

*For Office Use Only*  
Executive Office of Environmental Affairs

EOEA No.: 13570  
MEPA Analyst: Anne Canaday  
Phone: 617-626-1035

# ENF Environmental Notification Form

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>Schoolmaster Lane Residential Subdivision</i>		
Street: <i>Schoolmaster Lane</i>		
Municipality: <i>Dedham, Massachusetts</i>	Watershed: <i>Charles River Watershed</i>	
Universal Transverse Mercator Coordinates:	Latitude: <i>42°14'24"N</i> Longitude: <i>71°10'12"W</i>	
Estimated commencement date:	Estimated completion date:	
Approximate cost:	Status of project design: <i>99 %complete</i>	
Proponent: <i>Schoolmaster Realty Trust c/o Donald Shute</i>		
Street: <i>345 Washington Street</i>		
Municipality: <i>Pembroke</i>	State: <i>MA</i>	Zip Code: <i>02359</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Firm/Agency: <i>GCG Associates, Inc.</i>	Street: <i>226 Lowell Street</i>	
Municipality: <i>Wilmington</i>	State: <i>MA</i>	Zip Code: <i>01887</i>
Phone: <i>(978) 657-9714</i>	Fax: <i>(978) 657-7915</i>	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 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	64 acres			
New acres of land altered		11.1 acres		
Acres of impervious area	1.18 acres	3.44 acres	4.62 acres	
Square feet of new bordering vegetated wetlands alteration		1788 s.f.		
Square feet of new other wetland alteration		--		
Acres of new non-water dependent use of tidelands or waterways		--		
<b>STRUCTURES</b>				
Gross square footage	3,300 s.f.	60,000 s.f.	63,300 s.f.	
Number of housing units	1	14	15	
Maximum height (in feet)	35'	35'	35'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	3	42	45	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	550 GPD	7,700 GPD	8,250 GPD	
GPD water withdrawal	550 GPD	7,700 GPD	8,250 GPD	
GPD wastewater generation/treatment	0 GPD	8,250 GPD	8,250 GPD	
Length of water/sewer mains (in miles)	0 miles	1.38 miles	1.38 miles	

**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.)

*The project proponent and property owner propose to subdivide an existing 63 acre parcel into 15 residential lots in the Town of Dedham, Massachusetts. The project includes construction of 3,650 linear feet of private low pressure sewer forcemain, 3,800 linear feet of new water main, and the reconstruction of 4,000 linear feet of roadway on Schoolmaster Lane and Burgess Lane. A 30 foot wide utility easement is proposed from Schoolmaster Lane to West Street.*

*Based on the size of the subject parcel, alternate layouts were examined to determine if the site could support additional building lots. Using the Dedham zoning regulations, additional lots could be constructed with the addition of 2 to 3 cul-de-sac roadways. However, the Town of Dedham has agreed to waive certain standards for roadway construction on Schoolmaster Lane provided the applicant keeps the number of proposed lots to a maximum of 15 ANR lots. The frontage for the lots will come from the redeveloped Schoolmaster Lane, and the developer has agreed to make roadway improvements, including a uniform 20 foot wide roadway and a drainage system.*

*The proposed work will include construction of a private 2.5 inch low pressure sewer forcemain, which exceeds the ENF review threshold for wastewater. The private sewer main will be located within a 10 foot wide easement which will run parallel to Schoolmaster Lane and continue cross country through a proposed 30 foot wide utility easement. The sewer will connect to an existing manhole in West Street, which will discharge to the MWRA trunkline, which flows to Deer Island Sewage Treatment Facility. A Sewer Maintenance Association will be created to maintain the proposed sewer.*

*The proposed utility improvements will include the installation of a water main within Schoolmaster Lane, from West Street to the southwestern limit of the subject property. A cross country water main is proposed within the 30 foot wide utility easement to West Street.*

*The roadway reconstruction portion of the project will construct a uniform 20 foot wide paved surface on Schoolmaster Lane from Country Club Road to the northern limit of the subject parcel, where a 100 foot diameter cul-de-sac will be constructed. The proposed improvements will also include the installation of a 2' wide by 2' deep stone infiltration trench, constructed on both sides of the road, and a closed drainage system and detention basin. Modular retaining walls will be installed on both sides of the culvert / existing wetland crossing near Country Club Road, to minimize wetland disturbance and fill. The existing culvert near the Country Club Road intersection will be removed and replaced. Proposed drainage for the site will yield a no net volume/no runoff rate increase.*

*The proposed 30 foot wide utility easement from Schoolmaster Lane to West Street will include one permanent and one temporary wetland crossing. The temporary wetland crossing is necessary for construction of the water and sewer main, which will run within the 30 foot wide utility easement. The permanent wetland crossing is needed for a 15 foot wide common driveway for lots #1 & #2. The water and sewer main will be located below this common driveway to minimize disturbance. This crossing is being facilitated by construction of the proposed detention basin to access potential house lot sites on lots # 1 & #2. The work area shall be reduced to a 20 foot swath within the crossing to minimize disturbance. Upon completion of the project, the wetland at the temporary wetland disturbance area shall be restored to its original pre-construction condition. Wetlands filled as part of the proposed development shall be replicated at a 2:1 ratio.*