

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13425
 MEPA Analyst: RICK BOURNE
 Phone: 617-626-1130

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: CRANBERRY VILLAGE CONDOMINIUMS			
Street: West Grove Street			
Municipality: Middleboro		Watershed:	
Universal Transverse Mercator Coordinates:		Latitude: 41° 53' 26" N	
		Longitude: 70° 53' 58" W	
Estimated commencement date: <u>permit under appeal</u>		Estimated completion date: <u>4 years from start</u>	
Approximate cost: \$40,000,000.00		Status of project design: 0 %complete	
Proponent: J.M. Barges Corporation			
Street: 130 Brookline Street			
Municipality: Needham		State: MA	Zip Code: 02492
Name of Contact Person From Whom Copies of this ENF May Be Obtained:			
Firm/Agency: John H. Michelmore		Street: 26 Main Street	
Municipality: Foxboro		State: MA	Zip Code: 02035
Phone: 508-543-9209	Fax: 508-543-8216	E-mail: mnstesq@aol.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): _____

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Middleboro Zoning Board of Appeals,
Middleboro Conservation Commission

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	34.39			
New acres of land altered		24-25		
Acres of impervious area	0	11.6	11.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	266,900	266,900	
Number of housing units	0	216	216	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	131	131	
Parking spaces	0	455	455	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	55,000	55,000	
GPD water withdrawal	0	55,000	55,000	
GPD wastewater generation/ treatment	0	0	0	
Length of water/sewer mains (in miles)	0	.8	.8	

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 _____) No

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.*)

PROJECT DESCRIPTION

(a) The site contains approximately 34.4 acres of land of which approximately 26.96 acres is upland. The site is bounded to the South by Interstate Route 495 to the East by an active cranberry bog, to the North by MA Route 28, a Massachusetts DPW facility, and a commercial condominium, and to the North and West by a newly approved residential condominium and apartment complex.

The site is located approximately 1 mile from Middleboro Center and 1.2 miles from the MBTA commuter rail station.

(b) The project is being filed under the provisions of Massachusetts General Laws Chapter 40B. The Town of Middleboro does not meet the requirements of 10% affordable housing units. There are no other sites within the community suited for this size and type of development. The alternative use of the site is for non-residential commercial development. Neither type of development would have a negative impact on the town.

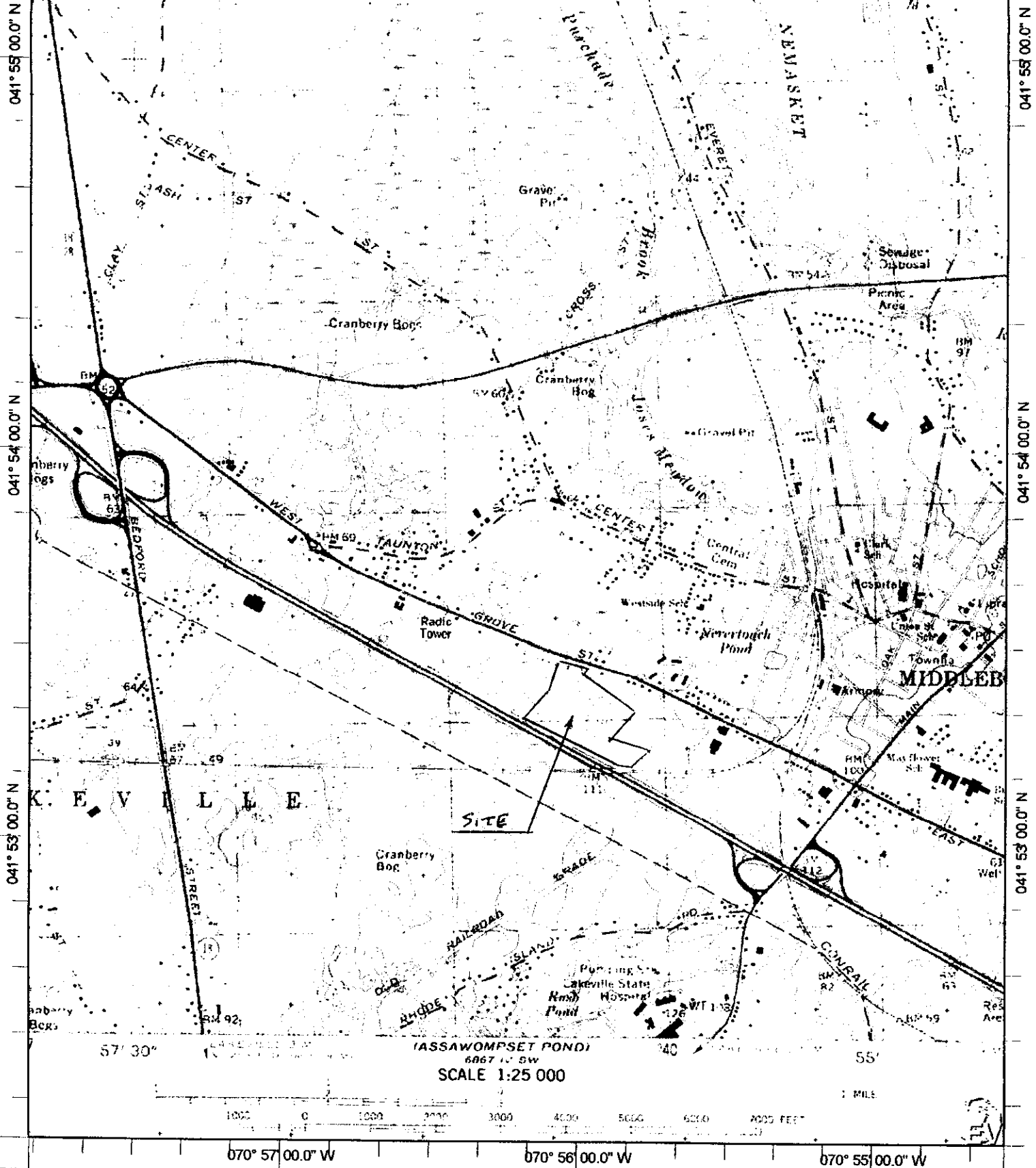
(c) Due to the relatively small site size and the nature of the proposed and permitted uses of the property, neither on site or off site mitigation measures would be required.

070° 57' 00.0" W

070° 56' 00.0" W

070° 55' 00.0" W

M I D D L E B O R O U G H



Name: BRIDGEWATER
 Date: 11/29/104
 Scale: 1 inch equals 2004 feet

Location: 041° 53' 44.1" N 070° 56' 12.0" W
 Caption: Cranberry Village Condominium
 Middleboro, MA
 Applicant: J.M. Barges Corp.