

ENR Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 1396?
 MEPA Analyst: BRIDY ANGUS
 Phone: 617-626- X 1029

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: Edgewood Apartments and Retail Shops		
Street: Taunton Street		
Municipality: Plainville	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: 19 308483m E, 4655635m N	Latitude: 042° 01' 52.93" N Longitude: 071° 18' 48.63" W	
Estimated commencement date: 5/07	Estimated completion date: 1/09	
Approximate cost: \$18M	Status of project design: 50 %complete	
Proponent: Edgewood Development Company LLC		
Street: 3 Belcher Street		
Municipality: Plainville	State: MA	Zip Code: 02762
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James David Simmons, Esq.		
Firm/Agency: Angle Tree Consulting & Eng.	Street: 188 Washington St., Unit 1	
Municipality: Plainville	State: MA	Zip Code: 02762
Phone: 508-695-8999	Fax: 508-695-9982	E-mail: davidsimmons @ angle-tree.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 301CMR 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

- (1) Comprehensive Permit (MGL Ch. 40B)
- (2) Order of Conditions (MGL Ch. 131, s. 41)
- (3) Major Sewer Connection Permit (DEP BRPWP 14)
- (5) Signal Permit (MassHighway) – (modification)
- (6) NPDES Construction Site Permit

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 checked="" type="checkbox"/> Transportation (ENF Threshold Only) |
| <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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MassHighway Signal Permit <i>(modification of exstg. signal)</i>
Total site acreage	28.55			
New acres of land altered		8.0 ±		
Acres of impervious area	0	4.4 ±	4.4 ±	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		200 lf (bank)		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	206,011 sf±	206,011 sf±	
Number of housing units	0	164	164	
Maximum height (in feet)	0	50 ft ±	50 ft ±	
TRANSPORTATION				
Vehicle trips per day	0	2,290	2,290	
Parking spaces	0	351	351	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	36,500 ±	36,500 ±	
GPD water withdrawal	0			
GPD wastewater generation/ treatment	0	32,000 ±	32,000 ±	
Length of water/sewer mains (in miles)	0	0	0	

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 _____) 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 project, to be located on a vacant parcel of land of approximately 28.5 acres at 100 Taunton Street in Plainville, MA, includes a mixed-use commercial building and a 164-unit affordable housing apartment complex. A modest mixed-use retail/bank/office building (or alternatively a tire and battery service business and coffee shop) is proposed on the existing commercially-zoned land fronting on Taunton Street, and "Edgewood Apartments", an apartment complex comprising 164-units of affordable housing to be developed under a Comprehensive Permit, is proposed for the central portion of the property directly behind the commercial pad site. The total development area of site for both phases is approximately 8.5 acres, with the balance of the site, approximately 20 acres, to be preserved in its natural state and as a possible future municipal well site under prior agreements with the Town of Plainville.

The 100 Taunton Street Commercial Building includes the construction of modest single-building commercial development on a vacant 1.25-acre parcel fronting on Taunton Street directly opposite the Plainville Commons shopping center. Two development plans have been proposed for the site: (1) a new two-story light commercial building containing a bank, retail, and office space, of approximately 14,500 gross square feet; this design has received all local approvals, and (2) a single-story tire and battery service facility and coffee shop; this has not yet been fully permitted locally. All required local permits and approvals for the office/bank/retail use have been obtained. For that portion of the project, as currently approved locally, no state permit or review would be required. Special Permits for the alternative tire & battery/coffee shop use have also been issued by the Town, including a Groundwater Resource District Special Permit and a Groundwater Protection District Special Permit. Site Plans for the tire/battery/coffee shop alternative have not yet been filed for Site Plan approval.

The commercial development will include parking, utility infrastructure, and landscaping will be constructed to support either use, both of which are permitted as-of-right under the Plainville Zoning Bylaw. Currently the approved site plans include 51 parking spaces; the alternative use would include approximately 45 spaces. Under both the approved Site Plans and the alternative design, approximately 0.94 acres of the site will be rendered impervious as a result of building and parking construction. The design of the commercial development incorporates a stormwater management system has been designed and approved that is in conformance with the DEP Stormwater Policy and Town of Plainville requirements, consisting of subsurface detention and recharge with a structural water quality pre-treatment unit. Connect to existing municipal water and sewer infrastructure available at the site have been locally approved for the commercial building.

The current approved plan for the commercial building includes access to Taunton Street via two separate driveways; if both the commercial and residential components are approved and completed, the commercial site