

ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13134</u>
MEPA Analyst:	<u>NICK ZAVDIAS</u>
Phone: 617-626-	<u>1030</u>

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: Woods Edge		
Street: Main St. / Rte. 105 & Ebony Farm Rd.		
Municipality: Lakeville	Watershed: Taunton River Basin	
Universal Transverse Mercator Coordinates: 4637386N 340024E	Latitude: 41-52-20 N	Longitude: 70-55-34 W
Estimated commencement date: 12/2003	Estimated completion date: 6/2005	
Approximate cost: \$ 2.5 M	Status of project design:	95 %complete
Proponent: South Shore Custom Builders, Inc.		
Street: One Business Park Dr.		
Municipality: Lakeville	State: MA	Zip Code: 02347
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Rachel Bartlett		
Firm/Agency: AZOR Land Sciences, Inc.	Street: 328 Bedford St.	
Municipality: Lakeville	State: MA	Zip Code: 02347
Phone: (508) 946-5427	Fax: (508) 946-3442	E-mail: AZOR328@yahoo.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: Order of Conditions & Order of Resource Area Delineation, Lakeville Con Comm; NPDES, USEPA; Comprehensive Permit Chap. 40B, Lakeville Zoning Board of Appeals; Site Plan Review, Lakeville Planning Board; Disposal System Construction Permit, Lakeville Board of Health.

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 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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>Superseding Order of Resource Area Delineation, MA-DEP</u> -
Total site acreage	56			
New acres of land altered		13.4		
Acres of impervious area	0.5	4.8	5.3	
Square feet of new bordering vegetated wetlands alteration		4600		
Square feet of new other wetland alteration		260		
Acres of new non-water dependent use of tidelands or waterways		0		

STRUCTURES			
Gross square footage	0	40500	40500
Number of housing units	0	36	36
Maximum height (in feet)	N/A	35	35
TRANSPORTATION			
Vehicle trips per day	0	2179	2179
Parking spaces	0	245	245
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	13,000	13,000
GPD water withdrawal	n/a	n/a	n/a
GPD wastewater generation/treatment	0	12,810	12,810
Length of water/sewer mains (in miles)	n/a	n/a	n/a

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.*) See Executive Summary

Executive Summary

Introduction

The study site is a 56 acre parcel of land located on Main St./Rte. 105 in the Town of Lakeville, Massachusetts. More specifically, the site is located on the Southeasterly side of Route 105 approximately 1/2 mi. Southwesterly from the Lakeville MBTA station and 3/4 mi. from the intersection of Route 105 with Route 495. The site is located in mixed Business/Residential zoning. Neighboring uses to the property are primarily small business, apartments and single family residences. The site is served by a water line extension from the City of Taunton.

The site presently consists of a small private roadway (Ebony Farm Rd.) and 22 undeveloped acres of gently sloping woods and fields of which about 11 acres is uncultivated farmland. The remaining 34 acres is bordering vegetated wetland which is hydraulically connected to the Nemasket River system. Surface water runoff presently flows in a general southeasterly direction towards these resource areas.

Before any specific plans were produced for the study site the proponent of the **Woods Edge** project (South Shore Custom Builders, Inc.) and the owner of the site at that time, Mr. Gene Bartlett, met with the Lakeville Board of Selectmen, the Lakeville Planning Board and the Lakeville Board of Health to gain input and seek general approval for the proposed use of the site. The Town of Lakeville voted in 2002 to extend the depth of the Business Zone on the site to 1000' in order to accommodate these types of projects. The remainder of the site is zoned Residential.

The project site, originally under one ownership, was subdivided into (4) four lots of land in 2002. These lots are now under various ownership.

Project Description

This **ENF** is filed under the project name of **Woods Edge** however, the study site will eventually consist of four separate projects by three different proponents. While the **Woods Edge** project by itself crosses no **MEPA** review thresholds the cumulative impacts of the four projects will exceed **MEPA** review thresholds for Land (creation of five or more acres of impervious area) and Transportation (generation of 1000 new adt on roadways providing access to a

single location & construction of 150 or more new parking spaces at a single location). The **ENF** has been filled out to reflect the impact of all four projects. The projects are as follows:

- 1.** A Chapter 40B Comprehensive Permit Project - "**Woods Edge**". Woods Edge is a proposed over-55 community consisting of 36 single housing units. Woods Edge will access off Ebony Farm Rd. and require construction of its' own access road, private water main, drainage system and on-site septic system. The proponent of the project is **South Shore Construction. Woods Edge** has completed the design phase and has received an Order of Conditions from the Lakeville Conservation Commission and a Highway Access Permit from the MHD. Final approval has been received from the Lakeville Board of Health and final approval from the Lakeville Zoning Board of Appeals is pending.
- 2.** A 12,160 sf office/retail/restaurant building and parking lot with access and egress off of Rte.105 and Ebony Farm Rd. Construction of on-site septic system. The proponent is **Gemini Realty Trust**. The proponent has filed the project with the Lakeville Conservation Commission, the Lakeville Planning Board and the Lakeville Board of Health. All approvals are pending. The proponent will be filing for a Highway Access Permit from the MHD.
- 3.** A 10,000 sf office/medical building and parking lot with access off Ebony Farm Rd. Construction of on-site septic system. The proponent is **Gemini Realty Trust**. The proponent has filed the project with the Lakeville Conservation Commission, the Lakeville Planning Board and the Lakeville Board of Health. All approvals are pending. A Highway Access Permit from the MHD has been approved.
- 4.** An 18,000 sf office/retail building, 1200 sf bank and parking lot with access and egress off Rte. 105. Construction of on-site septic system. The proponent is **Pietro Panettieri**. The proponent has filed the project with the Lakeville Conservation Commission, the Lakeville Planning Board and the Lakeville Board of Health. All approvals are pending. The proponent has filed for a Highway Access Permit from the MHD.

Projects **1** and **4** have entirely separate drainage systems and septic systems while projects **2** and **3** will share both drainage and septic systems.

Due to the limited number of high-visibility business sites in Lakeville with the infrastructure, available water supply and land area to support projects of this size & diversity, no off-site alternatives were considered for locating these projects. Within the site itself, the proponent of the **Woods Edge** housing project proposed a smaller number of housing units than possible while increasing the percentage of those available as affordable. Efforts were made to reduce impervious areas and reduce wetland alteration. Alternatives for the other projects are being weighed as they go through the local approval process. The drainage system for each project will incorporate both non-structural and structural best management practices for source reduction and stormwater treatment as recommended in the Massachusetts DEP Stormwater Management Policy Guidelines. The stormwater design will accommodate full build out of the

project and maintains all discharges on-site to minimize impacts to existing municipal stormwater systems and abutting properties.