

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

F-3118

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13713</u>
MEPA Analyst:	<u>ANNE CANADAY</u>
Phone: 617-626-	<u>1035</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: Franklin Heights		
Street: Lincoln & Daniels Street		
Municipality: Franklin, Ma	Watershed: Charles River	
Universal Transverse Mercator Coordinates: x684160Y2870287	Latitude: 42.119361	Longitude: -71.395459
Estimated commencement date: 4-30-06	Estimated completion date:	
Approximate cost:	Status of project design: 80 %complete	
Proponent: Lincoln Development Realty Trust		
Street: 2 Washington ST (Route 1)		
Municipality: Foxboro	State: Ma	Zip Code: 02035
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Donald R. Nielsen, B.S.E.T., Office Manager, Franklin		
Firm/Agency: Guerriere & Halnon, Inc	Street: 38 Pond St., Suite 206	
Municipality: Franklin	State: Ma	Zip Code: 02038
Phone: 508-528-3221	Fax: 508-528-7921	E-mail: dnielsen@guerriereandhalnon.net

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(B))

 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 permit, DEP 401 water quality permit, DEP sewer extension permit, DEP sewer connection permit, Order of Conditions, filed NOI January 5, 2006 Comprehensive Permit 40B, ZBA (approved), local sewer, water, access permits.

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 **not known**

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 Attachment: Proposed Project
Existing Site Conditions
Affordability Component
Project Alternatives
Mitigation*

PROPOSED PROJECT

The proposed site of 36.61 acres will have a total of 127 units of which 109 units will be townhouse condominium units and 18 Garden style flat units. Each Townhouse condominium unit will have 2 bedrooms, 2 ½ bathrooms and a loft. The Garden Flat condominiums will have 2 bedrooms and 1 bath. A restriction will be placed on record that there cannot be more than 2 bedrooms per unit. The site is screened by natural vegetation. The offsets from the property line at the closest part of the site to the south is 11 feet and to the west 14 feet.

Each townhouse condominium-housing unit is approximately 1,700-1,800± square feet with a one-car garage. Each Townhouse condominium will have two parking spaces per unit plus the garage. The Garden units will have 936 square feet with each unit having 2 parking spaces. Landscaping on each unit will have a planting in front of and between the parking areas. There will also be a landscaped stonewall at the entrance with trees spacing 50 feet along the entrance off Lincoln Street. Snow removal areas will be provided.

The site is screened from Daniels and Lincoln Streets by natural vegetated buffers.

The development will be designed to be environmentally responsible. In a recent staff meeting Mr. Richard J. Vacca, Conservation Commission Agent suggested of the 5-wetland crossings, 4 will be bridged and 1 will be culverted this will be accomplished to the greatest extent possible, proposed, all 5 will be bridged.

The Plan attached hereto has 5 bridged areas of disturbance. A wildlife corridor is being proposed to the greatest possible extent on the southerly side of the property.

Landscaping improvements and selection of native plant species will be drought tolerant.

For the entire site, the maximum coverage by structure is approximately 10% or 3.59 acres. The impervious coverage for pavement is 8.28 acres, 22.5%±. This is better than the maximum allowed of 25% lot coverage by the Town of Franklin.

The primary site access off Lincoln Street will be used for daily traffic. The access road to Daniels Street is for emergency vehicle only. The emerging roadway shall be designed in coordination with the Police and Fire Chief and the Conservation Commission. Utilities for water, sewer and electric will be provided to each unit. All utilities will be placed under the street way. The proposed sewer will connect to the existing town system in Lincoln Street by gravity flow.

Drainage for the site will be provided to convey water to a storm water basins where it will be discharged into the adjacent wetlands on the site. Storm water management will be in compliance with DEP/BMP requirements.

All roadways within the proposed development will remain private and will be managed by the Condominium Association.

EXISTING SITE CONDITIONS

The site containing 36.61 acres is located between Daniels Street and Lincoln Street in Franklin, Massachusetts. The proposed residential condominium development is bordered on all sides with residential homes.

The site was approved in 1960 for a 104-lot subdivision entitled "Franklin Heights" which has acres constructed. The land is comprised of undeveloped woods with associated wetlands and seasonal streams. The site is zoned currently as Rural Residential II. Bordering Vegetated Wetlands have been flagged and located on the property.

