

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF**

**Environmental**  
**Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: **12936**  
 MEPA Analyst: **Nick ZAVOLAS**  
 Phone: 617-626-**1030**

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: <b>Arrowhead Village</b>		
Street: <b>North Washington Street</b>		
Municipality: <b>Norton</b>	Watershed: <b>Taunton</b>	
Universal Transverse Mercator Coordinates: <b>4649903.33N 319872.554E; Zone 19</b>	Latitude: <b>41° 58' 5.9"N</b> Longitude: <b>71° 10' 27.4"W</b>	
Estimated commencement date: <b>2003</b>	Estimated completion date: <b>2004</b>	
Approximate cost: <b>\$2,000,000</b>	Status of project design: <b>90% complete</b>	
Proponent: <b>Champion Builders</b>		
Street: <b>300 Oak Street, Suite 155</b>		
Municipality: <b>Pembroke</b>	State: <b>MA</b>	Zip Code: <b>02359</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>John Zimmer</b>		
Firm/Agency: <b>Coler &amp; Colantonio, Inc.</b>	Street: <b>101 Accord Park Drive</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Phone: <b>(781) 982-5473</b>	Fax: <b>(781) 982-5490</b>	E-mail: <b>jzimmer@col-col.com</b>

- 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): **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: **Order of Conditions, DEP 401 Water Quality Certification, US ACOE Programmatic General 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 ( <b>no state permit required</b> ) |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                            |
| <input checked="" 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"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b><u>ACOE PGP II</u></b>
Total site acreage	<b>35.9</b>			
New acres of land altered		<b>1.5</b>		
Acres of impervious area	<b>0</b>	<b>4.0</b>	<b>4.0</b>	
Square feet of new bordering vegetated wetlands alteration		<b>2,000</b>		
Square feet of new other wetland alteration		<b>11,000</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>0</b>	<b>65,340</b>	<b>65,340</b>	
Number of housing units	<b>0</b>	<b>32</b>	<b>32</b>	
Maximum height (in feet)	<b>0</b>	<b>35</b>	<b>35</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>0</b>	<b>320</b>	<b>320</b>	
Parking spaces	<b>0</b>	<b>64</b>	<b>64</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>0</b>	<b>14,685</b>	<b>14,685</b>	
GPD water withdrawal	<b>0</b>	<b>0</b>	<b>0</b>	
GPD wastewater generation/ treatment	<b>0</b>	<b>9,790</b>	<b>9,790</b>	
Length of water/sewer mains (in miles)	<b>0</b>	<b>0</b>	<b>0</b>	

**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 (See Section V, Appendix A)

**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) **The property is within the Canoe River Aquifer ACEC.**     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.)

**Champion Builders proposes to construct a 32-lot residential subdivision under the State's Comprehensive Permit 40B consisting of single-family homes, driveways, a subdivision roadway, on-site wastewater disposal systems and stormwater management facilities on a 35.9-acre parcel located off North Washington Street in Norton, Massachusetts. The majority of the property has previously been excavated for gravel and is currently devoid of topsoil. Much of the property is currently used by recreational vehicles, resulting in further degradation and erosion of the site. In the northwest corner of the property, a gravel drive extends from North Washington Street and provides access to the property. The Canoe River is located beyond the eastern boundary of the property and flows in a southerly direction. A mixture of upland and wetland areas characterize the remainder of the property.**

**The proposed subdivision is situated within a previously disturbed area along the western side of the property and is located away from the Canoe River and associated wetland resource areas. As proposed, the subdivision has been designed to avoid adverse impact to a certified vernal pool, 100-year floodplain (BLSF), Riverfront Area and Wetland Series A, B and C. The proposed project also includes new utilities and the installation of water mains under the proposed subdivision road. The water mains will connect to the existing town water line located under North Washington Street. Other utilities such as gas, electric and phone service will tie into existing services. After construction is complete, areas along the roadways and houses will be landscaped with lawns, shrubs, and trees where appropriate. Erosion controls will be installed at the limit of work prior to construction to prevent sedimentation of wetland resource areas.**

**The stormwater management system for the project has been designed in accordance with the Department of Environmental Protection's Stormwater Management Policy and Best Management Practices (BMP). The stormwater management system as designed consists of 22 deep sump catch basins with oil and gas separators, 19 drain manholes and two extended detention basins to reduce runoff rates and remove suspended solids. The extended detention basins will receive runoff from the lots and the associated roadways. Stormwater will be collected in the catch basins and then transported via the drainage structures into one of the two extended detention basins. The stormwater management system will remove a minimum of 80% of the average annual load of Total Suspended Solids (TSS). The stormwater management system mitigates the increase in stormwater runoff volume by storing the increased stormwater volume and releasing the**

stormwater peak flow rate in a controlled fashion. The stormwater maintenance system will be inspected and maintained regularly to ensure proper functioning.

Erosion and sedimentation controls will be installed at the limits of the work area prior to the commencement of construction activities. These controls will consist of hay bales and silt fencing. Installation and maintenance of erosion and sedimentation controls will reduce soil erosion on the project site and prevent sedimentation from occurring on and off-site. These controls will be inspected and maintained throughout construction. Erosion and sedimentation controls will be left in place after construction until the site has been re-vegetated and stabilized.

The following are the alternatives considered for this project:

- 1) **No build.** This alternative was not chosen because it would not achieve the project's objectives of providing affordable housing to the Town of Norton.
- 2) **The property is zoned for residential land use.** Other types of projects such as commercial or industrial developments would not be consistent with the residential zoning.
- 3) **The reduction of the development scale.** This alternative was rejected because it would not meet the objective of providing affordable housing and would not be financially feasible for the project proponent.
- 4) **Preferred Design –** The current design provides affordable housing for the Town of Norton and is financially feasible for the project proponent.