and practicable steps to:  
1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?  
If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

**Sediment Characterization**

Existing gradation analysis results? \_\_\_\_ Yes \_\_\_\_ No; if yes, provide results.  
Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? \_\_\_\_ Yes \_\_\_\_ No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment \_\_\_\_  
Unconfined Ocean Disposal \_\_\_\_  
Confined Disposal:  
    Confined Aquatic Disposal (CAD) \_\_\_\_  
    Confined Disposal Facility (CDF) \_\_\_\_  
Landfill Reuse in accordance with COMM-97-001 \_\_\_\_  
Shoreline Placement \_\_\_\_  
Upland Material Reuse \_\_\_\_  
In-State landfill disposal \_\_\_\_  
Out-of-state landfill disposal \_\_\_\_

*(NOTE: This information is required for a 401 Water Quality Certification.)*

**IV. Consistency:**

- A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? \_\_\_\_ Yes **X** No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:
- B. Is the project located within an area subject to a Municipal Harbor Plan? \_\_\_\_ Yes **X** No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

## **WATER SUPPLY SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? \_\_\_\_ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **water supply**? \_\_\_\_ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

### **II. Impacts and Permits**

- A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Municipal or regional water supply	<u>Unknown</u>	<u>+29,000 gpd</u>	<u>+29,000 gpd</u>
Withdrawal from groundwater	<u>Unknown</u>	<u>0</u>	<u>0</u>
Withdrawal from surface water	<u>0</u>	<u>0</u>	<u>0</u>
Interbasin transfer	<u>0</u>	<u>0</u>	<u>0</u>

*(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)*

- B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? **X** Yes \_\_\_\_ No
- C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? \_\_\_\_ Yes \_\_\_\_ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. \_\_\_\_\_
- D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? 100,000 gpd. Will the project require an increase in that withdrawal? \_\_\_\_ Yes **X** No; if yes, then how much of an increase (gpd)? N/A.
- E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? **X** Yes \_\_\_\_ No. If yes, describe existing and proposed water supply facilities at the project site:

The project will require extension of a new water main from Route 58 into Site and proposed development. Based on initial discussions with the North Carver Water District, there will also likely be a need for an on-site water storage tank to provide adequate pressures and flows for fire protection. There is no water supply wells or water treatment facilities on-site.

	<u>Permitted Flow</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Capacity of water supply well(s) (gpd)	_____	_____	_____	_____
Capacity of water treatment plant (gpd)	_____	_____	_____	_____

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? \_\_\_\_ Yes X No
2. a Watershed Protection Act variance? \_\_\_\_ Yes X No; if yes, how many acres of alteration?
3. a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? \_\_\_\_ Yes X No

**III. Consistency**

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

## **WASTEWATER SECTION**

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to wastewater (see 301 CMR 11.03(5))? \_\_\_\_ Yes **X** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to wastewater? **X** Yes \_\_\_\_ No; if yes, specify which permit: Groundwater Discharge permit

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

### **II. Impacts and Permits**

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	<u>Unknown</u>	<u>+23,300 gpd</u>	<u>+23,300 gpd</u>
Discharge of industrial wastewater	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>Unknown</u>	<u>+23,300 gpd</u>	<u>+23,300 gpd</u>

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	<u>Unknown</u>	<u>+23,300 gpd</u>	<u>+23,300 gpd</u>
Discharge to outstanding resource water	<u>0</u>	<u>0</u>	<u>0</u>
Discharge to surface water	<u>0</u>	<u>0</u>	<u>0</u>
Discharge to municipal or regional wastewater facility	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>0</u>	<u>0</u>	<u>+23,300 gpd</u>

B. Is the existing collection system at or near its capacity? \_\_\_\_ Yes **X** No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

Wastewater will be disposed of on-site and will not connect to a municipal system.

C. Is the existing wastewater disposal facility at or near its permitted capacity? \_\_\_\_ Yes **X** No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

Wastewater will be disposed of on-site and will not connect to a municipal system.



- D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility?  
\_\_\_ Yes X No; if yes, describe as follows:

An old septage disposal facility located at a property off Montello Street is closed and he structures and facilities have been removed.

	<u>Permitted</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

- E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

Project does not require an interbasin transfer as wastewater will be treated and disposed of on-site.

*(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)*

- F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district?  
\_\_\_ Yes X No

- G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? \_\_\_ Yes X No; if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

- H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

### III. Consistency

- A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

Future re-use will require on-site disposal of sanitary sewage. Disposing of sewage in accordance with, and securing a permit from the MassDEP in accordance with the Groundwater Discharge Program (310 CMR 5.00) is expected to comply with state policy regarding wastewater management.

- B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? \_\_\_\_ Yes \_\_\_\_ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

Project does not require a sewer extension permit.

Project is remote to transit, pedestrian and bicycle facilities. Potential implementation and promotion of transit, pedestrian and bicycle facilities will be assessed in the DEIR.

- E. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? \_\_\_\_ Yes X No; if yes, describe if and how will the project will participate in the TMA:
- F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? \_\_\_\_ Yes X No; if yes, generally describe:
- G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)? **No**

**III. Consistency**

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

As part of the DEIR, the Proponent will review any municipal, regional, state and federal plans related to traffic, transit, pedestrian and bicycle transportation facilities and services as part of the evaluation of improvements to the existing roadway system necessitated by the proposed development.

**TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)**

**I. Thresholds**

- A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? \_\_\_\_ Yes \_\_\_\_ No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **roadways or other transportation facilities**? \_\_\_\_ Yes \_\_\_\_ No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

**II. Transportation Facility Impacts**

- A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:
- B. Will the project involve any
  - 1. Alteration of bank or terrain (in linear feet)? \_\_\_\_\_
  - 2. Cutting of living public shade trees (number)? \_\_\_\_\_
  - 3. Elimination of stone wall (in linear feet)? \_\_\_\_\_

- III. Consistency** -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

## **ENERGY SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))? \_\_\_\_ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **energy**? \_\_\_\_ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

### **II. Impacts and Permits**

- A. Describe existing and proposed energy generation and transmission facilities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

- B. If the project involves construction or expansion of an electric generating facility, what are:
1. the facility's current and proposed fuel source(s)?
  2. the facility's current and proposed cooling source(s)?
- C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? \_\_\_\_ Yes \_\_\_\_ No; if yes, please describe:
- D. Describe the project's other impacts on energy facilities and services:

### **III. Consistency**

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

## **AIR QUALITY SECTION**

### **I. Thresholds**

- A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? \_\_\_\_ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **air quality**? \_\_\_\_ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

### **II. Impacts and Permits**

- A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? \_\_\_\_ Yes \_\_\_\_ No; if yes, describe existing and proposed emissions (in tons per day) of:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

- B. Describe the project's other impacts on air resources and air quality, including noise impacts:

### **III. Consistency**

- A. Describe the project's consistency with the State Implementation Plan:
- B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:



## **SOLID AND HAZARDOUS WASTE SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? \_\_\_ Yes   X   No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **solid and hazardous waste**? \_\_\_ Yes   X   No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

### **II. Impacts and Permits**

- A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? \_\_\_ Yes \_\_\_ No; if yes, what is the volume (in tons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

- B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? \_\_\_ Yes \_\_\_ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____
Disposal	_____	_____	_____

- C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:
- D. If the project involves demolition, do any buildings to be demolished contain asbestos? \_\_\_ Yes \_\_\_ No
- E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

### **III. Consistency**

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

## **HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION**

### **I. Thresholds / Impacts**

- A. Have you consulted with the Massachusetts Historical Commission? \_\_\_\_ Yes X No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? \_\_\_\_ Yes \_\_\_\_ No; if yes, attach correspondence

See correspondence with the Massachusetts Historical Commission in Attachment d.

