

XCommonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12950</u>
MEPA Analyst:	<u>D. L. GAGE</u>
Phone: 617-626-	<u>1025</u>

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: Hunters Hill	
Street: Anderson Drive	
Municipality: Dighton	Watershed: Taunton River and Narragansett Bay
Universal Transverse Mercator Coordinates: 4629600mN 320400mE	Latitude: 41°48'00" Longitude: 71°9'30"
Estimated commencement date: June 2003	Estimated completion date: October 2007
Approximate cost: \$5 Million	Status of project design: 30 %complete
Proponent: Even Par Enterprises, Inc.	
Street: 1 Gillian Drive	
Municipality: Lakeville	State: MA Zip Code: 02347
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Nancy Nielson	
Firm/Agency: Prime Engineering, Inc.	Street: P.O. Box 1088/350 Bedford Street
Municipality: Lakeville	State: MA Zip Code: 02347
Phone: (508) 947-0050	Fax: (508) 947-2004
	Email: nnielson@primeengineering.org

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 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

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: Special Permit from Dighton Planning Board (received), Wetlands Order of Conditions, Subdivision Approval, 404 Army Corps 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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input 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 checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>Groundwater Discharge Permit</u>
Total site acreage	284 Acres			
New acres of land altered		141 Ac		
Acres of impervious area	< 1 Acre	14.5 Ac	14.5 Ac	
Square feet of new bordering vegetated wetlands alteration		62,720		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	300	261,060	261360	
Number of housing units	0	140	140	
Maximum height (in feet)	20		40	
TRANSPORTATION				
Vehicle trips per day	29	653	682	
Parking spaces	20	340	360	
WASTEWATER				
Gallons/day (GPD) of water use	0	124,000	124,000	
GPD water withdrawal	0	99,000	99,000	
GPD wastewater generation/ treatment	0	25,000	25,000	
Length of water/sewer mains (in miles)	0	1	1	

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: Chapter 61B Recreational Restriction) 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.*)

The property is an approximately 284-acre parcel located north of Anderson Drive and east of Sharp's Lot Road and Williams Street in Dighton, Massachusetts. The site contains a mixture of upland forest, wooded swamp and a cleared upland area which is currently used as a golf driving range. The proposed project consists of a 140-lot residential subdivision and a nine hole golf course with a clubhouse and driving range. The residential subdivision will be deed restricted for individuals over the age of 55. The project will be served by municipal water from Williams Street in Dighton and an on-site well will be developed for irrigation of the golf course. Sanitary wastewater from the development will be collected and transported to an on-site wastewater treatment facility and will be discharged to a subsurface sewage disposal system. A Groundwater Discharge Permit will be required from DEP.

The site will be accessed by two entrance roadways which are required by the Dighton Planning Board such that the site has multiple means of access. Due to physical site constraints, one of the entrance roadways is required to be constructed through an area of wetlands. Additionally, to service the project with municipal water, an 1,800 sf wetland impact is unavoidable. These permanent wetlands impacts total 26,300 sf and will be replicated in the area shown on the plans. To create the golf course, the tree canopy must be removed from a 33,500 sf wetland area and three areas totaling 2,920 sf must be bridged with 10 foot wide wooden bridges for golf cart access. These areas are proposed to be mitigated by resource area enhancement which will include in-planting of species which provide food and shelter benefits for wildlife. All wetland resource impact areas and crossing designs have been chosen to minimize impacts.

The proposed residential subdivision is a conservation subdivision design which provides ample open space. Alternatives for the project include a conventional subdivision design which would include no open space and significantly greater sprawl. On-site alternatives to wetlands impacts would only increase the impacted area since the smallest possible impacts have already been designed.