

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.: **13823**
 MEPA Analyst: **Buong Angus**
 Phone: 617-626-1029

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: <i>The Estates at North Attleborough</i> (F.K.A. Pioneer Estates III)		
Street: <i>High Street / Arnold Road</i>		
Municipality: <i>North Attleborough</i>	Watershed: Ten Mile River	
Universal Transverse Mercator Coordinates:	Latitude: 41° 56' 06" Longitude: 71° 20' 54"	
Estimated commencement date: <i>09/2006</i>	Estimated completion date: <i>07/2010</i>	
Approximate cost: <i>\$ 3 Million</i>	Status of project design: <i>75 %complete</i>	
Proponent: <i>Toll Brothers, New England Division</i>		
Street: <i>83 Cedar Street</i>		
Municipality: <i>Milford</i>	State: <i>MA</i>	Zip Code: <i>01757</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Glenn A. Ofcarcik, PLS.</i>		
Firm/Agency: <i>Tilton and Associates, Inc.</i>	Street: <i>81 John L. Dietsch Blvd.</i>	
Municipality: <i>North Attleborough</i>	State: <i>MA</i>	Zip Code: <i>02761</i>
Phone: <i>(508) 699-4120</i>	Fax: <i>(508) 699-7810</i>	E-mail: <i>dwgs@tilton-assoc.com</i>

- 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):

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: North Attleborough Planning Board – Special Cluster Development, North Attleborough Conservation Commission – Order of Conditions, U.S. EPA – NPDES Stormwater 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
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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	60.772			
New acres of land altered		30±		
Acres of impervious area	0	8.5±	8.5±	
Square feet of new bordering vegetated wetlands alteration		1,500±		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	175,000	175,000	
Number of housing units	0	50	50	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				*Not Required if Deed Restricted
Vehicle trips per day	0	500	500	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	25,320	25,320	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	25,320	25,320	
Length of water/sewer mains (in miles)	0.22 (water) 0.00 (sewer)	0.81 (water) 0.72 (sewer)	1.03 (water) 0.72 (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 _____) 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.)

a) Project Description:

The subject property is located north of Arnold Road, south and west of High Street, east of Quail Creek Road, and is shown as Lot 29 on North Attleborough Assessors Map 21. The site is approximately 61 acres in size consisting of a combination of woods, open fields and three wetland systems. The topography slopes in general from High Street south to Arnold Road. The surrounding land use abutting the site is primarily residential. Scotts Brook travels through the eastern portion of the site in a North-South direction.

The proposed Cluster Residential Development known as "The Estates at North Attleborough" is a fifty (50) lot residential development. Sewerage will be provided to the site through the construction of a combination of gravity sewer and a pump system tying into an existing gravity line in High Street and the development will be serviced with Municipal drinking water. Stormwater management for the project will be accomplished on site in accordance with the Massachusetts DEP Stormwater Management Policy using sediment fore bays and detention basins in various locations through the site.

b) Project Alternatives and Impacts:

The subdivision was presented to the North Attleborough Planning Board in 1990 as a 67 Lot Cluster Development. The Special Permit for the Cluster Development was denied at that time

by the Planning Board and appealed to court by the applicant. The project was remanded by the court and has subsequently lead to a re-design addressing the Planning Boards concerns. The re-design has reduced the number of lots from 67 to 50, reduced the pavement width to 24 feet of pavement in a 40-foot road layout with a 5 foot side walk on one side of the road, and revised the stormwater management to meet current standards.

The no-build alternative has not been considered as an option for the property, since this is a remand of a previous development proposal.

c) Mitigation Measures:

The Amended Development Plans employ mitigation measures for the subdivision including;

Sanitary Sewer -- for the entire development by gravity lines and a private pump station.

Domestic Water -- for the entire development with a gated cross connection to an adjoining Public Water Main in High Street.

Site Drainage -- bringing the entire development into compliance with the current Massachusetts Stormwater Policy and Town of North Attleborough Regulations.

Being a Cluster Development approximately 50% of the property will be preserved as open space.