

# ENF Environmental Notification Form

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13064  
 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: The Residences at LeBaron Hills		
Street: Rhode Island Road (Route 79) and Precinct Street		
Municipality: Lakeville	Watershed: Taunton	
Universal Transverse Mercator Coordinates: UTM 19 336681E 4635520N	Latitude: 41d, 51', 30" N	Longitude: 70d, 58', 06" W
Estimated commencement date: October 2003	Estimated completion date: Fall 2004 (Phase I), Fall 2007 (Subsequent Phases)	
Approximate cost: \$95 Million	Status of project design: 50% complete	
Proponent: LeBaron Residential LLC		
Street: 65 Allerton Street		
Municipality: Boston	State: MA	Zip Code: 02119
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matthew W. Mittelstadt		
Firm/Agency: LeBaron Residential LLC	Street: 65 Allerton Street	
Municipality: Boston	State: MA	Zip Code: 02119
Phone: (617) 442-0211	Fax: (617) 442-6121	E-mail:

- 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:

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
<b>LAND</b>				<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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	168.46			
New acres of land altered		16.0		
Acres of impervious area	0.44	+20.05	20.49	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				<b>Groundwater Discharge Permit</b>
Gross square footage	0	+600,268	600,268	
Number of housing units	0	+62 phase 1 +386 total	62 phase 1 386 total	
Maximum height (in feet)	0	0	52	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	+1,687	1,687	
Parking spaces	0	+510	510	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	+9,300 phase 1 +57,900 total	9,300 phase 1 57,900 total	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	+9,300 phase 1 +57,900 total	9,300 phase 1 57,900 total	
Length of water/sewer mains (in miles)	0	+0.5 +/- phase 1 +2.0 +/- total	0.5 +/- phase 1 2.0 +/- total	

**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 (**Conservation Restriction on wetlands**)  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 project will consist of a new age-restricted residential development to be known as the Residences at LeBaron Hills in Lakeville, Massachusetts. The site is located on a 168.5(±)-acre parcel between Rhode Island Road (Route 79) and Precinct Street in Lakeville, Ma. The project is a redevelopment of the former gravel pit. The proposed entrance to the development is off of Rhode Island Road at the existing gravel pit access road. There will also be an emergency access at the end of Fern Avenue off of Precinct Street.

The proposed project includes a total of 386 units in 80 cottage style duplexes, an assisted living building, and two multi-unit buildings. In addition there will be a clubhouse for recreation use. The proposed residential duplexes and buildings will be located off a new driveway system entirely within the site. The project is currently proposed in two phases. Phase 1 will include the construction of 31 cottage style duplexes (62 units) and the driveways that service the cottage. Forty-nine additional cottage style duplexes (98 units), the assisted living building, the two multi-unit buildings, and the club house are currently proposed in the subsequent phases. The project also includes the demolition of the existing gravel operations structures located within the property limits of A.A. Will Materials Corporation. The structures and driveways associated with Remco Co. will remain and are not part of the proposed project.

The development will require a wastewater treatment facility (57,900 gallons per day); however, the first phase of project that includes 31 duplexes (62 units) will only require a Title V septic system.

The project is bounded to the southwest and northeast by bordering vegetated wetlands, which were delineated by Key Environmental Services in September, 2001. An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the town of Lakeville in October, 2001. There will be no alteration to these wetlands. The stormwater management system will be designed to comply with DEP's Stormwater Management Policy to protect the wetlands. Two cranberry bogs are located on the project site (and indicated on the existing conditions plan). A Request for Determination of Applicability (RDA) was filed with the Lakeville Conservation Commission in December, 2002 for the removal of the cranberry bogs. The commission granted a negative determination with conditions to allow filling the cranberry bogs.