

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<i>13428</i>
MEPA Analyst:	<i>Aisling Eglinton</i>
Phone:	<i>617-626-1024</i>

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: Whitney Farm		
Street: Whitney Street		
Municipality: Sherborn-	Watershed: Charles	
Universal Transverse Mercator Coordinates: 4677272.5 northing; 383067.97 easting	Latitude: 71° 25' 2.25" W. Longitude: 42° 14' 19.95" N	
Estimated commencement date: 2005	Estimated completion date: 2008	
Approximate cost: \$25—30 MM	Status of project design:	75 %complete
Proponent: Rising Tide Development LLC		
Street: 32 Arlington Street		
Municipality: Cambridge	State: MA	Zip Code: 02140
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dick Foster		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978)897-7200	Fax: (978)897-0099	E-mail: rfoster@epsilonassociates.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:

NPDES General Permit for Storm Water during Construction. Order of Conditions. Comprehensive Permit under M.G. L. Ch. 40B. Building Permit(s).

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|---|
| <input 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 checked="" 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 <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 checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Groundwater Discharge Permit Housing Appeals Committee, Comprehensive Permit
Total site acreage	27.64			
New acres of land altered		17.1*		
Acres of impervious area	0.38	4.60	4.98	
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	16,550	75,350	91,900	
Number of housing units	2	46	48	
Maximum height (in feet)	~35**		~38	
TRANSPORTATION				
Vehicle trips per day	0	530	530	
Parking spaces	5 - 10		112***	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0****	20,600	20,600	
GPD water withdrawal	0	20,600	20,600	
GPD wastewater generation/ treatment	0	20,600	20,600	
Length of water/sewer mains (in miles)	0	Sewer 0.49 Water 0.24	0.73	

* (Not counting farm fields as existing alteration).

** (existing farm house, silo is approximately 45 feet in height)

*** Two spaces per house plus off-street spaces visitor parking, recreation facility parking and for public access to the proposed rail trail. Note that Zoning Board of Appeals has required that each driveway have capacity to accommodate two additional vehicles.

**** (in last five years.)

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

The proposed project site is located within the Warren and James R. Whitney Farm, an area included in the Inventory of Historic and Archaeological Assets of the Commonwealth and determined eligible for listing on the National Register of Historic Places by the MHC in October 2003. The proposed project includes the rehabilitation of the ca. 1910 farmhouse, demolition of the main barn and silo, hay barn and shed, and if possible, salvage of barn materials for reuse off-site.

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.)

The proposed Whitney Farm is a clustered single-family development of 48 homes on a 28 acre site, to be permitted under Chapter 40B. See Fig. 1, Project Locus Plan.

The existing site consists of an abandoned dairy farm which has been used primarily as hayfields for the last twenty-five years. There is an existing two-family farmhouse (which will be restored) and several barns and outbuildings dating mostly from the 1950s and 1960s. The site is relatively flat and wetland resources are primarily at the perimeter of the site, including Dopping Brook to the south with wetlands and some Riverfront Area along its banks, a farm pond to the west, and an abandoned railroad bed with associated wetlands to the east. The site has significant frontage on Whitney Street in Sherborn and abuts Ashland and Holliston. See Fig. 2, Existing Conditions Plan. Current zoning requires 2-acre residential lots and the site could therefore accommodate roughly ten to twelve single family homes through conventional subdivision.

The proposed development plan consists of 48 homes together with roads, grading, drainage and utilities, and recreational amenities. Twenty-two of the homes are attached in duplex configuration and the remaining are detached single-family. Twelve of the homes will be affordable and deed-restricted to households under 80 percent of median income. All of the homes are clustered on small private lots so as to allow large common areas along Dopping Brook and the railroad bed, and a large area for shallow stormwater management along Whitney Street. Because of this clustered plan, large areas along Dopping Brook and the railroad bed will remain undeveloped and in common ownership, and restored to wildlife meadow. (An Order of Conditions was issued by the Sherborn Conservation Commission in October, 2004.) See Fig. 3, Project Schematic Plan, and Fig. 4, Project Overview Plan. No public water or sewer is currently available to the site. On-site sewage treatment will be provided by a private wastewater treatment plant. Each home will have its own private water supply well.

Vehicular access will be provided by a new roadway off of Whitney Street. Pedestrian access will be provided with sidewalks within the development and along portions of Whitney Street, potentially connecting to sidewalks in Ashland. The development will also provide a public access easement and parking area for public access to the proposed rail trail in Sherborn where it meets Whitney Street. On-site recreational amenities include a play area, tennis court, common open spaces and play fields, walking trails along the brook and meadow, and potentially a community pool and pool house for use by the residents and their guests.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0.38	1.73	2.11
Roadways, parking, and other paved areas	0	2.87	2.87
Other altered areas (describe)*	2.98	17.52	20.50
Undeveloped areas	24.28	- 22.12	2.16

*(gravel drives, lawn, etc.). Farm fields not included in tally.

