Commonwealth of Massachusetts

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

Environmental Notification Form

For Office Use Only
EEA#: 15996
MEPA Analyst: Erin Flaherty

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: The Preserve at Abbyville and Abbyville Commons		
Street Address: 17 Lawrence Street		
Municipality: Norfolk	Watershed: Charles River Watershed	
Universal Transverse Mercator Coordinates: Zone: 19T, Easting: 305400.92, Northing: 4663167.06	Latitude: 42°05'47.6" N Longitude: -71°21'11.6" W	
Estimated commencement date: 08/01/2018	Estimated completion date: 12/31/2024	
Project Type: Residential	Status of project design: 80 % complete	
Proponent: Abbyville Residential LLC and Abbyville Development LLC		
Street Address: 850 Franklin Street, Suite 8		
Municipality: Wrentham	State: MA	Zip Code: 02093
Name of Contact Person: Mary Ellen Radovanic, AICP		
Firm/Agency: BSC Group, Inc.	Street Address: 33 Waldo Street, Suite 5	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: (617) 896-4506	Fax: (508) 792-4509	E-mail: mradovanic@bscgroup.com

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

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8)) ☐Yes ☒No
a Special Review Procedure? (see 301CMR 11.09) ☐Yes ☒No
a Waiver of mandatory EIR? (see 301 CMR 11.11) ☐Yes ☒No
a Phase I Waiver? (see 301 CMR 11.11) ☐Yes ☒No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

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

ENF: 301 CMR 11.03(1)(b)(1) Direct alteration of 25 or more acres of land.

301 CMR 11.03(5)(b)(3)(c) ½ or more miles of new sewer main not within the right of way of existing roadways.

301 CMR 11.03(5)(b)(4)(c)(i) New discharge to groundwater of 10,000 or more gpd of sewage within an area, zone or district established, delineated or identified as necessary or appropriate to protect a public drinking water supply.

301 CMR 11.03(6)(b)(14) Generation of 1,000 or more new adt on roadways providing access to a single location and construction of 150 or more new parking spaces at a single location.

Which State Agency Permits will the project require?

MassDEP Groundwater Discharge Permit

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres: N/A

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	~203 acres[1]		
New acres of land altered		~+43.74 Acres	
Acres of impervious area	2.1	~+15.6Acres	~17.7
Square feet of new bordering vegetated wetlands alteration		65 square feet	
Square feet of new other wetland alteration		Bank 10 linear feet RA: 2,400 square feet	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0	+310,000 interior square feet	310,000 interior square feet
Number of housing units	0	+148 single family homes +56 duplex-style apartments TOTAL +204 units	204 units
Maximum height (feet)	0	+35	35
TRANSPORTATION			
Vehicle trips per day	0	+1,970 average daily trips (adt)	1,970 adt
Parking spaces[2]	0	+~352	~352
WASTEWATER			
Water Use (Gallons per day)	0	+62,920 GPD	62,920 GPD
Water withdrawal (GPD)	N/A	N/A	N/A
Wastewater generation/treatment (GPD)	0	+64,000 GPD	~64,000 GPD
Length of water mains (miles)[3]	0	+1.94 miles	1.94 miles
Length of sewer mains (miles)	0	+1.94 miles	1.94 miles

Has this project been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

Has any project on this site been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

Notes:

1. The Abbyville Commons apartments are located on an approximately 8-acre parcel of land. The Abbyville Preserve residential development is located on an approximately 195-acre parcel.
2. Parking spaces are an estimate of total non-garage spaces for Abbyville Commons and The Preserve at Abbyville.
3. 12-inch water mains will be installed along Lawrence Street to the Project entrance (approximately 0.23 miles). Typically, water service within the Project would occur entirely via 8-inch pipes, but to facilitate the town's ability to develop a future municipal well in the northern portion of the site, approximately 0.57 miles of 12-inch main will be installed within the development footprint. Balance of water lines will be 8-inch pipes.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

