

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13304
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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 Union Place		
Street: Upper Union Street		
Municipality: Franklin	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42-03-32	Longitude: 71-23-29
Estimated commencement date: 9-1-04	Estimated completion date: 12-31-06	
Approximate cost: 34,000,000.00	Status of project design:	100 %complete
Proponent: Abbott Real Estate Development, LLC		
Street: 4 Faneuil Hall South Market		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Peter Bemis		
Firm/Agency: Engineering Design Consultant	Street: 32 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-480-0225 (ext. 11)	Fax: 508-485-1937	E-mail: pbemis @edcma.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. 11335) 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): none

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

List Local or Federal Permits and Approvals:

Special Permit Franklin Zoning Board of Appeals, Phase II Stormwater Permit

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 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 checked="" 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	31.58 AC.			
New acres of land altered		18.94 AC.		
Acres of impervious area	0	9.82 AC.	9.82 AC.	
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 sf.		
STRUCTURES				
Gross square footage	0 sf.	351,603 sf.	351,603 sf.	
Number of housing units	0	300 Apartments	300 Apartments	
Maximum height (in feet)	0	49'-4"	49'-4"	
TRANSPORTATION				
Vehicle trips per day	0	+1,932 ^a	1,932	
Parking spaces	0	+626	626	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	53,900 gpd	53,900 gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	53,900 gpd	53,900 gpd	
Length of water/sewer mains (in miles)	0	0.24 mi.	0.24 mi.	

^aBased on Institute of Transportation Engineers Land Use Code 220, Apartment; 300 dwelling units.

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 proposed project entails the construction of 300 apartment units in 9 separate low-rise buildings including a community clubhouse with 626 parking spaces and associated infrastructure on 31.58 acres of industrially zoned land abutting Route 495 on Upper Union Street in the Town of Franklin. Currently the site is undeveloped and is largely wooded with some open field areas. Approximately 19 acres will support the development, while the proponent has committed to dedicating the remainder of the site as a natural preservation zone. The underlying zoning permits 60% lot coverage, however the development program renders less than 31.1% of the site impervious, while maintaining 68.9% open space. The proponent has received a Comprehensive Permit for the Project and has committed funding for various off-site improvement projects including roadway and infrastructure work. The proponent has received an Order of Conditions for the Project as construction of an extended detention basin will occur within the wetland buffer zone, however there are no activities proposed in or within a wetland resource area.

The project complies with the DEP Stormwater Management Guidelines and has observed Best Management Practices for storm water treatment. The project locus was involved in an earlier development scenario that contemplated 250,000 gsf of office space and underwent extensive traffic analysis and offsite engineering studies. The earlier project with significantly more traffic generation helped fund offsite roadway improvements and with the passage of time other roadway improvement projects are planned that will be further advanced financially by the current Project through the Town of Franklin. An Indirect Access Permit application has been filed with the MassHighway Department. The Project will necessitate a sewer pump station in order to connect to the municipal gravity sewer system at Upper Union Street and thus has a permit application pending before DEP. The Project will be funding infiltration/inflow remediation activities. The project provides the Town of Franklin with 75 affordable housing units, which furthers the community's goal of achieving its affordable housing stock.