

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13450
 MEPA Analyst: RICK BOURRÉ
 Phone: 617-626-1130

ENF Environmental Notification Form

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: Greenbrier Condominiums		
Street: Fall River Ave (Route 114A); Howland Street (Secondary Access)		
Municipality: Seekonk	Watershed: Narragansett Bay	
Universal Transverse Mercator Coordinates: N-839900 M, E-214300 M	Latitude: 41° 48' 30"	Longitude: 71° 19' 35"
Estimated commencement date: 6/2005	Estimated completion date: 6/2007	
Approximate cost: \$36 Million	Status of project design: 65% complete	
Proponent: RI Seekonk Holdings LLC		
Street: PO Box 6648		
Municipality: Providence	State: RI	Zip Code: 02940
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott S. Hobson		
Firm/Agency: Caputo and Wick Ltd.	Street: 1150 Pawtucket Avenue	
Municipality: Rumford	State: RI	Zip Code: 02916
Phone: (401) 434-8880	Fax: (401) 434-1615	E-mail: mail@caputoandwickltd.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 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):
Massachusetts Housing Financial Agency / New England Fund (NEF) Program. The funding amount has not been determined at this time.

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

List Local or Federal Permits and Approvals: To be obtained: ACOE Category I PGP (nonreporting); EPA NPDES Stormwater Permit (Construction General Permit); Seekonk Zoning Board of Appeals Comprehensive Permit Process; Seekonk Board of Health; Building 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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>Groundwater Discharge Permit (BRP WP-06)</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	76.1			
New acres of land altered		23.6		
Acres of impervious area	1.3	7.1	8.4	
Square feet of new bordering vegetated wetlands alteration		1,260		
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	253,000	253,000	
Number of housing units	0	160	160	
Maximum height (in feet)	0	40	40	
TRANSPORTATION				
Vehicle trips per day	0	1,000	1,000	
Parking spaces	0	424	424	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	46,250	46,250	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	46,250	46,250	
Length of water/sewer mains (in miles)	0	0.85 (W) 0.75 (S)	0.85 (W) 0.75 (S)	

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 subject parcel is located easterly of Fall River Avenue (Route 114A) and Rachel Avenue (a paper street), northerly of Interstate Route 195 (near MA Exit 1) and southerly of County Street in the Town of Seekonk, County of Bristol, Commonwealth of Massachusetts (see USGS locus). It is bounded to the west by the Showcase Cinema and other commercial businesses located along Fall River Avenue, and northerly, easterly, and southerly by residential land parcels. A Town baseball field is located immediately to the north. The parcel is zoned R-3 (residential zone), as depicted on the Town of Seekonk Zoning Map.

The parcel has been subject to gravel removal for almost 50 years. Consequently, most of the site has been disturbed, and much of the developable area is barren to sparsely vegetated, as is typical of abandoned gravel operations. Disturbed portions of the site are generally level, and a portion of the northern edge of the property is bounded by a distinct bank as a result of gravel removal. Southwesterly portions of the site evidently were not subject to gravel removal and currently support mid-successional hardwood forest. An existing paved access road provides vehicle access and egress to the site.

Ten distinct wetland areas are associated with the property, as depicted on existing and proposed site plans. Three wetlands are located adjacent to the existing paved access road, four are interspersed through the site interior, and three are located along the easterly and southeasterly periphery of the property. Wetlands central to the site appear to have been artificially created by mechanical compaction above groundwater elevations and by over excavation at, or into, seasonal high groundwater. All wetland edges have been field delineated in compliance with state and federal methodologies, and wetland edges were verified via Order of Resource Area Delineation, issued September 23, 2004 under MADEP Wetlands File No. SE 069-543. The parcel is not mapped as being located within a special flood hazard zone. Wetland replication and woody

plantings are proposed to mitigate for anticipated wetland displacement and as enhancement of degraded conditions.