- B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? \_\_\_\_ Yes X No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? \_\_\_\_ Yes \_\_\_\_ No; if yes, please describe:

- C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? \_\_\_\_ Yes X No; if yes, does the project involve the destruction of all or any part of such archaeological site? \_\_\_\_ Yes \_\_\_\_ No; if yes, please describe:

- D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

### **II. Impacts**

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

### **III. Consistency**

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

**CERTIFICATIONS:**

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

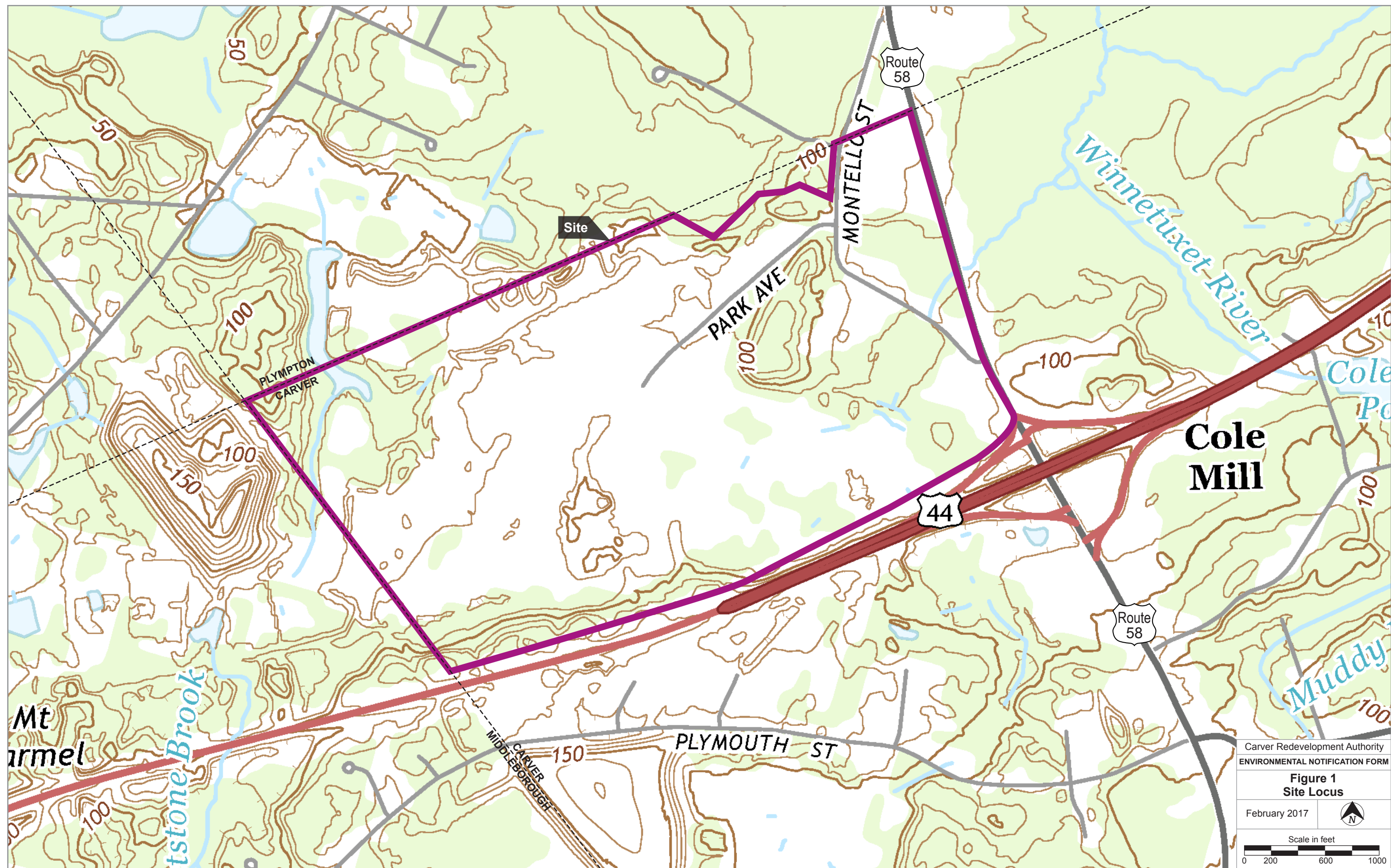
(Name) Carver Reporter (Date) February 3, 2017

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing ENF (if different from above)
	<u>Carver Redevelopment Authority</u>		<u>Bruce W. Haskell, P.E.</u>
	<u>Name (print or type)</u>		<u>Name (print or type)</u>
			<u>Langdon Environmental LLC</u>
	<u>Firm/Agency</u>		<u>Firm/Agency</u>
	<u>Town Hall, 108 Main Street</u>		<u>Two Summer Street, Suite 300</u>
	<u>Street</u>		<u>Street</u>
	<u>Carver, MA 02330</u>		<u>Natick, MA 01760</u>
	<u>Municipality/State/Zip</u>		<u>Municipality/State/Zip</u>
	<u>(857) 246-6800</u>		<u>(508) 630-0351</u>
	<u>Phone</u>		<u>Phone</u>