This ENF describes the activities proposed for the following residential developments off Lawrence Street in Norfolk:

- The Preserve at Abbyville:
  - 148 single-family homes on a 195-acre site
  - Proponent is Abbyville Residential LLC
- Abbyville Common:
  - 56-unit rental development on an 8-acre site
  - Proponent is Abbyville Development, LLC

Both developments are collectively referred to herein as "Abbyville" or "the Project." The Project was designed in accordance with Massachusetts Affordable Housing Law (Chapter 40B). Regulations require that a minimum of 25% of the units meet state eligibility standards for affordability. Please refer to **Attachment A: Project Narrative** for additional detail. All figures referenced herein can be found in **Attachment B: Figures and Plans.**

Describe the existing conditions and land uses on the project site

The Project is located on approximately 203 acres off Lawrence Street in the southwest section of Norfolk, Massachusetts (refer to *Figure 1: Project Locus, Figure 2: Aerial Overview of Existing Conditions, Figure 3: Site Contours, and Figure 4: Existing Conditions*). The site contains three large areas of previous disturbance: a former mill area, an Activity and Use Limitation Area, and a former sand and gravel area. There are 2.1 acres of existing impervious area on the site.

As shown on *Figure 6: Environmental Resources Map,* other on-site features include the Mill River, an unnamed tributary to the river, Bush Pond, wetland resource areas associated with the river and tributary, three small wetlands formerly used as wastewater lagoons, two Certified Vernal Pools (CVPs), and four Potential Vernal Pools (PVPs). The entire site is within a Zone II Wellhead Protection Area, and the Town of Norfolk has identified a potential municipal well site in the northwest portion of the site. As shown in *Figure 3: Site Contours*, the Project area is steeply sloped in some sections. Lawrence Street is a two-lane rural roadway with a soft shoulder and no sidewalks. A small bridge and causeway spans Bush Pond just east of the site. The northern edge of Bush Pond is a man-made earthen dam.

Adjacent land uses are predominantly residential, with subdivisions to the east, south and west. There is some designated open spaced owned by the Town of Franklin along the town boundary adjacent to the Project. The MBTA Commuter Rail's Franklin Line is situated north of the site. Please refer to the **Project Narrative** for additional information on existing land uses.

Describe the proposed project and its programmatic and physical elements

As noted above, the Project involves construction of a 40B housing development comprised of 148 single-family dwellings called The Preserve at Abbyville and a 56-unit rental development called Abbyville Commons. The cluster-style development also includes two 12-car garages for the apartments, a Common Pavilion, an open-air boathouse with associated removable floating dock at Bush Pond, a small wastewater treatment facility (approximately 64,000 gpd) with effluent discharge to two leach fields, and stormwater management facilities. Infrastructure to be installed for the Project includes approximately 10,250 linear feet of roadways with sidewalks, approximately 10,220 linear feet of water mains (connection to town water) and approximately 10,250 linear feet of sewer mains. Please refer to *Figure 7: Proposed Conditions* and *Figure 11: Landscape Master Plan.*

The total footprint for development is approximately 62 acres, of which approximately 18.1 acres was previously disturbed. Thus, the area of new land disturbed is anticipated to be approximately 43.7 acres. The total impervious area for the Project is approximately 17.7 acres. Existing impervious on the site is 2.1 acres, so new impervious area is approximately 15.6 acres. The Project's clustered design allows approximately 140 acres of the site to be set aside as open space, which contains the Mill River and unnamed tributary, Bush Pond, existing trails, extensive wetlands, the AUL area and the potential well site. Minor trail improvements are anticipated near Bush Pond.

Temporary impacts which may occur during the construction phase include:

- Noise and fugitive dust emissions from equipment used for vegetation clearing, grading, installation of site infrastructure and construction activities;
- Increased traffic associated with workers, supplies/materials deliveries, and excavate removal;
- Increased potential for erosion and sedimentation impacts within uplands and adjacent to wetlands associated with extensive grading; and
- Temporary disruption of traffic along Lawrence Street.

