

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13718
MEPA An:	ANNE CAUAGAY
Phone: 617-	1035

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: Sabbatia Landing		
Street: Goward Road		
Municipality: Taunton	Watershed: Taunton	
Universal Transverse Mercator Coordinates:	Latitude: 041' 56' 5248" Longitude: 017 06' 37.90"	
Estimated commencement date: 2/30/06	Estimated completion date: August 2006	
Approximate cost: 11.2 million	Status of project design: 100 %complete	
Proponent: Sabbatia Landing LLC.		
Street: 417 Purchase Street		
Municipality: South Easton	State: MA	Zip Code: 02375
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joshua Allison		
Firm/Agency: Beals Associates, Inc.	Street: 98 North Washington Street	
Municipality: Boston	State: MA	Zip Code: 02114
Phone: 617-742-3554	Fax: 617-742-0310	E-mail: allison@bealsassociates.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X 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 _____) X No

List Local or Federal Permits and Approvals:

Taunton Conservation Commission Order of Resource Area Delineation and Order of Conditions
 Taunton Planning Board – Preliminary Subdivision, Site Plan Review
 Taunton Engineering Department / MA DEP – Sewer Extension Permit Application

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 type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <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
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 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>
Total site acreage	14.31			
New acres of land altered		8.170		
Acres of impervious area	.02	3.51	3.53	
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	0**	51,517	51,517	
Number of housing units	0**	44	44	
Maximum height (in feet)	0**	32	32	
TRANSPORTATION				
Vehicle trips per day	0**	320	320	
Parking spaces	0	127	127	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	1,329	1,329	
GPD water withdrawal	0	14,622	14,622	
GPD wastewater generation/ treatment	0**	13,293	13,293	
Length of water/sewer mains (in miles)	0	.345 water .265 sewer	.345 water .265 sewer	

**The property is currently occupied by several derelict trailers however the structures will be removed and were omitted from this calculation.

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

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify Canoe River 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.)

A) **Existing Conditions-** The subject site is comprised of 14.31 acres, located on the northerly side of Sabbatia Lake, abutting the easterly side of Bay Street. The property includes a small peninsula that protrudes into Sabbatia Lake as well as the entire length of waterfront that connects the peninsula to Bay Street. The property has 864± linear feet of frontage along Bay Street and is bounded by Goward Road, an unimproved cart path that provides vehicular access to several abutting residences to the north. The property is relatively level in the interior, with a fairly steep slope along the entire length of its lake frontage. At some point in the past the majority of the topsoil was stripped from the interior portion of the lot exposing the sandy soils. Vegetation in the interior of the parcel is primarily white pines along with successional plants such as birches, poplars and sweet fern. The vegetation along the edge of Sabbatia Lake is mature second growth hardwoods, dominated by red maples. The 100 year flood plain of Sabbatia Lake follows the waterfront at elevation 66, as determined by FEMA.

The site is currently occupied by several derelict trailers, including accessory fences and small outbuildings placed on the property by trespassers. Goward Road is an unimproved cart path that encircles the majority of the parcel which also provides access to several lakefront residences to the north. Surrounding land uses include the Lands End condominium project on the opposite side of the lake to the south, single-family residences immediately to the north and a public recreation area on Watson Pond to the west. Bay Street is a heavily traveled way that connects this portion of the City of Taunton to Interstate 495 and is commercially developed a short distance north of the subject site.

Wetland resources present on the site include Bordering Vegetated Wetland, Land Subject to Flooding and Land Under Water. The extent of the resources was determined by an ORAD issued by the Taunton Conservation Commission on November 16, 2004.

B) **Alternative #1-** No development. No associated environmental impacts.

Alternative #2- The proposed project is a multi-family residential development of 44 units of attached townhouses. The design includes nine (9) townhouse structures, all with attached garages, nine (9) free-standing accessory garage buildings, a 3,925 square foot clubhouse and associated pool. Also included as part of the design are a trash collection/utility area and additional parking designated for visitors. Connections to municipal water and sanitary sewer services are proposed as part of the project.

This project was developed as an "Inclusionary Development" in the City of Taunton. This allows for a large tract of open space along the perimeter of the property to remain forested. Most of the development will occur on the area of the site that has historically been cleared, leaving existing trees and shrubs in place.

Stormwater will be collected in a subsurface system of deep sump catch basins and drain manholes and piped to a proposed retention basin allowing stormwater to infiltrate back into the ground. The proposed basin is designed to accommodate all storm events up to the 100 year design storm, with an overflow to an existing depression in the northerly part of the site. Roof runoff is proposed to be directed to dry wells. No stormwater will outlet towards Sabbatia Lake, rather the water will infiltrate back into the ground through the very permeable soils present on the site (sand).

The proposed project has undergone extensive review during the Notice of Intent process with the Taunton Conservation Commission and the Taunton Planning Board. The Proponent and the Commission have gone to great lengths to reduce the environmental impacts of the project and its effects on Sabbatia Lake.

Alternative #3 – 16 Single family residential development. This alternative was not pursued. Developing 16 single family residences on these 14 acres of land would have had a greater environmental impact due to more tree clearing and less open space for potential wildlife habitat.

- C) Mitigation Measures- Wetlands will not be altered or filled as a result of this project. During construction, a silt fence/hay bale barrier will be installed along the limit of work to ensure that no sediment enters Sabbatia Lake. This will be inspected weekly.

The project includes many features to help control the environmental impact of this development prior to construction. A minimum 25-foot no disturb zone will remain in place after the project is completed. Tree clearing will be kept to a minimum and the proponent has agreed to install a fence along the waterfront to prevent potential tree clearing and/or lawn creep from the residents. As discussed above, all stormwater will be infiltrated through the proposed retention basin designed for the 100-year storm and proposed dry wells.