

**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>13225</u>
MEPA Analyst:	<u>LEANDREA DAMES</u>
Phone: 617-626-	<u>1028</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: "Captain's Crossing" Definitive Subdivision		
Street: 300 Fox Hill Street and land contiguous thereto		
Municipality: Westwood, MA	Watershed: Boston Harbor - Neponset River	
Universal Transverse Mercator Coordinates: 3 17 046 mE, 46 76 086 mN	Latitude: 42° 13' 29" N Longitude: 71° 12' 43" W	
Estimated commencement date: Fall 2004	Estimated completion date: Fall 2007 (3 yrs)	
Approximate cost: \$1,500,000.00 (road)	Status of project design: 80	%complete
Proponent: William N. Duffey, Jr., Trustee of Fox Wood Real Estate Trust, Fox Hill Real Estate Trust, First Norfolk Real Estate Trust and Second Norfolk Real Estate Trust		
Street: 300 Fox Hill Street		
Municipality: Westwood	State: MA	Zip Code: 02090
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Brodmerkle, P.E.		
Firm/Agency: Toomey-Munson & Associates	Street: 89 Access Road, Unit 12	
Municipality: Norwood	State: MA	Zip Code: 02062
Phone: (781) 762-1758	Fax: (781) 762-3094	E-mail: tma@toomey-munson.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): Not Applicable

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

List Local or Federal Permits and Approvals: Order of Conditions, Subdivision Approval,  
NPDES 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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	71.18			
New acres of land altered		23.9		
Acres of impervious area	0.5	5.4±	5.9±	
Square feet of new bordering vegetated wetlands alteration		110±		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	N/A	N/A	N/A	
Number of housing units	1	21	22	
Maximum height (in feet)	N/A	N/A	N/A	
<b>TRANSPORTATION</b>				
Vehicle trips per day	9.57	201.43	211	
Parking spaces	N/A	N/A	N/A	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	550	11,550	12,100	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	550	11,550	12,100	
Length of water/sewer mains (in miles)	0	0.54 (water) 0.56 (sewer)	0.54 (water) 0.56 (sewer)	

**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 *The Rose House and land contiguous thereto at 300 Fox Hill Street*)  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.)

## ENVIRONMENTAL NOTIFICATION FORM – PROJECT DESCRIPTION

### 1. Introduction

"Captain's Crossing" is a 22-lot residential subdivision located at 300 Fox Hill Street in Westwood, MA. The site includes approximately 71 contiguous acres situated off Fox Hill Street and Gay Street. Of the 22 proposed single-family lots, only the existing residence at 300 Fox Hill Street will front on a public way. All of the 21 remaining lots will front and access off a newly constructed circular roadway that is internal to the site and accessible only from Fox Hill Street.

### 2. Existing Conditions

General topography of the site slopes in a moderate descent from west to east. Wetlands are prominent at the lowest elevations to the east and south of the property with a narrow wetland projection along a portion of the western boundary. There are 5-acres of open field to the rear of the house along the northerly property line. An additional 3 ½ acres of fields are also maintained along Gay Street, while the remaining site consists of mature deciduous forest.

### 3. Description of Work Proposed

A 400 linear foot landscaped boulevard accessing the site from Fox Hill Street will connect with 2450 linear feet of roadway accessing the 21 new lots. Municipal sewer and water service will

be provided throughout the project.

The proposed sanitary sewer will be a gravity connection to the Town sewer located at the Thatcher Street/Gay Street intersection. The sewer will exit the site through a cross-country easement which will require a temporary 110 s.f. disturbance to a seasonal intermittent stream at its narrowest point.

A network of storm drainage structures have been designed to fully comply with the performance standards of the Massachusetts Stormwater Management Policy

#### 4. Alternatives

Two plans were considered for the residential development of this site. One with a conventional lot layout and the other with a flexible development concept. The conventional plan has two accesses off Fox Hill Street which are connected by a "U"- shaped drive that passes by the existing residence, at 300 Fox Hill Street, with a minimum setback distance. The southerly entrance, if constructed, would require a wetland filling of approximately 4,000 s.f.

The second plan, a flexible development concept with reduced lot sizes, requires only one access off Fox Hill Street and has no wetland intrusions for roadway construction.

#### 5. Mitigation

The residence at 300 Fox Hill Street is historically known as the "Rose House" and is included in the Massachusetts Historical Commission (MHC) Inventory of Historic and Archaeological Assets of the Commonwealth. A landscaped buffer between the "Rose House" and the new construction has been suggested by MHC to maintain the "gentleman's farm appearance" for the historic structure. The Planning Board, cognizant of MHC's recommendation, has granted a Special Permit to develop definitive plans for the flexible development concept. These plans provide a naturally wooded area for screening and an intervening house lot which provides a maximum visual break between the historic property and the subdivision street.

Down-sizing the house lots under the flexible development concept has the additional environmental benefit of creating 15.9 acres of open space at the perimeter of the property. Consequently, none of the 21 new house lots will front or access off an existing public way.

The MHC has indicated a preference for the flexible development plan and the Westwood Planning Board has also voted favorably for it. For all of the above stated mitigative reasons, the project proponent also prefers the flexible development plan.

### **LAND SECTION – all proponents must fill out this section**

#### **I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold: Creation of 5.0 acres of impervious surface