

**Commonwealth 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>13195</u>
MEPA Analyst:	<u>DEIRDRE BUCKLEY</u>
Phone: 617-626-	<u>1044</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 Estates at Borderland		
Street: Mountain Street		
Municipality: Sharon	Watershed: Taunton & Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 42-05-02.9620 Longitude: 71-09-01.5322	
Estimated commencement date: Spring, 2005	Estimated completion date: 2012	
Approximate cost: \$106,000,000	Status of project design: 50% complete	
Proponent: Mountain Street, LLC		
Street: 405 Washington Street		
Municipality: Braintree	State: MA	Zip Code: 02184
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Ingram		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-849-7070 x230	Fax: 781-849-0096	E-mail: ringram@daylor.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: U.S. EPA – NPDES Construction Stormwater Discharge General Permit, Massachusetts Housing Appeals Committee Decision

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 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
<b>LAND</b>				<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>DEP Groundwater Discharge Permit</u> <u>Comprehensive Permit (G.L. c 41B § 21) Appeal</u>
Total site acreage	230.2			
New acres of land altered		110.1		
Acres of impervious area	0	26.4	26.4	
Square feet of new bordering vegetated wetlands alteration		3,350		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	0	750,000±	750,000±	
Number of housing units	0	250	250	
Maximum height (in feet)	0	<40	<40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	2,650	2,650	
Parking spaces	0	852	852	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	87,076	87,076	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	85,000	85,000	
Length of water/sewer mains (in miles)	0	0	0*	*Private Wastewater Treatment Facility to be constructed

**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  No

*There are 4 confirmed vernal pool locations are on the site, and an area of priority habitat for state-listed rare species (not significant habitat) and an area of estimated habitat for rare wildlife is on the site.*

**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

*The project is located northeast of the Canoe River ACEC. No work is proposed within the ACEC*

**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 Site*

The project site is approximately 230 acres of undeveloped land located on the eastern side of Mountain Street and the western side of Bay Road in southeast Sharon and encompasses the area known as "Rattlesnake Hill". A portion of the northern property line abuts undeveloped land owned by the Town of Sharon. Borderland State Park is located across Mountain Street to the west. Residential properties abut the site to the east and several residential properties abut the site along Mountain Street. The majority of the site abuts public land.

The proposed development by Mountain Street, LLC is a residential community of 250 units comprised of 183 multi-family units and 67 single-family houses (the "Development"). Twenty Five percent of the units will be low or moderate-income housing. The multi-family units consist of single, duplex, and 4-plex buildings. Six models of the multi-family unit will be offered containing 2, 3 and 4 bedroom designs. Five models of the single-family homes will be offered, all of the models will include 4 bedrooms and garages. The units will vary in size from 2518 square feet (including garage) to 3675 square feet (including garage). There is also proposed a 5,000 square foot community center and outdoor recreational facilities located near the main entrance drive.