# Attachment A – Figures



Carver Redevelopment Authority  
ENVIRONMENTAL NOTIFICATION FORM

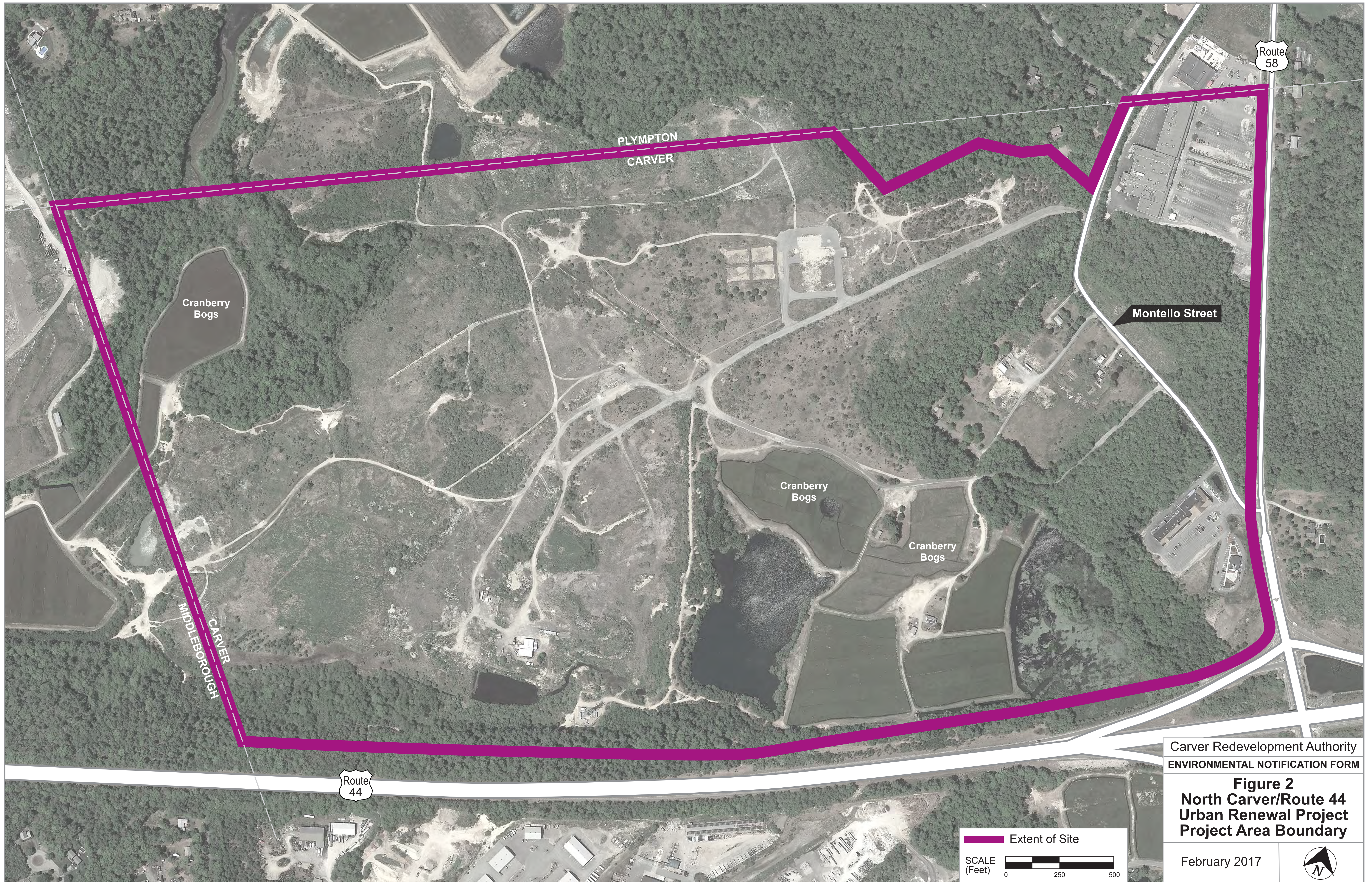
**Figure 1**  
**Site Locus**

February 2017

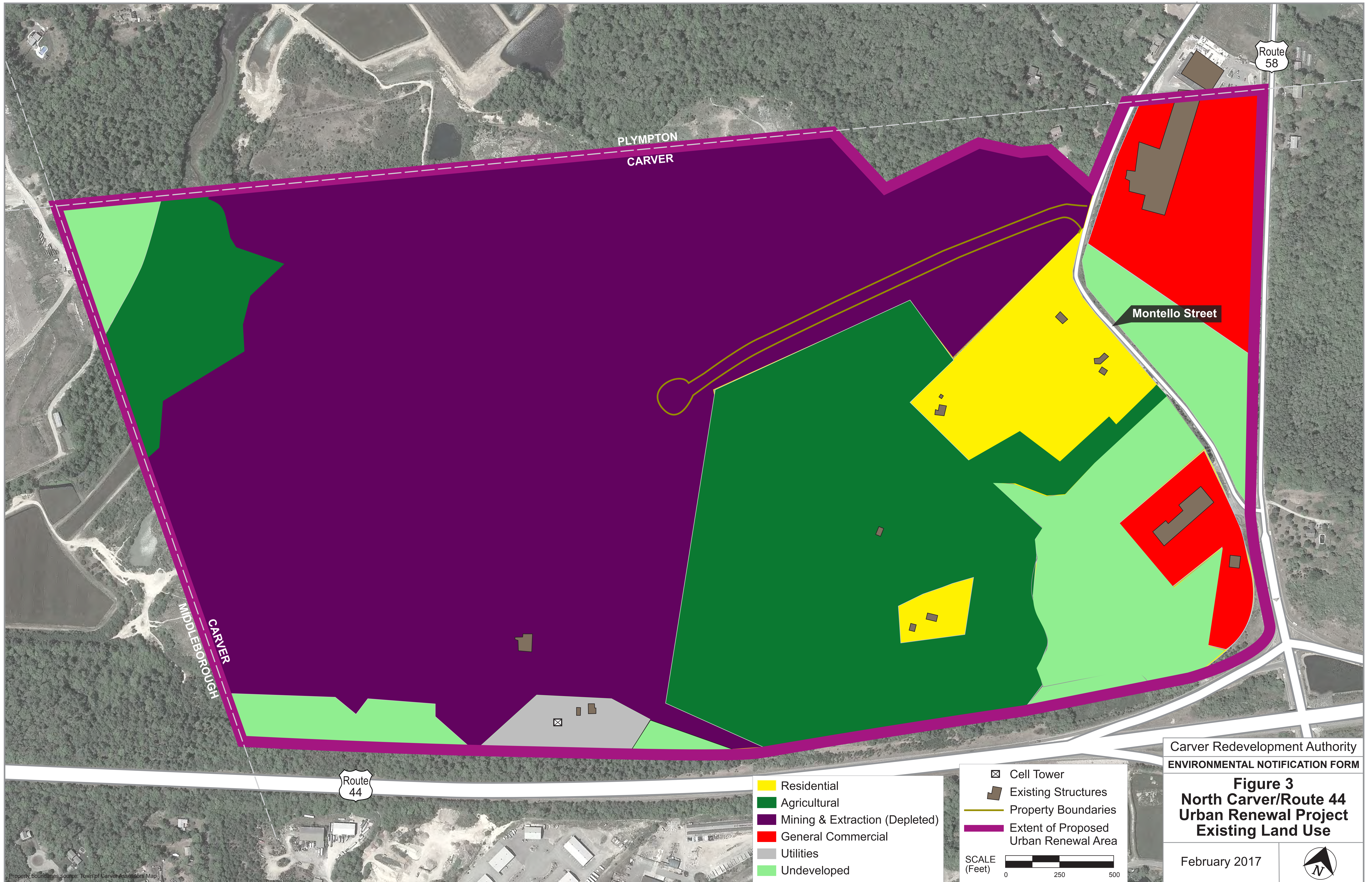
Scale in feet

0 200 600 1000

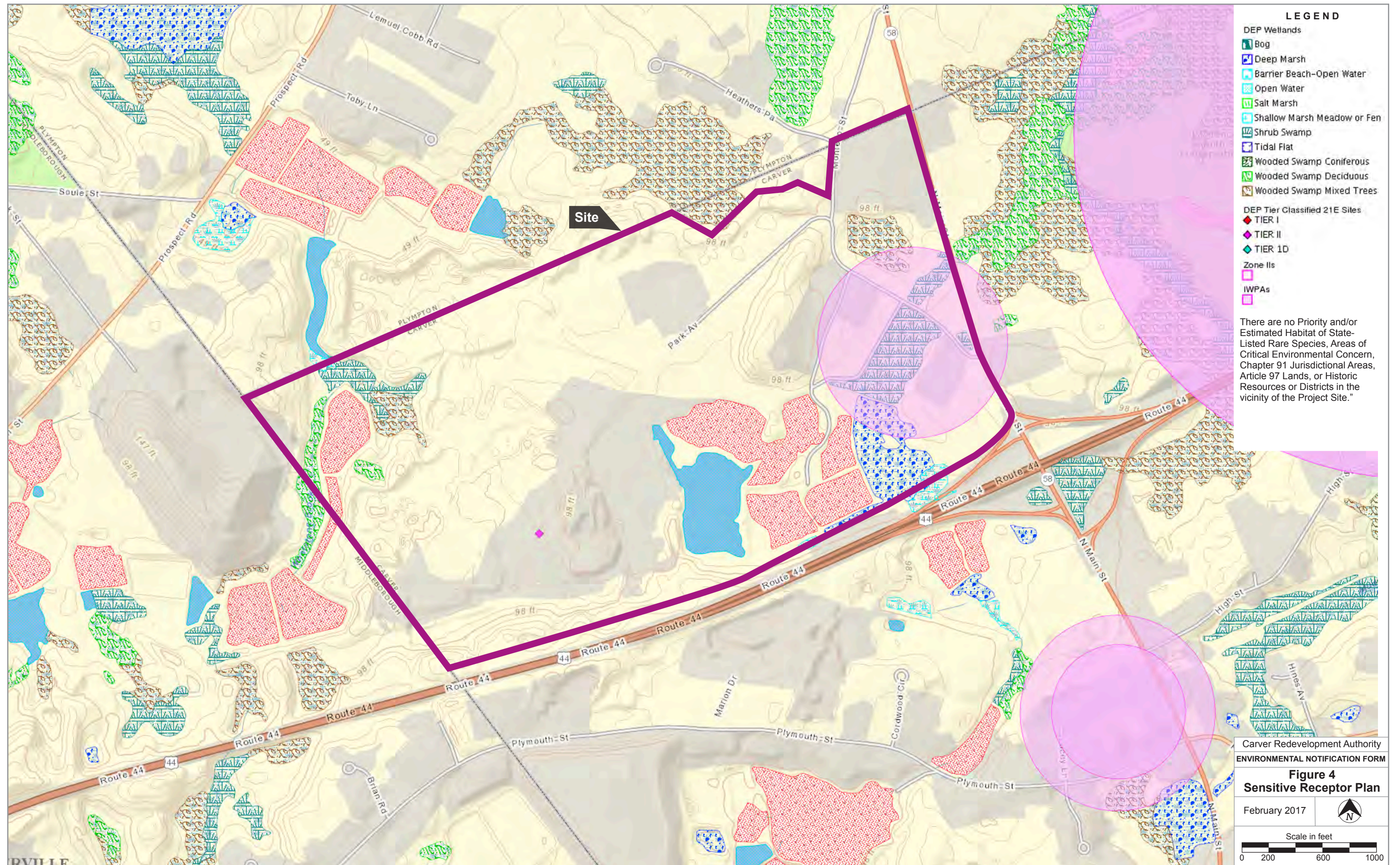














# Attachment B – Urban Renewal Plan as Submitted to DHCD

# Attachment C – Project Narrative

## Attachment C

### Project Narrative

#### Introduction

This narrative supplements the information presented in the Expanded Environmental Notification Form (EENF) prepared for the Carver Redevelopment Authority (Proponent) for the proposed development of 301.4 acres in North Carver including the request for a Phase I Waiver for the Department of Housing and Community Development (DHCD) approval of the North Carver Urban Renewal Plan (URP), and agency action, plus related administrative actions and initial steps.

#### Existing Conditions and Land Uses

The Site is within the limits of the properties that comprise the North Carver URP developed by the Proponent and included as Attachment B. The Site is in the northwest corner of the Town of Carver within the approximate rectangular area formed by the municipal boundary with the Town of Middleborough to the west, the Town of Plympton to the north, Route 58 to the east and Route 44 to the south. The total Site area is approximately 301.4-acres (see Figure 1 – Site Locus in Attachment A).

Most of the Site is currently blighted, underutilized property including a large parcel (127 acres) that is a depleted sand and gravel operation (former Route 44 Sand & Gravel operation or the former Whitworth property). There are also residential homes located along Montello Street, existing cranberry bogs (including a water reservoir used to maintain water levels in the bogs), and two existing retail developments located within the limits of the Site. In addition to the cranberry bogs, there are wetland resource areas in the southeastern portion of the Site associated a perennial stream and along the southern portion of the former Route 44 Sand & Gravel operation (see Figure 2 for an aerial photograph of the Site and surrounding areas and Figure 3 for current land uses. Both figures are in Attachment A). All but one of the parcels within the Site have local zoning (Green Business Park) that contemplates commercial development in accordance with prior planning documents developed by the Town.

The former Route 44 Sand & Gravel property includes an inactive stump dump requiring closure under Massachusetts Department of Environmental Protection (MassDEP) Solid Waste Management Regulations (310 CMR 19.000). Portions of the Site have also been historically impacted by groundwater contamination in the deep aquifer from upgradient sources and a localized impact from the historic on-site disposal of cranberry wastes. The remediation of these releases is being completed under the provisions of the Massachusetts Contingency Plan (MCP, 310 CMR 40.000) and the associated Release Tracking Numbers (RTN) for each of the releases is anticipated to be closed out under the MCP and will not impact future development. The status of these RTNs and their assessment and remediation is provided below.

