

RECEIVED
 Commonwealth of Massachusetts
 Executive Office of Environmental Affairs ■ MEPA Office
 DEC 30 2003
ENF Environmental
 Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13175
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Highlands at Canton Meadows/Acorn Estates at Canton Hills		
Street: Randolph Street		
Municipality: Canton, MA	Watershed: Neponset River	
Universal Transverse Mercator Coordinates: 19 03 27 414 E, 46 72 267 N	Latitude: 42.1848° N	Longitude: 71.0897° W
Estimated commencement date: Summer 2004	Estimated completion date: Summer 2006	
Approximate cost: \$25.1 million	Status of project design: 20% complete	
Proponent: Canton Property Holding, LLC (c/o Roseland Property Company)		
Street: Faneuil Hall Marketplace, One South Market Building 3rd Floor		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Frederick A. Keylor		
Firm/Agency: H.W. Moore Associates, Inc.	Street: 112 Shawmut Avenue	
Municipality: Boston	State: MA	Zip Code: 02118
Phone: 617/357-8145	Fax: 617/357-9495	E-mail: fkeylor@hwmoore.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes

No

Has this project been filed with MEPA before?

Yes (EOEA No. _____)

No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____)

No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))

Yes

No

a Special Review Procedure? (see 301 CMR 11.09)

Yes

No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

Yes

No

a Phase I Waiver? (see 301 CMR 11.11)

Yes

No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: **National Pollutant Discharge Elimination System Notice and Storm Water Pollution Prevention Plan, Local Ch. 40B Comprehensive Permit, Buffer Zone Order of Conditions, and Building Permit.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>HAC Decision on Appeal</u>
Total site acreage	79.63			
New acres of land altered		31.8		
Acres of impervious area	0.28	10.92	11.20	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	3,300±	312,700±	316,000±	
Number of housing units	2	226	228	
Maximum height (in feet)	25	24.1	49.1	
TRANSPORTATION				
Vehicle trips per day	19	1,586	1,605	
Parking spaces	8	416	424	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	730	52,710	53,440	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	660	47,920	48,580	
Length of water/sewer mains (in miles)	0.0	2.79	2.79	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify Priority/Estimated Habitat PH 834/WH 242) No

The estimated habitats are mapped as extending on site but site investigations show that much or all of the actual habitats are located north of Randolph Street. See additional discussion in Attachment 3.

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

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The Project consists of two components – The Highlands at Canton Meadows and Acorn Estates at Canton Hills. The Project site, shown on the U.S.G.S Locus Map attached as Figure 1-1, is a 79.63± acre parcel of land located south of Randolph Street in Canton, Massachusetts. The Highlands at Canton Meadows contains 196 units of rental housing comprised of 98 one-bedroom units, 74 two-bedroom units and 24 three-bedroom units. Acorn Estates at Canton Hills contains 32 housing units located on 28 lots, which will contain 24 single-family homes, one two-family home and three duplex style homes. Twenty-five percent of the proposed units will be affordable. The Canton Zoning Board of Appeals has denied an Application for a Comprehensive Permit under M.G.L. c.40B and the Applicant has appealed that decision to the Housing Appeal Committee.

The as-of-right use of the property would provide about 30 housing units on individual lots and would not provide for much-needed affordable housing. This alternative was not considered in detail by the Proponent because it failed to meet the project objectives and was uneconomical. The primary impacts associated with the Canton Project include stormwater, water distribution, wastewater, and traffic. A complete stormwater management system is proposed, improvements to the Canton water distribution system are proposed, full mitigation for the additional wastewater is proposed, and roadway improvements will be made.

An adjacent Project (The Highlands at Blue Hills in Randolph) affects some of the same infrastructure and resources as the Canton Project. An Environmental Notification Form for that Project is being filed simultaneously so that joint effects can be presented and explored.

For additional details, please see Attachment 1 – Project Description.