

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs

EOEA No.: 12746
MEPA Analyst: Bill Gage
Phone: 617-626-1025

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: Jefferson at Bellingham
Street: North Main Street (Route 126)
Municipality: Bellingham Watershed: Charles River
Universal Transverse Mercator Coordinates: Latitude: 42° 06' 4"N Longitude: 71° 28' 21"W
Estimated commencement date: Spring 2003 Estimated completion date: Spring 2004
Approximate cost: \$36,000,000 Status of project design: 30 %complete
Proponent: JPI Apartment Development, L.P.
Street: 1 Technology Drive
Municipality: Westborough State: MA Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dennis Lowry
Firm/Agency: ENSR Street: 2 Technology Park Drive
Municipality: Westford State: MA Zip Code: 01886
Phone: 978-589-3034 Fax: 978-589-3100 E-mail: dlowry@ensr.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. 12035) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
a Single EIR? (see 301 CMR 11.06(8)) Yes* No *Only if an EIR is required per attached narrative discussion
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): N/A

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

List Local or Federal Permits and Approvals: Bellingham Zoning Board of Appeals Comprehensive Permit; Bellingham Conservation Commission Order of Conditions; USACOE Section 404 PGP I Authorization; USEPA NPDES Stormwater Discharge for Construction Activities;

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 checked="" 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 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 (including Legislative Approvals) – Specify: <u>DEP Groundwater Discharge Permit</u> _____ -
Total site acreage	17.3acres			
New acres of land altered		10.9 ac.		
Acres of impervious area	0.16ac	7.35ac	7.52ac	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		0 sf		
Acres of new non-water dependent use of tidelands or waterways		0 ac		
STRUCTURES				
Gross square footage	7065 sf	100,145 sf	107,210 sf	
Number of housing units	1	289	290	
Maximum height (in feet)	20	60	60	
TRANSPORTATION				
Vehicle trips per day	0	1840	1840	
Parking spaces	2	535	537	
WASTEWATER				
Gallons/day (GPD) of water use (potable water)	**	59,000	59,000	
GPD water withdrawal	**	59,000	59,000	
GPD wastewater generation/ treatment	**	54,000	54,000	
Length of water/sewer mains (in miles)	0	0.87	0.87	

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.)

JPI Apartment Development, L.P. (JPI) proposes to develop a rental apartment community at 151 North Main Street in Bellingham, Massachusetts, to be known as Jefferson at Bellingham. The proposed project will consist of 290 units of both market-rate and affordable housing under the state's Comprehensive Permit provisions (M.G.L. Ch. 40B, Sec. 20-23). The 17.3-acre site of this development was part of the previously proposed (September 1999) 240-acre Bellingham Corporate Park project (EOEA # 12035). A Notice of Project Change (NPC) was submitted and reviewed in September of 2001 treating the rental apartment proposal as a change in the Corporate Park proposal for this part of the site. Subsequently, in consultation with the MEPA unit, a separate ENF for the apartment community proposal alone was determined to be an appropriate procedure to initiate MEPA review of this project, and the NPC was withdrawn in order to file this Expanded ENF.

During the time period since the NPC, and along with the Town of Bellingham's review of the Comprehensive Permit application, JPI has modified and further developed the project plans and also better defined accompanying mitigation measures associated with the project. The following points summarize the key components of the currently proposed plan and the positive changes that have been incorporated during this period:

- The project has been modified from nine buildings totaling 300 units to five buildings with 290 units, resulting in a reduction in building footprint and overall parking/impervious surface area as well as increased setback from wetland boundaries.
- The Town of Bellingham's traffic engineering consultant has completed its review of the Traffic Impact Report for the JPI project, and JPI's engineer has incorporated this review into a revised report with the requested analyses. Through this review process, including the input of the Town's

Public Works Director and Town Administrator, JPI has committed \$250,000 for off-site traffic improvements. These funds would finance interim transportation improvements proposed for the Town Center that will improve overall traffic flow for southbound traffic on North Main Street and safety for northbound traffic on South Main Street.

- Wastewater disposal options for the project have continued to develop. These include 1) an on-site advanced treatment facility with groundwater discharge meeting the requirements of the DEP's Groundwater Discharge Permit program for wastewater discharges within the Zone II of a public groundwater supply, and 2) the option of contributing funds for improvements of the municipal wastewater treatment system to enable a municipal sewer connection. Detailed site investigations and engineering/hydrogeologic analyses have been conducted to ensure that the on-site disposal option is feasible. The proposal for on-site wastewater treatment and discharge has been coordinated with state and local officials and a complete Groundwater Discharge Permit application has been filed, subsequent to the DEP's review of the detailed hydrogeologic analysis. Discussions with the Town have also been ongoing concerning the second wastewater option.
- Wetlands and stormwater management issues continue to be treated in full compliance with the Massachusetts Wetlands Protection Act/310 CMR 10.00 and the DEP's Stormwater Management Policy. No direct impacts to any state-jurisdictional wetland resource areas are proposed.

The proposed project does not exceed any mandatory EIR thresholds. Substantial technical analyses and local/state review of ENF threshold issues has already occurred and is continuing currently. The attached project narrative provides greater detail on all relevant issues.

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