There are ongoing activities to restore the former Route 44 Sand & Gravel property under MassDEP's COMM-15-01 policy (Interim Policy for the Re-Use of Soil for Large Reclamation Projects, dated August 28, 2015) and a Special Permit issued by the Town of Carver Planning Board. The owner of this property has undertaken the remediation of historic issues include the restoration of the sand and gravel pit property and prepare the property for the proposed development use.

### Summary of Historic MCP Activities

A review of MassDEP records near the Site identified the following Release Tracking Numbers (RTNs) associated with the MCP. The status of each of these RTN's is provided below:

- 4-19098 - 44 Gravel and Sand – Closed - methyl ethyl ketone and acetone in groundwater (on former Route 44 Sand & Gravel property – closed with a Permanent Solution with No Conditions)
- 4-18160 - 44 Gravel and Sand – Closed - elevated background thallium in soil (on former Route 44 Sand & Gravel property)
- 4-0911 - Simeone Asphalt Plant/Aggregate Industries (upgradient source)
- 4-19784 - Simeone Asphalt Plant/Aggregate Industries (upgradient source)
- 4-18745 - Simeone Asphalt Plant/Aggregate Industries (upgradient source)
- 4-15951 - Off Montello Street IRA (upgradient source related to 4-0911)
- 4-0950 - Ravenbrook Polymer Concrete Site – Closed (former upgradient source)
- 4-16222- Ravenbrook IRA - Closed (former upgradient source related to RTN 4-0950)

The Licensed Site Professional (LSP) for the upgradient contamination source sites is in the process of decommissioning the monitoring wells on the former Route 44 Sand & Gravel property related to upgradient sources of contamination in the deep groundwater well. There are no issues associated with any of these RTN's that will limit the completion of the proposed development at the Site.

### Summary of Proposed Project

During development of the URP, there was considerable public discussion about the programmatic and physical elements of the proposed project. The proposed future uses include development of large warehouse, office and/or light manufacturing with appurtenant paved parking areas and access roads. The conceptual development presented to the public as part of the URP process showed up to 1.85 million ft<sup>2</sup> of new buildings and an estimated 50± additional acres of new parking and new roadways. The conceptual proposed uses described herein are consistent with the current Green Business Park zoning. Initial estimates are that the new development will generate up to 3,000± additional vehicle round-trips and 2,400± new parking spaces. A conceptual plan for this development is shown as Map I in the URP (Attachment B).

There have been significant efforts to promote the type of development presented in the URP on the Site including numerous historic planning documents prepared by the Town of Carver, establishment of the Green Business Park zoning district (2010), extension of Route 44 from Route 58 to Route 3 (2005) and the implementation of the North Carver Water District to supply adequate water (2007 & 2010) to support development. See section entitled "Planning and Redevelopment Efforts to Date" on page 27 of the URP in Attachment B for detailed discussion of these past efforts.

Over the past year, the Proponent has held numerous public meetings to prepare the North Carver URP document under MGL Chapter 121B (Attachment B). The URP outlines the Town's vision to "...capitalize on the strategic location of this particular area of North Carver for long-term economic development purposes. The Town envisions the private redevelopment of the area for modern, attractive and sustainable facilities for warehousing and distribution, light manufacturing and office uses, as well as future commercial and retail development." The URP was approved by the Carver Board of Selectmen

after a public hearing held on January 5, 2017. The Proponent is requesting that the Department of Housing and Community Development (DHCD) be allowed to approve the North Carver URP and that the Proponent be allowed to begin its implementation as a Phase I Waiver pursuant to section 301 CMR 11.11 of the MEPA Regulations.

Vehicle access to the Site will be from an access ramp from the divided state highway Route 44 off to Route 58 located at the southeast corner of the Site. Access from the off-ramp will be for an approximate 500 feet to the intersection of Route 58 and Montello Street. The future development will be accessed off a re-configured intersection of Montello Street and Route 58 and a new configuration for Montello Street. Alternative conceptual layouts to access the Site and proposed development have been reviewed by the Proponent during public process for the URP and will be evaluated further as part of the DEIR.

### Proposed Mitigation Measures – Short-Term Impacts

Construction-period impacts during the development of the Site include increased traffic, noise, dust and stormwater/erosion controls. The following are the approaches to each of these potential impacts during construction of the proposed development:

- **Stormwater and Erosion/Sedimentation Controls.** Construction activities will require the Proponent to document compliance with the USEPA Construction General Permit (CGP) under the National Pollution Discharge Elimination System (NPDES) regulations and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the CGP. SWPPPs are comprehensive documents which identify and describe best management practices (“BMPs”) to be implemented during construction to avoid and mitigate potential adverse effects to receiving water from construction site runoff, additionally BMPs to mitigate air quality, dust and noise are also addressed in SWPPPs. Adherence to the requirements of CGP will avoid and minimize potential construction-period impacts.

Additionally, the SWPP will also be developed to comply with the Erosion and Sediment Control Plan requirement of the Massachusetts Stormwater Management Regulations, established as Standard 8.

- **Traffic.** During construction, a designated truck route will be established that will limit truck and passenger traffic associated with construction to Montello Street south of the existing Park Avenue (e.g. no traffic north on Montello Street into Plympton except for emergencies). Any improvements to Montello Street including the intersection with Route 58 during construction will be evaluated in the DEIR and subject to review by the Carver Planning Board.
- **Air Emissions.** Measures to control air emission during construction will include:
  - Require contractors to install an emission control device on each piece of diesel construction equipment to reduce emissions, including a diesel oxidation catalyst (DOC) or diesel particulate filter (DPF);

- Recommend the use of ultra-low sulfur diesel fuel [sulfur content less than 15 parts per million] in all diesel-fired construction equipment used on MEPA reviewed projects; and
- Prohibit motor vehicle engines from idling more than five minutes (in compliance with the Massachusetts 5-minute idle law, 310 CMR 7.11), unless the engine is being used to operate a lift or refrigeration unit.
- **Noise, Dust and Odors.** Hours of construction activity and noise limits will be established for the proposed development. These will be established to minimize impacts to residents and other businesses near the Site. It is not anticipated that odors or dust will be a significant impact from construction and both can be controlled with standard procedures (e.g. use of a water truck to control dust).

### Long-Term Development - Potential Impacts and Proposed Mitigation

It is anticipated that future Site development may generate longer-term environmental impacts focused around the following items with proposed mitigation:

- **Traffic.** Increased traffic on local and state roads, and specifically along Montello Street including its intersection with Route 58 in Carver. These impacts are proposed to be mitigated by reconfiguring Montello Street and its intersection with Route 58 to accommodate the proposed increased traffic. The development will also implement a designated route for trucks and passenger vehicles to only utilize Montello Street south of the existing Park Avenue driveway except during emergency situations (e.g. no traffic except emergencies will use the portion of Montello Street in the Town of Plympton). The conceptual design of the proposed development will incorporate improvements at the entrances off Montello Street that would implement this designated route.
- **Stormwater Run-off.** The increase in impervious area from pavement and parking will increase the quantity of stormwater runoff and require treatment and mitigation in accordance with the Massachusetts Stormwater Management Regulations and Standards. These Regulations and Standards were developed to address issues relating to water quality and water quantity (flooding, low base flow and recharge). These standards are incorporated into the Wetlands Protection Regulations at 310 CMR 10.05(6)(k), and the Water Quality Certification Regulations at 314 CMR 9.06(6)(a). These standards are protective of the environment, especially receiving waters. The stormwater management system for Site development will be designed in accordance with the MassDEP's Stormwater Management Standards to control the quantity and quality of runoff and thus mitigate potential impacts associated with runoff. The Proponent intends on implementing low-impact development methods to maximize infiltration and on-site reuse of stormwater. The DEIR will provide details on the approaches to comply with the stormwater standards and regulations and implementation of low-impact development methods.

- **GHG Emissions.** Development-related greenhouse gas (GHG) emissions from increased energy uses compared to the current undeveloped site conditions will be evaluated as part of the DEIR in accordance with the “Revised MEPA Greenhouse Gas Emissions Policy and Protocol,” dated May 5, 2010 (GHG Policy). This will include an estimate of the quantity of GHG emissions from the proposed development for comparison to the project baseline and provide commitments to a series of mitigation measures that will help to reduce GHG emissions from the proposed project. The mitigation measures will be consistent with the Commonwealth of Massachusetts’ Sustainable Development Principles to integrate transportation and land uses. The proposed mitigation measures included in the Appendix to the GHG Policy will be evaluated as part of this process.
- **Water and Wastewater.** Provision of potable water will be from the North Carver Water District. It is anticipated that the development will require a water tank to provide adequate pressure and flow for fire protection for the buildings anticipated to be constructed. Based on conversations with the Water District, there is adequate capacity in their system to accommodate the proposed development with the addition of the water tank.

