

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13648
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	1044

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>Mirimichi Estates – Residential Subdivision</i>		
Street: <i>Messenger Street and Hillside Road</i>		
Municipality: <i>Plainville</i>	Watershed: <i>Taunton River Basin</i>	
Universal Transverse Mercator Coordinates: <i>46 53 992N to 46 55 057N</i> <i>30 97 43E to 31 00 66E</i>	Latitude: <i>42°01'1.29"N to 42°01'34.92"N</i> Longitude: <i>71°17'37.97"W to 71°17'53.23"W</i>	
Estimated commencement date: <i>1/2006</i>	Estimated completion date: <i>11/2011</i>	
Approximate cost: <i>\$ 3,000,000.00</i>	Status of project design: <i>95 %complete</i>	
Proponent: <i>Shepardville Realty Trust, by their Attorney, Edmund J. Brennan, Jr., ESQ.</i>		
Street: <i>P.O. Box 2660</i>		
Municipality: <i>Attleboro Falls</i>	State: <i>MA</i>	Zip Code: <i>02763</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Glenn Ofarcik</i>		
Firm/Agency: <i>Tilton and Associates, Inc.</i>	Street: <i>One George Leven Drive, Suite 100</i> <i>P.O. Box 467</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. 11590) 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: Plainville Planning Board Subdivision Approval (3/28/2005), Plainville Zoning Board of Appeals – Earth Removal Permit (Phase II, March 15, 2005) & (Phase III - Pending), Plainville Board of Health – Environmental Health Permit (Phase II –

August 3, 2005) & Phase III – Pending), EPA- NPDES Permit (Phase II – Active 10/30/2003) & (Phase III – Pending).

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 ¹ <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 ² Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	78±			
New acres of land altered		47±		
Acres of impervious area	0	10.78	10.78	
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		
STRUCTURES				
Gross square footage	0	184,000±	184,000±	
Number of housing units	0	66	66	
Maximum height (in feet)	0	25'	25'	
TRANSPORTATION				
Vehicle trips per day	0	700±	700±	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	29,040	29,040	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	29,040	29,040	
Length of water/sewer mains (in miles)	0	0.58 (water) 1.22 (sewer)	0.58 (water) 1.22 (sewer)	

1. DEP File Number SE 265-272
 2. DEP Transmittal # W055379

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 Estimated Habitat of Rare Species (WH-430) (Bridal Shiner)) 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:

Mirimichi Estates, is an existing un-constructed subdivision that was originally approved by the Plainville Planning Board in December 1982. The subdivision and its associated permits have been under continuous legal appeal for over twenty years. In 2002, the Town of Plainville acting through the water and sewer department took by eminent domain an 8± acre parcel of the subdivided land for a new municipal well site after the initial subdivision approval.

After extensive negotiations between the owner, the Town, and the Massachusetts Land Court, the project was remanded to the Planning Board and Zoning Board of Appeals for modification of prior approvals. The amended permits were approved in March of 2005 by both local entities.

Mirimichi Estates is an irregularly shaped 78± acre parcel of land located in the eastern part of Plainville adjacent to Lake Mirimichi. The proposed development has two points of access; Messenger Street (Route 106) and Hillside Road, and will be serviced by Municipal Water and Sanitary Sewer. The project size has been reduced to sixty-six single family residential house lots with associated infrastructure, drainage, and utilities.

Wetland resource areas on the project site include Bordering Vegetated Wetlands, 100-year Flood Plain, and Riverfront Areas, associated with Lake Mirimichi and Turtle Brook which form a portion of the property boundary in the northern part of the site. The proposed project will have no impact to wetlands or 100-year Flood Plain, and is subject to a 35-Foot "No Disturbance Zone" under the Town of Plainville Wetlands Protection By-Law.

Work completed on the parcel to date has been undertaken by the Plainville Water and Sewer Department, including grading and site work associated with the installation of a new

municipal water main from the well site to Messenger Street, along an easement corridor which follows the subdivision roadway network.

b) Project Alternatives and Impacts:

On-site: - The proposed development conforms to existing zoning and land uses in the surrounding neighborhood. The layout of roadways and lot configurations have been approved by the Plainville Planning Board by an Amended Certificate of Action in March 2005. This recent approval included the deletion of Wagon Wheel Road, Blue View Terrace, and a significant portion of Oxbow Drive as well as a reduction in the pavement width of the subdivision roads from 30-feet wide to 26-feet wide as originally approved in the 1982 Definitive Subdivision Plans.

The Majority of earthwork associated with the subdivision was approved by the Plainville Zoning Board of Appeals (March 2005) and Plainville Board of Health (August 2005).

Off-site: The owner/developer does not own or control any off-site land in Plainville on which to develop this project. Since the project proposal conforms to all local Zoning and Subdivision Regulations, no other alternative locations were analyzed.

c) Mitigation Measures:

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

On-site Sewer – for the entire development with accommodation for expanded municipal sanitary service to Azalea Drive, Mirimichi Street and Treasure Island Road vicinities (by others).

On-site Water – for the entire development with an additional easement provided by the owner to the Town for a future loop connection to the existing water main in Azalea Drive.

On-site Drainage – bringing the entire development into compliance with the current Massachusetts Stormwater Policy and Town of Plainville Board of Health Regulations.

Off-site Sewer – Extending the existing gravity sewer in Messenger Street to the project frontage.

Off-site Traffic – A one time contribution of \$50,000 toward municipal improvements to the Route 106/152 intersection fund.

In addition as part of the Amended Certificate of Action the Plainville Planning Board has asked that a 13 acre parcel of land in the northwest portion of the site adjacent to the Turtle Brook River be offered to the Plainville Conservation Commission.