

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13100  
 MEPA Analyst: Ann Canaday  
 Phone: 617-626-1035

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: Skyview Realty Trust		
Street: 2013 Main Street		
Municipality: Brockton/West Bridgewater	Watershed: Taunton	
Universal Transverse Mercator Coordinates: X=2841464      Y=787937	Latitude: 42-02-39	Longitude: -71-00-53
Estimated commencement date: 9/2003	Estimated completion date: 4/2005	
Approximate cost: 8 million	Status of project design: 100% complete	
Proponent: Skyview Realty Trust		
Street: 130 Liberty Street, Suite 4		
Municipality: Brockton	State: MA	Zip Code: 02301
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian M. Dunn, Project Manager		
Firm/Agency: J.K. Holmgren & Assoc., Inc.	Street: 942 W. Chestnut Street	
Municipality: Brockton	State: MA	Zip Code: 02301
Phone: 508-583-2595	Fax: 508-588-7518	E-mail: bdunn@jkholmgren.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. \_\_\_\_\_)  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): 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 \_\_\_\_\_ 1) Brockton ZBA, Variance; 2) Brockton Conservation Commission Order Issued; 3) W. Bridgewater Conservation Commission Order Issued; 4) MHD, Utilities Div. Gas & Water; 5) DEP, Sewer Extension 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 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	32.07 +/- ac			
New acres of land altered				
Acres of impervious area	4.98 +/- ac	1.76 +/- ac	6.74 +/- ac	
Square feet of new bordering vegetated wetlands alteration		2,059 +/- s.f.		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0			
Number of housing units	0	50	50	
Maximum height (in feet)	0	20	20	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	578	578	
Parking spaces	0	100	100	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	11,000	11,000	
GPD water withdrawal	0	11,000	11,000	
GPD wastewater generation/treatment	0	11,000	11,000	
Length of water/sewer mains (in miles)	0	0.715 (w) 0.522 (s)	1.237	

**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.)

**Existing Conditions:**

The existing property is located at 2013 Main Street, Brockton, MA. Assessor's Map 80, Plots 1, 1A & 1B, & West Bridgewater Map 11, Plot 22. Both of these parcels combined equal to approximately 32.07± Ac. This property is the old site of the Skyview Drive-In. The property is currently served by one access point from Main Street and is surrounded by shopping plazas. There is currently 4.98± of existing pavement that was once utilized by the operation of the drive-in. There is an existing sewer easement that dissects the property and there are wetlands located on the property.

**Proposed Conditions:**

The proposed project will utilize approximately 18 acres of the existing property area to build 50 new homes and a 55 and over development. There will be some alteration of the buffer zone to the BVW and some minor areas of BVW alteration. New roadways will serve this 55 and over community and it will be gated at both ends of the development. Notices of Intent have been filed with the Brockton Conservation Commission and the West Bridgewater Conservation Commission and both Commissions have issued Order of Conditions. Along with this gated community of 50 homes, will be utility connections to Route 28 and Copeland Street that will utilize existing utilities and will loop an existing water line at the end of the City Limits.