

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13193</u>
MEPA Analyst:	<u>ANNE CANADAY</u>
Phone: 617-626-	<u>1035</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: The Crossroads		
Street: Land off Forest and Valley Streets		
Municipality: Pembroke	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 02' 21. 27" N Longitude: 70° 47' 0.64" W	
Estimated commencement date: 05/01/04	Estimated completion date: 05/01/05	
Approximate cost: 3 million	Status of project design: 100 %complete	
Proponent: Sealund Corporation		
Street: 794 Washington Street		
Municipality: Pembroke	State: MA	Zip Code: 02359
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Manganello		
Firm/Agency: Nover-Armstrong Associates, Inc.	Street: Carver Square Marketplace, 124 Main Street Unit 2GG,	
Municipality: Carver	State: MA	Zip Code: 02330
Phone: 508.866.8383	Fax: 508.866.9898	E-mail: <u>mjn_noverarmstrong@msn.com</u>

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: WPA Order of Conditions, DEP-WQC, Dept. of the Army - PGP, EPA - NPDES Permit

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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:
Total site acreage	107.26			
New acres of land altered		32.3 acres		
Acres of impervious area	0	5.6 acres	5.6 acres	
Square feet of new bordering vegetated wetlands alteration		3,615 square feet		
Square feet of new other wetland alteration		15,727 s.f. (bog reservoir) 29,090 IVW		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<u>USACOE</u> <u>Programatic General Permit</u> <u>NPDES General Permit</u>
Gross square footage	0	2.26 acres	2.26 acres	
Number of housing units	0	41 lots	41 lots	
Maximum height (in feet)	0	2.5 stories	2.5 stories	
TRANSPORTATION				
Vehicle trips per day	N/A	N/A	N/A	
Parking spaces	N/A	N/A	N/A	
WASTEWATER				
Gallons/day (GPD) of water use	N/A	N/A	N/A	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	N/A	N/A	N/A	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

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.*)

The Crossroads is a 41-lot residential subdivision situated on 107 acres located between Valley, Forest and Birch Streets in Pembroke, Massachusetts (the site). Construction of the subdivision roads requires the alteration of 3,615 square feet of Bordering Vegetated Wetland (BVW), the alteration of 60 linear feet of inland Bank associated with an intermittent stream, the alteration of 741 linear feet of inland Bank associated with and the filling of a 15,727 square foot recently excavated and presently abandoned cranberry bog reservoir. All permanently altered wetland resource areas will be replicated on the site, including construction of a pond with wildlife enhancement. Out of the 107 acres of land, 75 acres will remain undeveloped. Approximately 24 acres of forested land contiguous with undeveloped land presently owned by the Town of Pembroke, will be donated to the town by the Project Proponent.

The upland area on the site has been disturbed for construction of a cranberry bog and reservoir, gravel removal, landscape material handling and storage, and drainage improvements associated with Forest and Valley Streets. The forested upland areas and portions of the isolated vegetated wetlands have experienced timber harvests (clear cuts) as evidenced by the succeeding forest land. Dense, early succession and sun-loving species dominate the landscape on the disturbed portions of the site that have not been used for agricultural purposes. The proposed residential site development will improve much of the overall conditions currently existing at the site. Residential use of this property is preferred site use encouraged by the Town of Pembroke and surrounding neighborhood.

The project proponent has received an Order of Resource Area Delineation and an Order of Conditions from the Pembroke Conservation Commission for this site and project. The Crossroads was filed under the Limited Project provision found in 310 CMR 10.53(3)(e). Due to a local planning board restriction of allowed length of a dead-end road the proposed 7,417 linear feet of new roadway results in the need for access off two existing public roads (Valley and Forest Streets). Access off Valley Street will result in alteration of the BVW and inland Bank. Alternatives have been considered for this project. Eliminating the wetland resource area alteration would result in the reduction of developable residential lots from 41 to 15.

Full site development will require that approximately 29,000 square feet of federally – protected isolated vegetated wetland (IVW) be altered. Alteration of IVW requires approvals/certification from the Massachusetts Department of Environmental Protection – 401 Water Quality Certification and the U.S. Army Corps of Engineers – Programmatic General Permit. The applicant is concurrently seeking these certifications/authorizations. One for one functional replacement is proposed for the IVW to achieve no net loss of wetland values.

An Alternatives Analysis has been prepared that discusses the expected results of reducing the permanent vegetated wetland alterations. Eliminating any of the proposed impacts will significantly impact the overall developability of the site as it relates to economic feasibility.

The project has been designed in accordance with DEP's Stormwater Management Policy (03/97). The new stormwater point sources will not discharge untreated stormwater into, or cause erosion to, wetlands and waterways. Multiple infiltration basins will be utilized to control the 2, 10 and 100 year, 24-hour storm. Approximately 87% of the total suspended solids load will be removed by the stormwater management system. Erosion and sedimentation controls are incorporated into the project design to prevent erosion, control sediments, and stabilize exposed soils during construction. A Notice of Intent for Stormwater Discharges Associated with Construction Activity Under an NPDES General Permit has been submitted to the USEPA.