Wastewater disposal will be at an on-site treatment system with a groundwater discharge. The sandy soils and available area on-site will adequately accommodate a subsurface wastewater disposal facility;

- **Wetland Resource Areas.** The final development will be designed to minimize permanent impacts to wetland resource areas on the Site. Any work in and adjacent to wetland resources will be constructed in accordance with, and permitted through the, Wetlands Protection Act (M.G.L. c. 131, § 40) and the Carver Wetlands Protection Act Bylaw. Stabilizing and development-related activities in the buffer zones of state jurisdictional wetland resource areas will be presented to the Carver Conservation Commission for review and approval.

As stated in the URP, there will be no development proposed for the areas currently utilized as cranberry bogs.

- **Aesthetics, Lighting and Noise.** The URP includes a series of design controls intended to encourage high-quality development and creative design and minimize potential impacts to adjacent residential zones. These include additional building setbacks to residential areas; orienting buildings to emphasize the more aesthetically pleasing components and disguising the less aesthetically-pleasing elements; incorporating landscaping and site entrance designs to improve aesthetics as well as provide buffers and mitigation; not allow exposed light-bulbs with architecturally-compatible fixtures and supports; design buildings including rooflines, ladders and mechanical equipment to enhance the buildings appearance; and attenuate noise generated from rooftop equipment to a maximum of 60 dB at the property line. These



measures will be discussed further in the DEIR and will be the subject of review by the Proponent for specific site uses.

### Phase I Waiver Request

As discussed in the EENF, the Proponent is requesting a Phase 1 Waiver to allow the DHCD to review and approve the URP prior to completing the full MEPA review of the proposed project. The Proponent also asks that related administrative action and limited initial actions related to the North Carver Urban Renewal Plan be allowed to proceed under a Phase I Waiver while the remainder of the Project completes the MEPA review process. In addition to allowing DHCD approval, an agency action, the Proponent request that the following initial actions be allowed to proceed under the Phase I Waiver:

- Acquisition of the 13 privately-owned parcels and partial acquisition two privately-owned parcels (for roadway realignment only) totaling 242.1 acres within the 301.4-acre Site;
- Relocation of the affected residents and businesses;
- Spot clearance of five buildings necessary to achieve objectives of URP; and
- Creation of the disposition parcel as shown on Map H in the URP.

Section 301 CMR 11.11(4) outlines the criteria (in italics) for determining if a Phase I Waiver is appropriate and a summary outlining the proposed Phase I activities and how they meet each criterion for allowing a Phase I Waiver:

- (a) *The potential environmental impacts of phase one, taken alone, are insignificant.*

Note of the activities proposed for Phase I are an agency action and administrative/legal procedures, e.g. land acquisition, and these have no environmental impacts. Razing structures does not meet or exceed a MEPA review threshold and does not require any state permits. Any building designated for clearance would be screened for hazardous materials and asbestos-containing materials which would be handled and disposed of in accordance with appropriate regulations.

- (b) *Ample and unconstrained infrastructure facilities and services exist to support phase one.*

There is no need for any infrastructure improvements to support Phase one activities.

- (c) *The project is severable, such that phase one does not require the implementation of any other future phase of the Project or restrict the means by which potential environmental impacts from any other phase of the Project may be avoided, minimized or mitigated.*

The approval of the URP by DHCD and the initial steps outlined above do not require the implementation of any proposed future phase. All future potential environmental impacts from the development portion of the project that will be subject to a DEIR and FEIR can be avoided, minimized or mitigated.

- (d) *The Agency Action on phase one will contain terms such as a condition or restriction in a Permit, contract or other relevant document approaching or allowing the Agency Action, or other evidence satisfactory to the Secretary, so as to ensure compliance with MEPA and 301 CMR 11.00 prior to Commencement of any other phase of the Project.*

The North Carver URP is the result of a year-long public process undertaken by the Proponent and provides a detailed-outline of the conditions and requirements for the proposed

development. Any development on the Site will require significant infrastructure improvement that will necessitate MassDOT approval of a new intersection at Montello Street and Route 58 and a MassDEP permit for a groundwater discharge of on-Site wastewater. Neither of these permits can be obtained without demonstrating compliance with the MEPA requirements.

Finally, the “Revised MEPA Greenhouse Gas Emissions Policy and Protocol,” effective May 5, 2010 requires that “...if a proponent is seeking a Phase One Waiver pursuant to 301 CMR 11.11(4), the EENF should contain the required GHG analysis if Phase One of the project will result in material GHG emissions itself (for example, if it involves construction of a building or parking).” The proposed activities including the approval of the URP by DHCD and the initial actions will not result in “material” GHG emissions. Therefore, a GHG analysis is not included in this EENF. The Proponent is committed to completing a GHG emissions analysis for MEPA review in the Environmental Impact Report.

# Attachment D- Correspondence

RECEIVED

FEB 04 2016

MASS. HIST. COMM

R.C. 59699

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Route 44 Development LLC

Location / Address: 3 - 4 Park Avenue

City / Town: Carver, Massachusetts

Project Proponent

Name: Route 44 Development LLC

Address: 500 Harrison Avenue, Suite 4R

City/Town/Zip/Telephone: Boston, Massachusetts 02118

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

R.C. 59699

Jonathan K. Hatton  
Archaeologist / Preservation Planner  
Massachusetts Historical Commission

2/18/16

Date

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

MEPA Unit

MEPA Certificate

**Project Description (narrative):**

The Proponent proposes to reclaim the abandoned sand and gravel mine, an approximately 127 acre upland area within the "Study Area" and located west and northwest of the cranberry bog, see Figure 1, and then redevelop their property for commercial use.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

No demolition required for site reclamation and preparation. One existgin metal garage building will be demolished for site redevelopment.

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

No.

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

Site reclamation and preapration does not require new construction. For commercial reuse to be developed.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No.

What is the total acreage of the project area?

Woodland \_\_\_\_\_ acres  
Wetland \_\_\_\_\_ acres  
Floodplain \_\_\_\_\_ acres  
Open space 127 acres  
Developed \_\_\_\_\_ acres

Productive Resources:  
Agriculture \_\_\_\_\_ acres  
Forestry \_\_\_\_\_ acres  
Mining/Extraction \_\_\_\_\_ acres  
Total Project Acreage 127 acres

What is the acreage of the proposed new construction? 127 acres

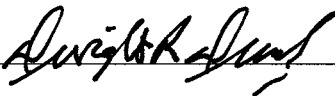
What is the present land use of the project area?

Abandoned sand and gravel mine.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See attached Figure 1 USGS Locus

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: 

Date: 01 FEB 2016

Name: Dwight R. Dunk, LPD, BCES

Address: Epsilon Associates, Inc. 3 Clock Tower Place, Site 250

City/Town/Zip: Maynard, MA 01754

Telephone: 978.461.6226

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



Projects:\4413 Route 44 LLC - Carver MA\MHC

February 1, 2016

**PRINCIPALS**

Theodore A Barten, PE  
Margaret B Briggs  
Michael E Guski, CCM  
Dale T Raczynski, PE  
Cindy Schlessinger  
Lester B Smith, Jr  
Robert D O'Neal, CCM, INCE  
Andrew D Magee  
Michael D Howard, PWS  
Douglas J Kelleher  
AJ Jablonowski, PE  
Stephen H Slocomb, PE  
David E Hewett, LEED AP

Samuel G. Mygatt, LLB  
1943-2010

**ASSOCIATES**

Dwight R Dunk, LPD  
David C. Klinch, PWS, PMP

3 Clock Tower Place, Suite 250  
Maynard, MA 01754  
www.epsilonassociates.com

978 897 7100

FAX 978 897 0099

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

**Subject: Project Notification Form – Former Route 44 Sand and Gravel Property, Carver, Massachusetts**

To whom it may concern:

Epsilon Associates, Inc. submits herewith a Project Notification Form plus supporting documentation on behalf of the current property owners, Route 44 Development LLC ("Proponent"). The Proponent proposes to reclaim the abandoned sand and gravel mine, an approximately 127 acre upland area within the "Study Area" and located west and northwest of the cranberry bog, see Figures 1 and 2, and then redevelop their property for commercial use. Site reclamation and preparation will include importing soils pursuant to the Massachusetts Department of Environmental Protection Policy # Comm-15-01- Interim Policy on the Re-Use of Soil for Large Reclamation Projects, dated August 28, 2015.

Site reclamation and preparation activities do not trigger Massachusetts Environmental Policy Act ("MEPA") review, however future site development triggers MEPA review. Epsilon is preparing the Environmental Notification Form to initiate MEPA review and thus seeks input from the MHC for that effort.

Please contact me at 978.461.6226, or via email at [ddunk@epsilonassociates.com](mailto:ddunk@epsilonassociates.com), with any questions regarding this request.

Sincerely,  
EPSILON ASSOCIATES, INC.