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

The property has been hayed. 3.5 acres will be converted to wildlife meadow; 20.5 acres will be developed. Soils are not considered "prime" agricultural soils per NRCS. Owners have applied proceeds of sale to purchase of a dairy farm in Locke, New York, where they have improved the herd and are continuing to farm.

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

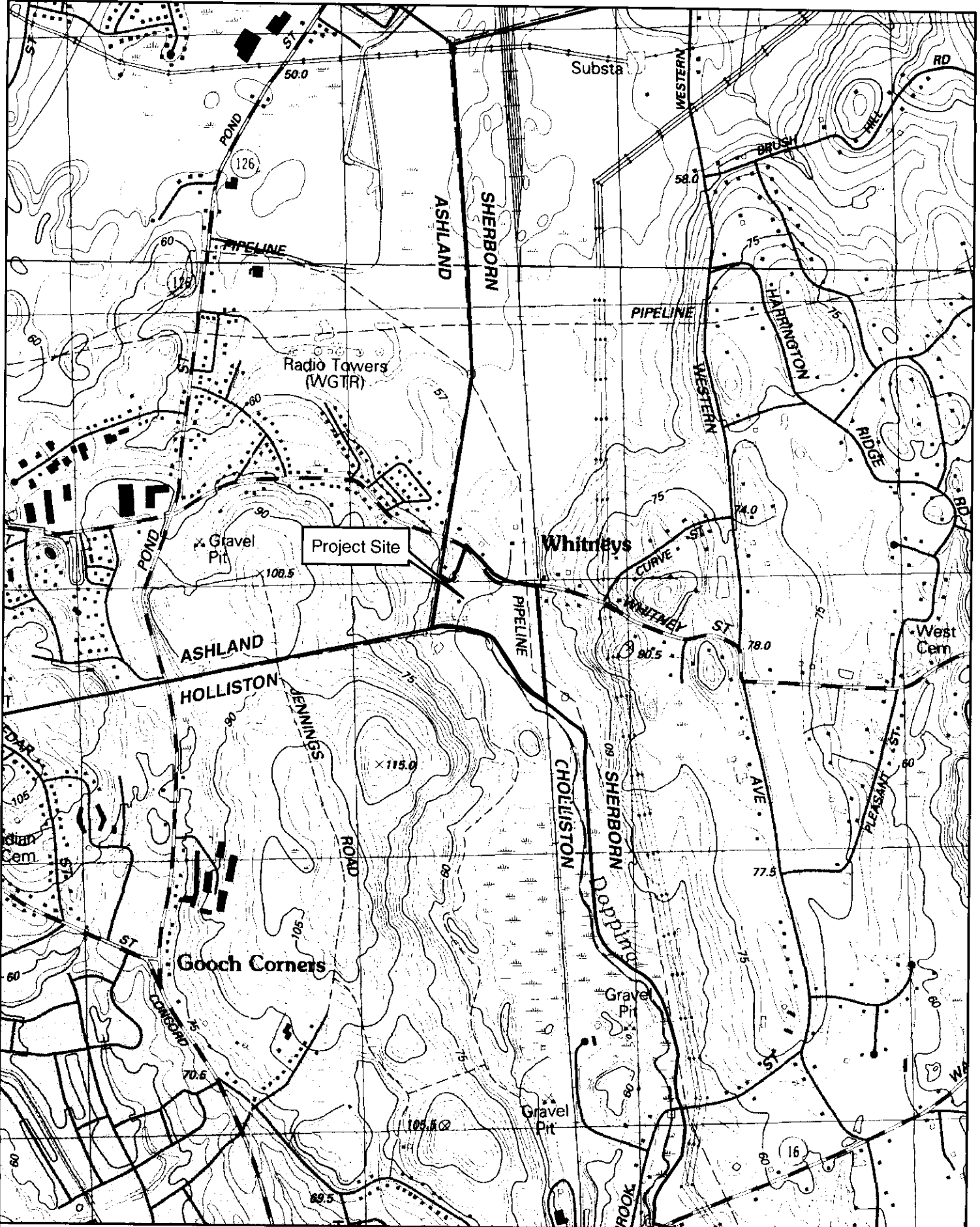
E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

Analysis prepared for the Conservation Commission has resulted in issuance of a Final Order of Conditions. The project design comports with DEP's Stormwater Management Policy. Three detention/infiltration basins are incorporated into site design. Calculations performed for all design storm events indicate that peak rates of run-off will decrease to all areas surrounding the project site. Runoff from many roofs and roadways will be directed into detention/infiltration basins to meet recharge objectives for the project. Roadway runoff will be pretreated within hooded, deep-sump catchbasins, "forebay" sediment traps or a treatment unit prior to recharge achieving TSS removal requirements for the project. An area of Isolated



Scale 1:18,000
1 inch = 1,500 feet

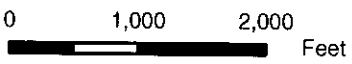


Figure 1
Project Locus
Whitney Farm Site
Sherborn, Massachusetts

Basemap: 1987 USGS Quads, MassGIS

EPSILON ASSOCIATES INC.
Engineers ■ Environmental Consultants