Without appropriate mitigation and implementation of BMPs, there is potential for long-term impacts associated with:

- Stormwater increases associated with approximately 15.6 acres of new impervious area;
- Traffic increase of approximately 1,970 adt;
- Small impacts to wetland resource areas (65 square feet of bordering vegetated wetlands (BVW), 10 linear feet of Inland Bank (Bank) and 2,400 square feet of Riverfront Area (RA);
- Greenhouse Gas Emissions associated with traffic generation and energy use; and
- Groundwater discharge of approximately 64,000 gpd of treated effluent within a Zone II.

Project benefits include approximately 140 acres of open space including area along the Mill River and tributary, preservation of the potential well site for future municipal development, and an increase in the Town of Norfolk's affordable housing stock. Please refer to the **Project Narrative** for additional information regarding the Project's potential impacts. Mitigation measures (summarized below and discussed in detail in **Section 10 Mitigation** in the attached **Project Narrative**) will avoid or minimize permanent impacts to the extent practicable.

The Town of Norfolk is undertaking the reconstruction of the small concrete bridge along Lawrence Street. The bridge reconstruction is long overdue and necessary regardless of the Abbyville Project. The Project is not contingent upon this work because there is alternative access to the site that could be utilized during the construction phase. The Town recently received a MassWorks grant to support the bridge reconstruction.

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:

Four alternatives were evaluated: The No-Build Alternative, Current Zoning Alternative, Preferred Alternative (the Project) and the Title 5 Alternative. Please refer to **Section 2 Alternatives Analysis** of the **Project Narrative.**

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 measures are discussed in detail in **Section 10** of the **Project Narrative.** The Project design process has been interactive and iterative under the Chapter 40B Comprehensive Permit process. The Town of Norfolk, their consultants, and residents have provided feedback which has resulted in numerous design modifications during the planning phase to avoid and minimize impacts to the extent practicable. For example, the Project footprint avoids wetlands to the extent feasible, and the installation of an on-site wastewater treatment facility will reduce potential impacts as compared to the use of multiple septic systems. Additionally, the Proponent has coordinated with Town officials to designate approximately 140 acres of open space, including preservation of a potential future municipal water supply well site and committing to the installation of water mains that will support its future incorporation in the town water supply system. Information related to the town's review of the Project to-date is included in **Attachment I.**

During construction, a phased implementation schedule will reduce the intensity of impacts associated with truck traffic, noise generation, and fugitive dust emissions (see *Figure 8: Proposed Project Phasing*). Phasing will limit the duration of open, disturbed areas to reduce runoff and minimize dust. Best management practices (BMPs) for these parameters, as well as stormwater management (e.g., erosion and sedimentation controls) will be installed and maintained to prevent construction-related sediment discharging onto adjacent properties or impacting wetland resource areas. Due to the amount of land disturbance and grading, sediment transfer within the site will also be addressed through careful construction practices and stabilization. Loam will be screened and reused onsite, where feasible, and where feasible, and mineral soils will be removed from the site in accordance with Project phasing. Stump grindings will be reused onsite for erosion control, sedimentation barriers, thermal barriers and composting. Construction waste will be sorted (off-site) to allow for recycling, where feasible.

In addition to the wastewater treatment facility and the preservation of open space and river greenway, long-term mitigation includes installation of a stormwater management system involving the collection, treatment, and infiltration of stormwater on-site to allow onsite infiltration and prevent offsite discharge of stormwater. Mitigation for GHG includes higher efficiency heat and hot water systems, Energy STAR appliances, LED lighting in common areas, programmable thermostats, and use of environmentally friendly building material. PV solar will be offered as an option for home buyers. Appropriate mitigation measures will be implemented for the small disturbance of BVW, Bank and RA associated with the removable floating dock.

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

The Project is expected to be implemented in five phases over the course of seven years. Please refer to **Section 3 Land** in the **Project Narrative** and **Attachment E: Consolidated Construction & Operation Management Plan** for additional information on phased implementation.