Dwight R. Dunk, LPD, BCES, PWS  
Associate

Encl.: Project Notification Form  
Figure 1 - USGS Locus Map  
Figure 2 - Aerial Locus Map

cc. B. Haskell, Langdon Environmental LLC

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name: Route 44 Development LLC

Location / Address: 3 - 4 Park Avenue

City / Town: Carver, Massachusetts

Project Proponent

Name: Route 44 Development LLC

Address: 500 Harrison Avenue, Suite 4R

City/Town/Zip/Telephone: Boston, Massachusetts 02118

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

MEPA Unit

MEPA Certificate

**Project Description (narrative):**

The Proponent proposes to reclaim the abandoned sand and gravel mine, an approximately 127 acre upland area within the "Study Area" and located west and northwest of the cranberry bog, see Figure 1, and then redevelop their property for commercial use.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

No demolition required for site reclamation and preparation. One existgin metal garage building will be demolished for site redevelopment.

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

No.

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

Site reclamation and preapration does not require new construction. For commercial reuse to be developed.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

**To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.**

No.

**What is the total acreage of the project area?**

Woodland \_\_\_\_\_ acres  
Wetland \_\_\_\_\_ acres  
Floodplain \_\_\_\_\_ acres  
Open space 127 acres  
Developed \_\_\_\_\_ acres

Productive Resources:  
Agriculture \_\_\_\_\_ acres  
Forestry \_\_\_\_\_ acres  
Mining/Extraction \_\_\_\_\_ acres  
Total Project Acreage 127 acres

**What is the acreage of the proposed new construction?** 127 acres

**What is the present land use of the project area?**

Abandoned sand and gravel mine.

**Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.**

See attached Figure 1 USGS Locus

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

---

Signature of Person submitting this form: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Dwight R. Dunk, LPD, BCES

Address: Epsilon Associates, Inc. 3 Clock Tower Place, Site 250

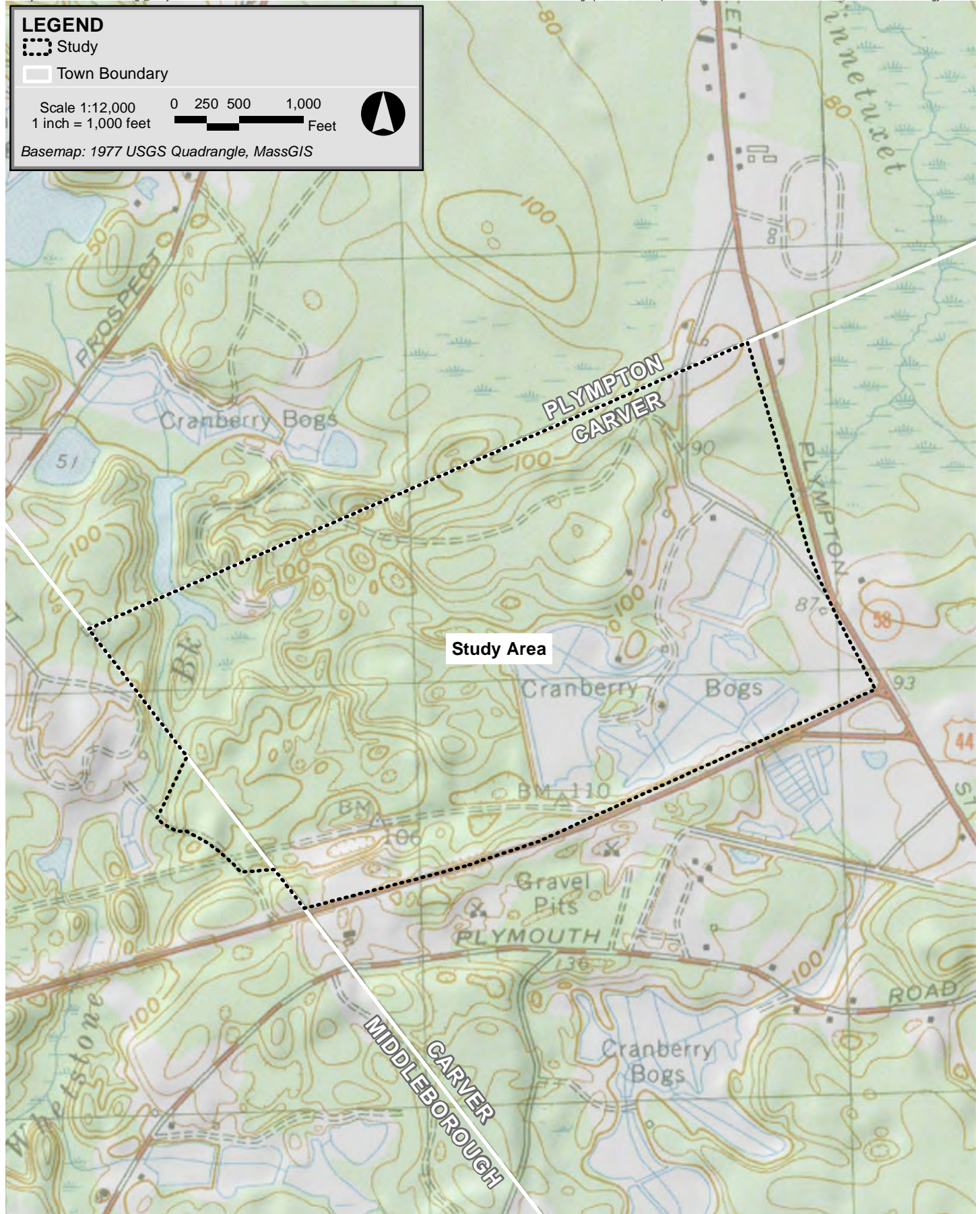
City/Town/Zip: Maynard, MA 01754

Telephone: 978.461.6226

**REGULATORY AUTHORITY**

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.





Route 44 Sand and Gravel Property Carver, Massachusetts





Route 44 Sand and Gravel Property Carver, Massachusetts





Commonwealth of Massachusetts

# Division of Fisheries & Wildlife

Jack Buckley, *Director*

March 04, 2016

Dwight Dunk  
Epsilon Associates, Inc.  
3 Clock Tower Place, Suite 250  
Maynard MA 01754

RE: Project Location: 3-4 Park Avenue  
Town: CARVER  
NHESP Tracking No.: 11-29640

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site.

Based on the information provided, the Natural Heritage has determined that at this time the site is not mapped as Priority or Estimated Habitat. The NHESP database does not contain any state-listed species records in the immediate vicinity of this site.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

Thomas W. French, Ph.D.  
Assistant Director

[www.mass.gov/nhesp](http://www.mass.gov/nhesp)



Projects:\4413 Route 44 LLC - Carver MA\NHESP

February 1, 2016

**PRINCIPALS**

Theodore A Barten, PE  
Margaret B Briggs  
Michael E Guski, CCM  
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Maynard, MA 01754  
[www.epsilonassociates.com](http://www.epsilonassociates.com)

978 897 7100  
FAX 978 897 0099

Regulatory Review  
Natural Heritage and Endangered Species Program  
MA Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

**Subject: MESA Information Request – Former Route 44 Sand and Gravel Property, Carver, Massachusetts**

To whom it may concern:

Epsilon Associates, Inc. ("Epsilon") submits herewith a MESA Information Request Form plus supporting documentation on behalf of the current property owners, Route 44 Development LLC ("Proponent"). The Proponent proposes to reclaim the abandoned sand and gravel mine, an approximately 127 acre upland area within the "Study Area" and located west and northwest of the cranberry bog, see Figure 1, and then redevelop their property for commercial use. Site reclamation and preparation will include importing soils pursuant to the Massachusetts Department of Environmental Protection Policy # Comm-15-01- Interim Policy on the Re-Use of Soil for Large Reclamation Projects, dated August 28, 2015.

Site reclamation and preparation activities do not trigger Massachusetts Environmental Policy Act ("MEPA") review, however future site development triggers MEPA review. Epsilon is preparing the Environmental Notification Form to initiate MEPA review and thus seeks input from the NHESP for that effort. The site does not appear to support habitat for MESA listed species, see Figure 2. We respectfully request concurrence that this site does not provide habitat for MESA listed species.

Please contact me at 978.461.6226, or via email at [ddunk@epsilonassociates.com](mailto:ddunk@epsilonassociates.com), with any questions regarding this request.

Sincerely,  
EPSILON ASSOCIATES, INC.

Dwight R. Dunk, LPD, BCES, PWS  
Associate

Encl.: MESA Information Request Form  
Figure 1 - USGS Locus Map  
Figure 2 - Aerial Locus Map

cc. B. Haskell, Langdon Environmental LLC

## MESA Information Request Form

Please complete this form to request site-specific information from the Natural Heritage & Endangered Species Program  
(Please submit only one project per request form).

**Please include a check for \$50.00 made out to Comm. of MA – NHESP.\***

### **Requestor Information**

Name:

Affiliation:

Address:

City:

State:

Zip Code:

Daytime Phone:

Ext.