No portion of the site lies within a Flood Zone "A" as determined by FEMA, Firm Map Number 2502400002B. The site does not lie within an ACEC, or any Endangered Habitats of Rare Wildlife and Certified Vernal Pools as determined by MASSGIS and Natural Heritage Atlas.

There is existing sewer on Lincoln Street 500 feet north of the site and there is an existing sewer on Daniels Street. There are existing waterlines in Lincoln Street and Daniels Street. The existing waterline loops and connects at Lincoln and Daniels Street intersection.

The topography of the lot slopes approximately 3.8% with varying elevations NAD 83 from 260 feet at the southeastern corner of the site to 226 feet to the south and west sides of the site. The soil types determined by the SCS map of the site indicate that there are 3 soil types on site. MsC-Montouk fine sandy loam, stony on eastern portion of the site, RgB-Fine sandy loam, stony on the central portions of the site, WrB-fine sandy loam on the western portion of the site.

AFFORDABILITY COMPONENT

We are proposing 45 units or 35.4 (%) percent will be identified as affordable, and will blend with the proposed market rate homes.

The affordable homes will be marketed to households whose income does not exceed eighty (80%) percent of the area median income, as defined by the Department of Housing and Urban Development.

The sales prices for the affordable homes shall be calculated assuming a down payment of five (5%) percent of the approved sales price with total payment for principal, interest, mortgage insurance premiums, property taxes, property insurance, and condominium association fees, if any, not to exceed thirty (30%) percent, of a household whose income is seventy (70%) percent of the area median income. Using the above formula and based on the more recent median income as published by HUD, the sales prices for the affordable units will be \$170,000.00.

Each affordable unit will have a Deed Rider whereby the affordability restrictions will remain in perpetuity. Additionally the restrictions identify the responsibilities of the seller, monitoring agent and community.

It is hopeful that a permit can be issued by the local Zoning Board of Appeals, whereby residents of Franklin will receive a preference for up to seventy (70%) percent of the affordable units (70% of 45 units, which is 31 units). Preference can be determined, regulated and coordinated by the Developer, monitoring agent and the community to include existing local residents, siblings of local residents, parents of local residents, and offspring of local residents, in addition to municipal workers.

PROJECT ALTERNATIVES

There is an existing Definitive Subdivision, approved in 1969 with 104 lots of which 50 are single-family homes could have been built on the subject property. Notwithstanding with the Definitive Plan approval Town Officials suggested the proponent consider the inclusion of affordable housing as part of a project to address the need for affordable housing in the community. According to the Massachusetts Department of Housing and Community Development Subsidized Housing Inventory, affordable housing constitutes 9.6 percent of Franklin's total housing stock, a percentage below the ten percent threshold established under the Massachusetts Comprehensive Permit Law (Chapter 40B).

The proposed development incorporates a mixed-use community design, consistent with smart growth principles, and provides much-needed affordable housing in the Town of Franklin. All units are two bedrooms and component of the development will contribute to the tax base of the community.

A No-Build scenario would deprive the community of affordable housing, an increase in the commercial tax base.

MITIGATION

The project layout has been designed to minimize impacts to wetlands. Approximately 4678 S.F. of wetlands will be impacted by proposed roadway improvements. Wetland replication will be provided at a minimum 1:1 ratio, erosion control measures and best

management practices will be implemented throughout project. Stormwater management will be designed to comply with the DEP Stormwater Management Guidelines.

Access to the site will be from Lincoln Street and an emergency access from Daniels Street. This design will provide the site with two means of access. The initial project's access road was initially proposed off of Daniels and Lincoln Street. Per the Towns request, to direct all the traffic to Lincoln St, which is a collection street between Medway and Franklin Center. It is the request of primary access connection to Lincoln Street that necessitate some of the project's proposed impacts to the wetlands described above. To mitigate the alteration, retaining wall will be installed at the crossings and as mentioned earlier all culverts/bridges will be open bottomed, and will conform to Mass River and Stream Crossing Standards, that are required by referenced in the Army Corps PGP standards.