

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: 13441
 MEPA Analyst: *Briony Angus*
 Phone: 617-626-1029

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: Abington Woods		
Street: Bedford Street (Route 18)		
Municipality: Abington	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 19 338597E 4663832N (NAD83)	Latitude: 42° 06' 36"N Longitude: 70° 57' 08"W	
Estimated commencement date: Mar 2005	Estimated completion date: Mar 2007	
Approximate cost:	Status of project design:	75% %complete
Proponent: Abington Woods, LLC.		
Street: 520 Nantasket Avenue		
Municipality: Hull	State: MA	Zip Code: 02045
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matthew Connors		
Firm/Agency: Hancock Associates, Inc.	Street: 185 Centre Street	
Municipality: Danvers	State: MA	Zip Code: 01923
Phone: 978-777-3050	Fax: 978-774-7816	E-mail: mconnors@hancockassociates.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): 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: **Site Plan Approval; Notice of Intent; NPDES Construction General 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 type="checkbox"/> Wastewater | <input checked="" 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 type="checkbox"/> 401 Water Quality Certification <input checked="" 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	36.205 AC			
New acres of land altered		16.32 AC		
Acres of impervious area	0.16 AC	7.35 AC	7.51 AC	
Square feet of new bordering vegetated wetlands alteration		-9,079 SF FILLING +13,588 REPLICATION		
Square feet of new other wetland alteration		ZERO		
Acres of new non-water dependent use of tidelands or waterways		ZERO		
STRUCTURES				
Gross square footage	7,100 SF	263,631 SF	270,731 SF	
Number of housing units	1	179	180	
Maximum height (in feet)	35	35	35	
TRANSPORTATION				
Vehicle trips per day	4	1228	1232	
Parking spaces	3	517	520	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	24,670	25,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	330	24,670	25,000	
Length of water/sewer mains (in miles)	0	0.16/0.34	0.16/0.34	

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 project site is approximately 36.205 acres and is located on Bedford Street in Abington, Massachusetts. The site currently has a residential home and associated out buildings. The existing structures are being serviced by the existing water, sewer, gas, telephone, electric and cable lines and mains in Bedford Street. The resource areas on the project site include Bordering Vegetated Wetlands (BVW) located to the west and south of the development.

Abington Woods, LLC. is proposing to demolish the existing structures located at 212 Bedford Street and construct a new 180-unit apartment complex with associated site improvements. The proposed development will also include a central clubhouse and pool, 408 parking spaces to be built with an optional 132 spaces set aside per The Town of Abington Zoning, access drives, landscaping, utility services, drainage improvements a paved wetland crossing for the main entrance to the complex, a grassed wetland crossing for emergency access and sewer mains, and a wetland crossing for a water main that will be returned to a natural state. Approximately 16.32 acres will be impacted by the development of which, 9,079 SF is wetlands being filled for primary and emergency access, 1,910 SF is wetlands being disturbed for the installation of a watermain to Rockland Street, and 17,588 SF is new wetlands replication.

The project includes work within the 100-foot buffer zone to a Bordering Vegetated Wetland (BVW) and wetland filing under a Limited Project. A Notice of Intent was filed with the Town of Abington Conservation Commission and Massachusetts Department of Environmental Protection, File No. SE 084-0361. Proposed activities within the buffer include excavation, grading, installation of utility structures, access drives, a portion of two proposed buildings, paving, planting and wetland replication. Additional construction activities within the buffer zone include the installation of erosion and sedimentation control measures to isolate work zones from down gradient wetland resource areas.

Structural and non structural mitigation measures are proposed to avoid short-term construction related and long-term operational impacts to go down gradient resource areas.

Structural measures proposed include a sedimentation and erosion control plan and stormwater management system, including catch basins with hood outlets and deep sumps, sediment forebay and an infiltration system. Non-structural measures include construction sequencing

and an operation and maintenance plan to provide efficient operation of the proposed stormwater management system.

Water supply will be provided by connection to the municipal water mains available at the site. Sewer discharge will be connected to municipal sewer mains available at the site. The estimated flow of 25,000 gpd was used. A sewer connection permit will be required under 314 CMR 7.00, category BRP WP 14 – Approval of Minor Sewer Extension.

A traffic assessment study was completed by Vanasse & Associates, Inc. during local municipal review of the proposed development. Access to the development will be provided via a single driveway entrance at 212 Bedford Street, with a second grassed and gated emergency vehicle access located on Block Street. The proposed development will result in 92 trips during the weekday morning commuter peak hour and 117 trips during the weekday evening commuter peak hour. 1,232 trips per day are expected from the proposed development. According to Vanasse & Associates, Inc., these minor traffic increases can be readily accommodated on the surrounding roadway system with on noticeable impact on future traffic operations along Bedford Street.

A peer review of the traffic study was performed by Rizzo Associates.