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March 8, 2007

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: Edgewood Apartments and Retail Shops
PROJECT MUNICIPALITY: Plainville
PROJECT WATERSHED: Taunton River
EOEA NUMBER: 13967
PROJECT PROPONENT: Edgewood Development Company, LLC
DATE NOTICED IN MONITOR: February 6, 2007

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

As outlined in the Environmental Notification Form (ENF), the project consists of the development of a mixed-use commercial building and a 164-unit affordable housing apartment complex on a 28.5-acre site at 100 Taunton Street in Plainville, MA. The commercial component of the project will feature a tire and battery service business and a fast-food restaurant/coffee shop with a drive-thru, and will be located on the site's commercially-zoned land fronting on Taunton Street. Edgewood Apartments will be comprised of 164-units of affordable housing to be developed as a Local Initiative Program (LIP) project pursuant to MGL Chapter 40B and will be located in the central portion of the property directly behind the commercial site. The total

development area of the site for both uses is approximately 8.5 acres, with the balance of the site, approximately 20 acres, to be preserved in its natural state.

The area to be preserved contains a use-restricted area donated to the Town as a future potential municipal well site as a mitigation component of the Plainville Commons shopping center project (EOEA #12574) and the Walnut Hill Estates residential development (EOEA #12696). The use restrictions are in the form of an easement and restrictive covenant. All of the proposed development will occur outside of this protected area. The project site also lies within the most northerly limits of the Zone II for the Town's George Street municipal wells.

The ENF states that two development plans have been proposed for the commercial portion of the site: 1) a two-story light commercial building consisting of a bank, retail and office space, and 2) a single-story tire and battery service and coffee shop. All required local permits for the office/bank/retail option have been obtained. Special permits for the tire & battery store/coffee shop have been issued by the Town, including a Groundwater Resource District Special Permit and a Groundwater Protection District Special Permit. The proponent has not yet filed Site Plans for the tire & battery store/coffee shop. At the MEPA site visit for the project held on February 22, 2007, the proponent indicated that it intends to move forward with the tire & battery store/coffee shop for the commercial portion of the site.

The Edgewood Apartments residential project will include four multi-story apartment buildings with each building containing between 30 and 52 apartment units. Each building will have a parking garage on the basement level to help reduce impervious surfaces. A total of 287 surface parking spaces will be provided in addition to a single-story Clubhouse. Both the commercial and residential portions of the project will be serviced by municipal water and sewer. The site will be accessed via an existing traffic signal on Taunton Street at the Plainville Commons shopping center driveway.

Jurisdiction

The project is undergoing review pursuant to Section 11.03(6)(b)(13) and 11.03(6)(b)(15) of the MEPA regulations because it will result in the generation of more than 2,000 new average daily vehicle trips (adt) on roadways providing access to a single location and because the project requires the construction of more than 300 new parking spaces at a single location. The project will require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA); possibly a Sewer Connection Permit from the Department of Environmental Protection (MassDEP); a signal modification permit from the Massachusetts Highway Department (MHD); review from the Massachusetts Historical Commission (MHC); and an Order of Conditions from the Plainville Conservation Commission. The residential portion of the project requires a Comprehensive Permit from the Plainville Zoning Board of Appeals and the commercial project requires several Special Permits and Approvals pursuant to the Plainville Zoning Bylaw.

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required or potentially required state permits with the potential to cause damage to the environment. In this

case, MEPA jurisdiction extends to wetlands, stormwater, wastewater, traffic and historic resources.

Wetlands/Stormwater

The project will result in the alteration of 8 acres of land and the creation of 4.4 acres of new impervious surface. The project will feature a stormwater management system that will fully comply with MassDEP's Stormwater Management Policy. The system will incorporate deep-ump catch bays, structural water quality pretreatment units and subsurface detention and recharge. During construction, work will be performed in accordance with a Stormwater Pollution Prevention Plan (SWPP) as required under the NPDES regulations.

Two areas of Bordering Vegetated Wetlands (BVW) exist on the site: 1) a smaller area of approximately 2 acres located north of the proposed work area, and 2) a larger BVW with an associated 100-year floodplain (Bordering Land Subject to Flooding) located on the south and west limits of the proposed development. An area classified as a "ditch" by the proponent traverses the site from north to south approximately 250 feet west of Taunton Street. This area was determined to be Bank in an Order of Resource Area Delineation (ORAD) issued by the Plainville Conservation Commission in January of 2007. The project will result in the filling of 200 linear feet of this resource area for vehicular and pedestrian access and a stormwater detention pond. Work is also proposed in the 100-foot buffer zone to wetland resource areas on site. The proponent has received an Order of Conditions for buffer zone impacts for the commercial building (DEP SE#265-0278) and will file a Notice of Intent for anticipated impacts to the Bank.

