

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13709
 MEPA Analyst: Aisling Eglinton
 Phone: 617-626-1024

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>Christina Estates – Residential Subdivision</i>		
Street: <i>Cumberland Avenue, Cushman Road and Remington Drive</i>		
Municipality: <i>North Attleborough</i>	Watershed: <i>Blackstone River Basin and Ten Mile River Basin</i>	
Universal Transverse Mercator Coordinates: <i>46 45 341N to 46 44 465N</i> <i>19 03 03 973E to 19 03 03 999E</i>	Latitude: <i>41°56'15.67"N to 41°55'47.04"N</i> Longitude: <i>71°21'53.85"W to 71°21'48.84"W</i>	
Estimated commencement date: <i>4/2006</i>	Estimated completion date: <i>11/2012</i>	
Approximate cost: <i>\$ 6.5 million</i>	Status of project design: <i>80</i> %complete	
Proponent: <i>Cumberland Associates Realty Trust, by their Attorney, Robert A. Shelmerdine, ESQ.</i>		
Street: <i>P.O. Box 101</i>		
Municipality: <i>Sharon</i>	State: <i>MA</i>	Zip Code: <i>02067</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Glenn Ofcarcik</i>		
Firm/Agency: <i>Tilton and Associates, Inc.</i>	Street: <i>One George Leven Drive, Suite 100 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. _____) 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: North Attleborough Planning Board - Subdivision Approval, EPA NPDES Permit, ACOE PGP II, North Attleborough Board of Health (if Septic Systems are used), North Attleborough Department of Public Works - Water & Sewer – Road Opening 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 checked="" 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* <input type="checkbox"/> Superseding 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> *DEP File No. SE 243-647
Total site acreage	102±			
New acres of land altered		67±		
Acres of impervious area	0	19.2±	19.2±	
Square feet of new bordering vegetated wetlands alteration		28,468±		
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	308,000±	308,000±	
Number of housing units	0	110	110	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	1134±	1134±	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	48,400	48,400	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	48,400	48,400	
Length of water/sewer mains (in miles)	0	2.04 (water) 1.74 (sewer)	2.04 (water) 1.74 (sewer)	

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 Priority Sites of Rare Species (Ranunculus micranthus) (Tiny Flowered Buttercup)) 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:

Christina Estates is a proposed 110 lot residential subdivision. The property is located between Cushman Road, Cumberland Avenue and Remington Drive in North Attleborough. Surrounding land use is single family residences and Chemawa Golf Course. The proposed development is consistent with local zoning and existing development practices within the community.

The property is an irregularly shaped 102± acre parcel comprised of lots 23, 24, 27, 28, 29, 30, 40, 65 and 119 on North Attleborough Assessors Map 27. The proposed development will be serviced by Municipal Water and Sanitary Sewer. Phase 1 may be serviced by individual on-site septic systems, until Municipal Sewer is available.

The land currently is undeveloped, consisting mainly of mature deciduous trees and woody shrubs. Site topography is extremely variable, characterized by linear ridges and valleys aligned in a generally north-south direction. Rock outcrops are evident in many parts of the site. There are four wetland systems within the property boundaries. One wetland system is a tributary to the Blackstone River Watershed, whereas the other three wetlands are tributaries to the Ten Mile River Watershed.

b) Project Alternatives and Impacts:

Any development of the locus property is controlled by the municipal zoning by-law and the subdivision control rules and regulations. The original layout, as approved on the preliminary subdivision plan, included a higher density development; lot numbers were reduced based on the

presence of an endangered plant species and to accommodate utility infrastructure construction. Planning regulation requirements which limit dead end streets lengths to 900 foot (maximum) contribute to the requirement for circulation roadways, therefore limiting the variety of alternative development options available for consideration.

The existing conditions (no build) alternative was considered, but was not selected, based on costs associated with land acquisition and limitation on development options controlled by zoning and subdivision regulations.

The selected alternative accommodates underlying zoning, subdivision and permitting regulations, minimizes impacts to wetlands and other resource areas, and conforms to the current municipal development restrictions.

c) Mitigation Measures:

The project proponent continues to work with local and state officials on mitigation measures for wetland, sewer, water and transportation impacts.