Email address:

### **Project Information**

Project or Site Name:

Location:

Town:

Name of Landowner or Project Proponent:

Acreage of the Property:

Description of Proposed Project and Current Site Conditions: (If necessary attach additional sheet)

- ☐ Will this project be reviewed as a Notice of Intent by the local Conservation Commission?
- ☐ Will this project be undergoing MEPA review for reasons other than rare species?
- ☐ Have you enclosed the required copy of a USGS topographic map in the scale 1:24,000 or 1:25,000 (not copy reduced) with the site location clearly marked and centered on the copy page? (Copies of Natural Heritage Atlas pages are not accepted)

Please **mail** this completed form and topographic map to:

Regulatory Review  
Natural Heritage and Endangered Species Program  
MA Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

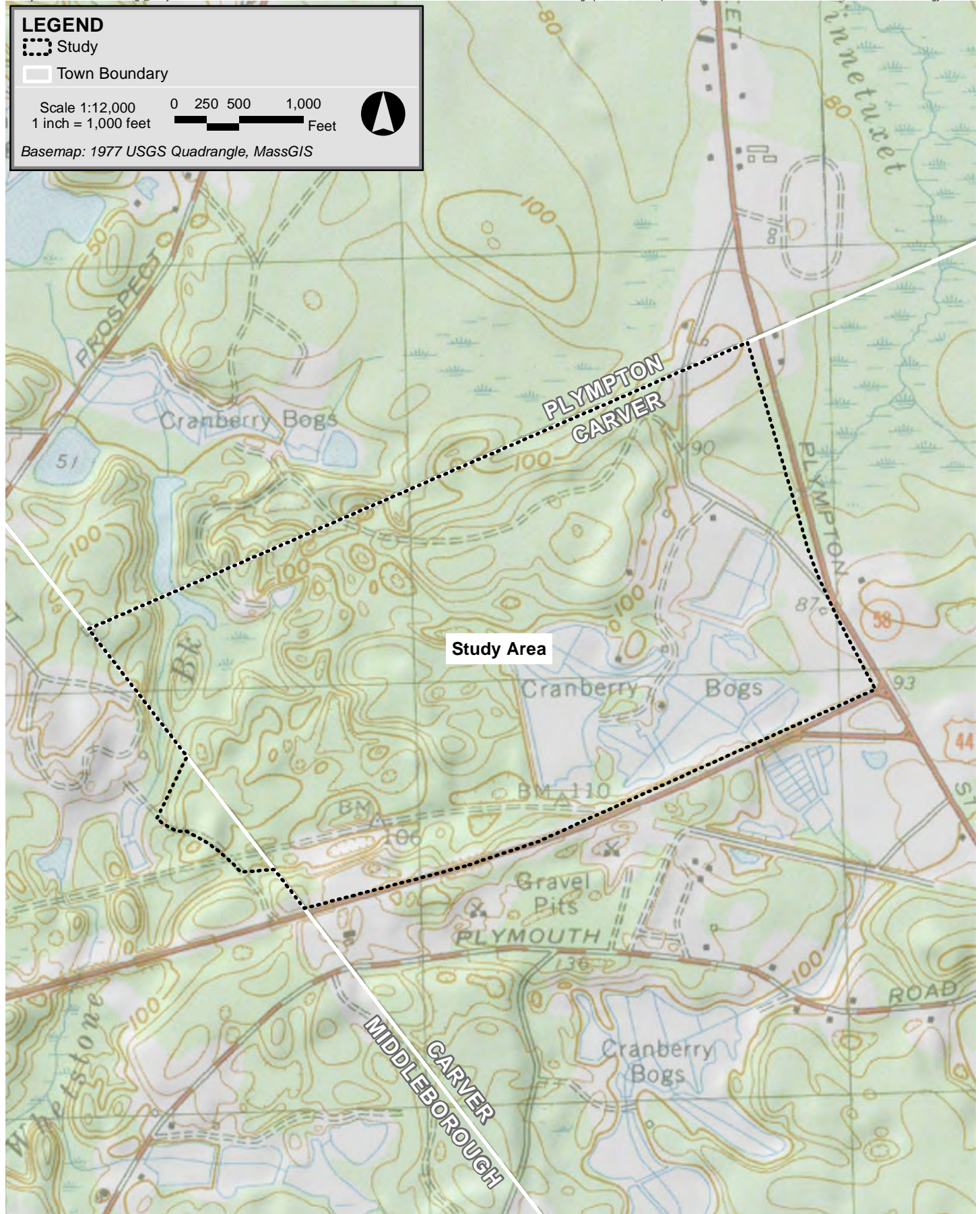
**Questions regarding this form should be directed according to the county that the property is located:**

Berkshire, Essex, Franklin, Hampshire, Hampden, Middlesex & Worcester Counties call: 508-389-6361

Barnstable, Bristol, Dukes, Nantucket, Norfolk, Plymouth & Suffolk Counties call: 508-389-6385

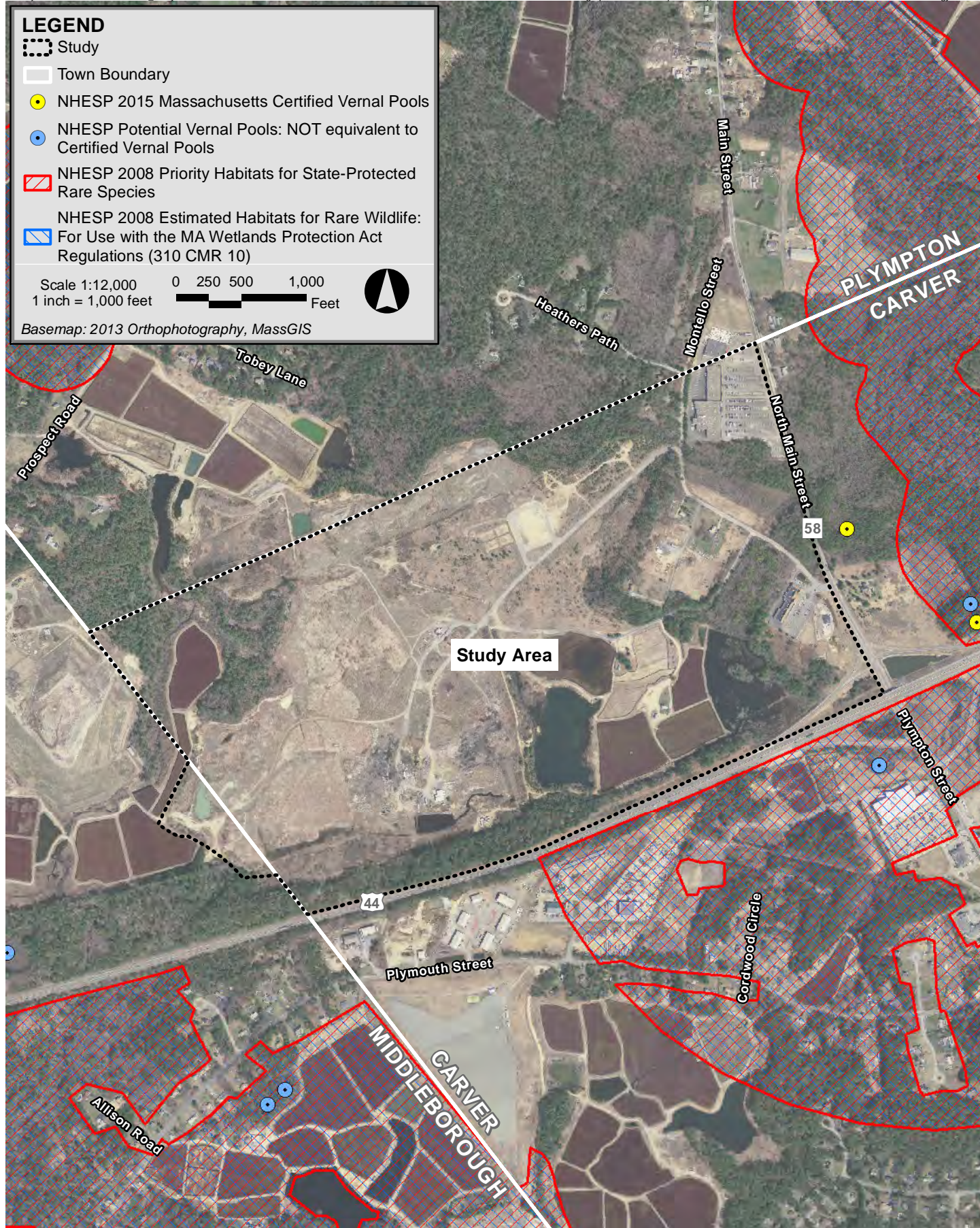
**Persons requesting information will receive a written response within 30 days of receipt of all information required. Please do not ask for an expedited review.** \*If you are requesting information for habitat management or conservation purposes and you are a non-profit conservation group, government agency or working with a government agency please fill out a Data Release Form.