According to comments from the Department of Conservation and Recreation's (DCR) Flood Hazard Management Program (FHMP), portions of the site are located partially within a Zone A1 with a base flood elevation of 205 feet above National Geodetic Vertical Datum (NGVD), as delineated on Plainville's Flood Insurance Rate Map (FIRM). The proponent should note that the proposed project may require compliance with several state and local regulations governing floodplain development.

Wastewater

Wastewater from the project will be conveyed to the Plainville municipal sewer collection. The project is anticipated to generate 32,000 gallons per day (gpd) of wastewater. An unused lateral connection is currently located on the property and the project will not require the construction of any new sewer mains. The gravity sewer line installed as part of the Plainville Commons shopping center will provide sewer service to the proposed project. That sewer line has a permitted flow of approximately 100,000 gpd and was constructed subject to a MassDEP Sewer Extension Permit (DEP #W039022). That permit specifies that if any proposed sewer connection has a design flow exceeding 15,000 gpd, it is subject to application and review by MassDEP for a new Major Sewer Connection Permit. The proponent should note that MassDEP recently revised its Sewer System Extension and Connection Permit Program regulations at 314 CMR 7.00. The revised regulations may change the required wastewater permits for the proposed project.

The proponent should ensure that there is adequate capacity in the Plainville system and at the Ten Mile Regional Wastewater Treatment Facility to accommodate the increase in flows resulting from the project. The proponent has committed to make a monetary contribution of \$40,000 to the Town's ongoing inflow and infiltration reduction program.

Traffic

The project is anticipated to generate 2,290 new daily vehicle trips. The project requires a Signal Modification Permit from MHD but the roadway that will be accessed by the development (Taunton Street) is a town-owned public way. The project site does not directly abut a state highway. A traffic study prepared for the project and submitted with the ENF indicates that the project will have minimal impact on the local roadway network and that the projected peak hour level of service (LOS) at nearby intersections will not be degraded from the No-Build to Build condition.

The project site is located near to several other large projects that are recently completed or proposed. Plainville Commons, a 284,000 sf shopping center abuts the property across Taunton Street and includes restaurants, discount stores, and a supermarket. A new Lowe's Home Improvement store has been approved by the Town at the intersection of Taunton Street and Route 1, with construction to begin in March 2007. Many improvements to the local roadway network were completed during the construction of Plainville Commons, including widening of both roads, addition of turn and travel lanes, construction of the jughandle to Taunton Street and Route 1, upgraded traffic signals at the Route 1 and Taunton Street intersection, new signals at the Plainville Commons driveway and jughandle, and various stormwater management improvements related to the roadway construction. Additional roadway improvements are pending in connection with the Lowe's project, which is approximately 1/8 of a mile east of the Edgewood Apartments project site.

Due to the above-mentioned traffic improvements, the proposed project is expected to have only a minimal impact to the surrounding roadway network. MHD did not provide comments on the ENF. As part of the Site Plan Approval for the commercial portion of the project, the proponent has committed to the following traffic mitigation measures:

- The proponent will contribute \$6,000 to the Town of Plainville for unspecified traffic improvements.
- The proponent will connect the commercial project to the Edgewood Apartments project via a common driveway to reduce curb cuts on Taunton Street and allow better traffic control by routing traffic from the projects through the existing traffic light at the Plainville Commons driveway, with additional signals, signs and markings as necessary.
- The proponent will provide bicycle storage racks at the Edgewood Apartments project.
- The proponent will encourage ride-sharing by employees at the commercial building.
- The proponent will work with the Greater Attleboro Regional Transit Authority to pursue public bus service to the development and to the Plainville Commons shopping center.

Historic Resources

From approximately 1958 to 1960, the property was used as an outdoor commercial recreation facility known as "Cowboy Town", a western theme park that included stockades, a fort, and other buildings reminiscent of the Old West. The proponent conducted an archaeological sensitivity assessment of the proposed project area and included a memorandum on the results of the assessment in the ENF. The assessment indicates that as a result of the construction and demolition of "Cowboy Town", very limited portions of the project site appear to retain areas of archaeological sensitivity. The report recommends however that further survey work be conducted. In their comments on the ENF, MHC states that an archaeological investigation performed in 2001 for the Corporate Center South Office Park (EOEA #12574), which is directly northeast and contiguous to the project area identified two potentially significant Native American archaeological sites. As a result, MHC concurs with the proponent that an intensive (locational) archaeological survey (950 CMR 70) be conducted for the project. The proponent should consult with MHC regarding survey protocol and measures that can be taken to avoid, minimize, or mitigate adverse effects to any significant cultural resources that may be affected by the project.

Conclusion

I have determined that the ENF has sufficiently defined the nature and general elements of the project and has proposed measures to avoid and mitigate environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permitting and review process. The proposed project, as described in the ENF, requires no further review under MEPA.

March 8, 2007

Date



Ian A. Bowles

Comments Received:

2/22/2007 Massachusetts Historical Commission
2/23/2007 Department of Environmental Protection, Southeast Regional Office
2/23/2007 Department of Conservation and Recreation, Flood Hazard Management Program

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