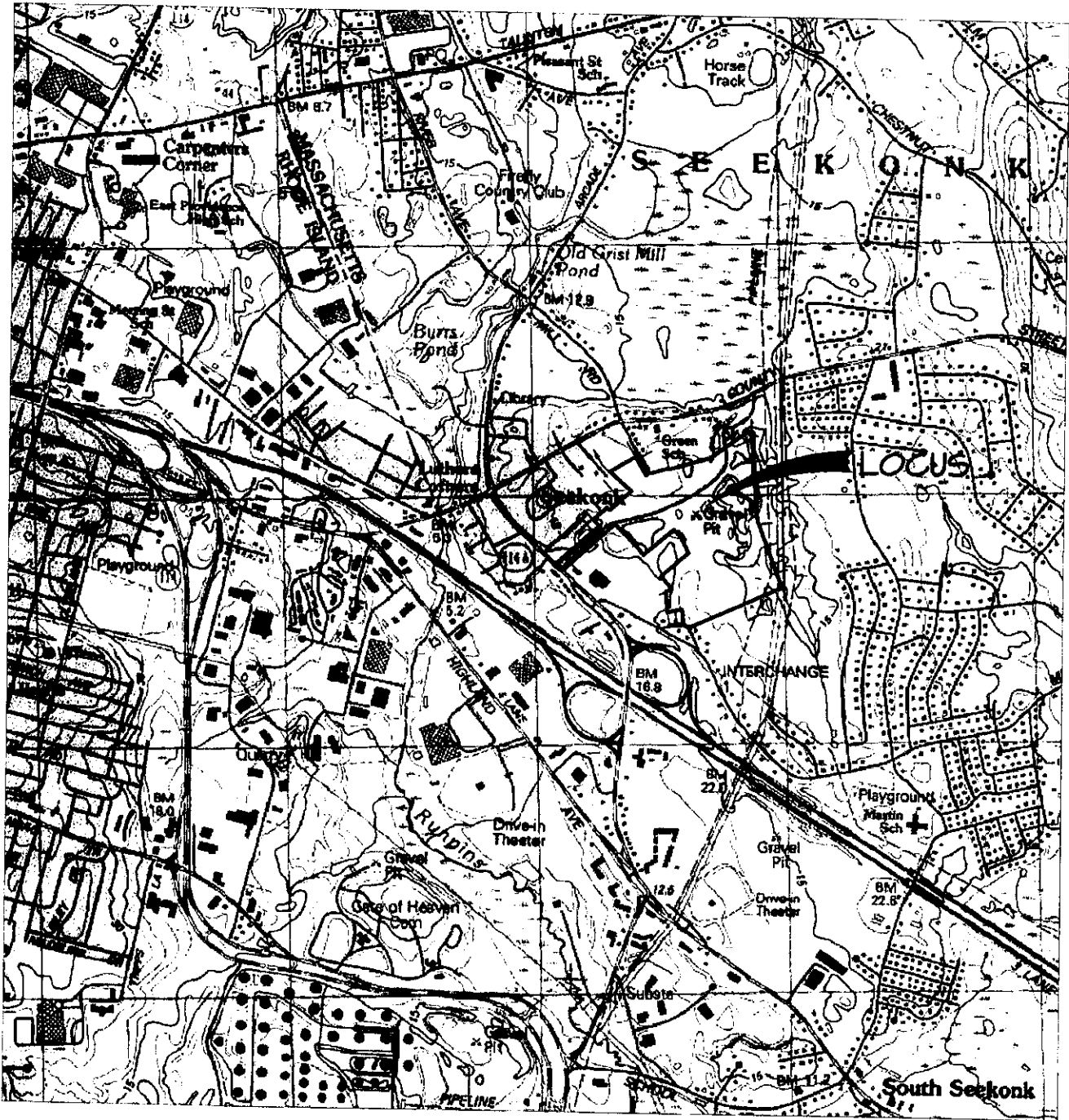
Project development is proposed within the northern portion of the property and is premised on the construction of 160 residential housing units in accordance with MGL Chapter 40B. The project is being reviewed under a Comprehensive Permit application at the local level, and will require a use change in the current residential zone to accommodate multi-family development. Plans for development in remaining (southern) portions of the parcel are currently uncertain. Potential alternatives for any future development will be evaluated and may include: (1) a conventional single-family residential subdivision under current zoning regulations; (2) additional multi-family housing (requiring a zone change); or, (3) commercial development (requiring a zone change). Given uncertainties relative to timing, future market conditions, and future zoning approvals, conceptual project expansion has not been included under this filing. It is understood that if additional development is proposed, then a Notice of Project Change must be filed, and relevant ENF and EIR thresholds may be reviewed for both projects combined as a single, complete project.

The Proposed Site Development Plan depicts the locations and footprints of proposed buildings; the proposed locations and general dimensions of streets, drives, parking areas, walkways, and other impervious surfaces; and proposed landscaping/open-space areas. Utility infrastructure will include water mains, sewage force mains, underground electric, telephone, cable, and gas supply lines all located adjacent to, or within, the proposed roads. Stormwater runoff from all paved surfaces will be directed to stormwater management structures designed to meet, or exceed, standards of MADEP's Stormwater Management Policy. Roof runoff will be infiltrated via subsurface leaching structures located adjacent to each building.

An on-site wastewater treatment facility is proposed to provide advanced wastewater treatment and ultraviolet disinfection for sanitary wastewater generated by the project. The facility will provide flow equalization, biological nutrient removal, and advanced membrane filtration for clarification. The quality of effluent discharged by the membrane system will meet the criteria to be established by a groundwater discharge permit to be issued by MADEP and the Town of Seekonk Board of Health. The facility will be operated and maintained by a licensed, qualified firm operating under contract with the owner. The project proponent proposes to construct a wastewater treatment plant and associated leaching field capable of treating 120,500 gpd in preparation for any potential future development in southern portions of the property. Capability for 46,250 gpd is currently needed, and the proponent understands that additional permitting will be required to authorize use of the wastewater treatment facility for any future project expansion.

As a recreational and aesthetic amenity, a bituminous walkway system is proposed along the periphery of the residential communities. Residents will be provided the opportunity to exercise and to enjoy and observe features of the surrounding natural areas located within the parcel.

The proponent is not aware of other available parcels in the Town of Seekonk supporting the physical space requirements and associated with such a high level of existing site disturbance and "degraded" condition. The nature of the current buy/sell agreement addresses the development of a residential community, consistent with a residential zoning designation of the parcel. The proposed condominium community will serve to address the Town's need for affordable housing and will specifically meet the criteria to sell 25% of the units under the affordability requirements associated with a comprehensive permit (MGL Chapter 40B).



LOCATION MAP

JANUARY, 2005

USGS EAST PROVIDENCE RI-MA QUADRANGLE
 GREENBRIER CONDOMINIUMS
 SEEKONK, MASSACHUSETTS

SCALE : 1" = 2000'