Route 44 Sand and Gravel Property Carver, Massachusetts





Route 44 Sand and Gravel Property    Carver, Massachusetts



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EPSILON ASSOCIATES, INC.  
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1/29/2016

PAY TO THE  
ORDER OF Comm. of MA -NHESP

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Fifty and 00/100\*\*\*\*\* DOLLARS

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Comm. of MA -NHESP



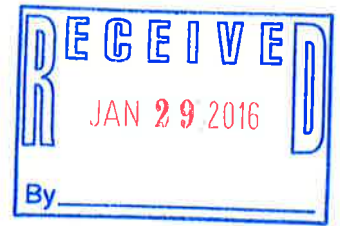
MEMO

*M B Briggs*

MP

⑈031243⑈ ⑆211371227⑆ 800205855⑈





*Cranberry Land USA*  
**Carver Conservation Commission**

Town Hall, 108 Main Street  
Carver, MA 02330

Telephone: 508-866-3482  
Fax: 508-866-3430

January 21, 2016

Robert Delhome  
Route 44 Development, LLC  
560 Harrison Avenue  
Boston, MA 02118

RE: Order of Resource Area Delineation – DEP# SE126-527  
3-4 Park Avenue

Dear Mr. Delhome:

Enclosed please find a copy of the Order of Resource Area Delineation (ORAD) for the address listed above. Please see Section B. 1. (a) and (b) for the resource areas confirmed on the site. The original ORAD will be kept on file in our office. Please keep this copy for your records.

If you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

Brooke Monroe, Environmental Scientist  
Agent, Carver Conservation Commission

Enc.

CC: DEP  
Laura Simkins, VHB



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

SE 126-527

MassDEP File Number

eDEP Transaction Number

Carver

City/Town

**A. General Information**

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Carver  
1. Conservation Commission

2. This Issuance is for (check one):  
a. ☒ Order of Resource Area Delineation  
b. ☐ Amended Order of Resource Area Delineation

3. Applicant:  
Robert Delhome  
a. First Name b. Last Name  
Route 44 Development LLC  
c. Organization  
560 Harrison Avenue  
d. Mailing Address  
Boston MA 02118  
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):  
Same as Applicant.  
a. First Name b. Last Name  
c. Organization  
d. Mailing Address  
e. City/Town f. State g. Zip Code

5. Project Location:  
3-4 Park Avenue Carver 02330  
a. Street Address b. City/Town c. Zip Code  
Map 20  
d. Assessors Map/Plat Number e. Parcel/Lot Number  
Latitude and Longitude (in degrees, minutes, seconds):  
d m s d m s  
f. Latitude g. Longitude

6. Dates: December 2015 1/13/16 1/13/16  
a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:  
"Existing Conditions, ANRAD Plan, Stone Cranberry, Carver, MA"  
a. Title 12/8/15  
b. Date  
c. Title d. Date



## WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

SE 126-527

MassDEP File Number

eDEP Transaction Number

Carver

City/Town

### B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

- a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically:

a. Wetland series # 3 and # 13 are defined as resource area bordering vegetated wetland; series #1, #2, #10, #11, #15 are isolated (By-law only). See b. below.

- b. ☒ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically:

a. Based on the conditions observed in the field (i.e. vegetation, hydrology, soils) wetland series #1, 2, 10, 11 and 15 as shown on the Plan do not qualify as wetland resource areas under the By-law; and, therefore are non-jurisdictional. Wetland series #3 and 13 are wetland resource areas (BVW); and therefore, are jurisdictional (See "Attachment A").

- c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

3. ☐ The boundaries were determined to be inaccurate because:



*Cranberry Land USA*

**Carver Conservation Commission**

Town Hall, 108 Main Street  
Carver, MA 02330

Telephone: 508-866-3482  
Fax: 508-866-3430

ATTACHMENT "A"

Special Conditions for Order of Resource Area Delineation  
Route 4 Development LLC  
3-4 Park Avenue, Carver, Map 20, Lot 2

1. This ORAD confirms the presence of wetland resource area bordering vegetated wetland (BVW) shown as Wetland Series # 3 and #13 on the approved Plan. Any work/activities proposed within 100 feet of this resource area shall require a permit from the Carver Conservation Commission (see Section B (b) relative to the modifications made to the other resource area boundaries shown on the Plan).
2. This ORAD is valid for 3 years from the date of issuance and does not relieve the Applicant from complying with all other local regulations.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

SE 126-157

MassDEP File Number

eDEP Transaction Number

Carver

City/Town

**C. Findings**

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

**D. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

SE 126-157  
MassDEP File Number

eDEP Transaction Number

Carver  
City/Town

11/3/16  
Date of Issuance

5

Number of Signers

**E. Signatures**

Please indicate the number of members who will sign this form.

Signature of Conservation Commission Member

Hazid A. Souto

Signature of Conservation Commission Member

[Signature]

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]

Signature of Conservation Commission Member

[Signature]

Signature of Conservation Commission Member

**This Order is valid for three years from the date of issuance.**

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on \_\_\_\_\_ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on \_\_\_\_\_

a. Date

3. ☐ By certified mail, return receipt requested on \_\_\_\_\_

a. Date



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## A. Request Information

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

Project Location

Mailing Address

City/Town

State

Zip Code

2. Applicant (as shown on Notice of Intent (Form 3), Abbreviated Notice of Resource Area Delineation (Form 4A); or Request for Determination of Applicability (Form 1)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. DEP File Number:

## B. Instructions

1. When the Departmental action request is for (check one):

☐ Superseding Order of Conditions

☐ Superseding Determination of Applicability

☐ Superseding Order of Resource Area Delineation

Send this form and check or money order for \$120.00 (single family house projects) or \$245.00 (all other projects), payable to the *Commonwealth of Massachusetts* to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**Request for Departmental Action Fee Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**B. Instructions (cont.)**

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



# Attachment E – Municipal and Federal Permits Required for Project

## Attachment E

### Anticipated Permits Required

The following municipal and federal permits and approvals are anticipated for the development of the North Carver area described in the Urban Renewal Plan:

1. Filing with USEPA of Construction General Permit including Stormwater Pollution Prevention Plan under National Pollution Discharge Elimination System (NPDES) program.
2. Order of Conditions from Town of Carver Conservation Commissions under the state Wetlands Protection Act and the Carver Wetlands Bylaw.
3. Rezoning of single parcel within URP area to Green Business Park.
4. Special Permit from of Carver Planning Board (potential).

# Attachment F – Agencies and Persons Receiving Copies of ENF

## Attachment F Distribution of ENF

The Environmental Notification Form will be provided to the following:

MEPA Office (Two Copies):	Secretary Mathew A. Beaton Executive Office of Energy & Environmental Affairs Attention: MEPA Office 100 Cambridge Street, Suite 900 Boston, Massachusetts 02114
MassDEP:	<u>DEP/Southeastern Regional Office</u> Attention: MEPA Coordinator 20 Riverside Drive Lakeville, Massachusetts 01606
MassDOT:	<u>Massachusetts Department of Transportation</u> Public/Private Development Unit 10 Park Place Boston, Massachusetts 02116  <u>Massachusetts Department of Transportation</u> District #5 Attention: MEPA Coordinator Box 111 1000 County Street Taunton, Massachusetts 02780
Massachusetts Historic Commission:	The MA Archives Building 220 Morrissey Boulevard Boston, Massachusetts 02125
Regional Planning Agency:	<u>Southeast Regional Planning &amp; Economic Development District</u> 88 Broadway Taunton, Massachusetts 02780
Municipalities:	Town of Carver Board of Selectmen Carver Town Hall 108 Main Street Carver, Massachusetts 02330

Municipalities, continued

Town of Carver  
Planning Board  
Carver Town Hall  
108 Main Street  
Carver, Massachusetts 02330

Town of Carver  
Conservation Commission  
Carver Town Hall  
108 Main Street  
Carver, Massachusetts 02330

Town of Carver  
Board of Health  
Carver Town Hall  
108 Main Street  
Carver, Massachusetts 02330

Town of Plympton  
Board of Selectmen  
5 Palmer Road, Route 58  
Plympton, Massachusetts 02367

Town of Plympton  
Planning Board  
5 Palmer Road, Route 58  
Plympton, Massachusetts 02367

Town of Plympton  
Conservation Commission  
5 Palmer Road, Route 58  
Plympton, Massachusetts 02367

Town of Plympton  
Board of Health  
5 Palmer Road, Route 58  
Plympton, Massachusetts 02367

Town of Middleborough  
Board of Selectmen  
10 Nickerson Avenue  
Middleborough, MA 02346

Municipalities, continued

Town of Middleborough  
Health Department  
20 Center Street  
Middleborough, MA 02346

Town of Middleborough  
Conservation Commission  
20 Center Street, 2<sup>nd</sup> Floor  
Middleborough, MA 02346

Town of Middleborough  
Planning Department  
20 Center Street, 2<sup>nd</sup> Floor  
Middleborough, MA 02346

Dept. of Agricultural Resources

Department of Agricultural Resources  
Attention: MEPA Coordinator  
16 West Experiment Station  
University of Massachusetts  
Amherst, MA 01003

Dept. of Energy Resources

Department of Energy Resources  
Attention: MEPA Coordinator  
100 Cambridge Street, 10<sup>th</sup> Floor  
Boston, Massachusetts 02114



**Langdon  
Environmental LLC**

Two Summer Street, Suite 300  
Natick, MA 01760  
508-545-0333