

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13353R
 MEPA Analyst: William Gage
 Phone: 617-626- 617-626-1025

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: Westdale Road Relocation		
Street: Off End of Dalton Road to Power Line		
Municipality: Holbrook	Watershed: Cochato River	
Universal Tranverse Mercator Coordinates:	Latitude: Longitude:	
Estimated commencement date: June 2005	Estimated completion date: June 2006	
Approximate cost: \$650,000.00	Status of project design: 100 %complete	
Proponent: Sprague Realty Trust		
Street: 50 Sprague Street		
Municipality: Hyde Park	State: MA	Zip Code: 02136
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matthew Watsky, Esq.		
Firm/Agency: Matthew Watsky, Attorney at Law	Street: 30 Eastbrook Road, Suite 301	
Municipality: Dedham	State: MA	Zip Code: 02026
Phone: 781 329-5009	Fax: 781 461-9068	E-mail: <u>Watsky@att.net</u>

- 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. 13353) 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 DEP Water Quality Certificate) No

List Local or Federal Permits and Approvals: Planning Board subdivision approval; Conservation commission approval under Wetlands Protection Act. Project has Planning Board definitive subdivision approval; Conservation Commission Order of Conditions; Local DPW approval for sewer and water connections; and Army Corps of Engineers determination of Category II PGP approval; DEP approval on

WQC is the last remaining state approval required. We are awaiting Planning Board approval of the modification to the subdivision approval

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 checked="" 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 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 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	39			
New acres of land altered		5.5		
Acres of impervious area	0	1.71	1.71	
Square feet of new bordering vegetated wetlands alteration		11,359		
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	17,280	17,280	
Number of housing units		12	12	
Maximum height (in feet)		35	35	
TRANSPORTATION				
Vehicle trips per day		48	48	
Parking spaces		48	48	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	5280	5,280	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	5,280	5,280	
Length of water/sewer mains (in miles)	0	Water Main 1,330 l ft.; Sewer main 970 l ft.T	Water Main 1,330 l ft.; Sewer main 970 l ft.T	

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 The site contains a recently reported Vernal Pool. The Conservation Commission identified and reported the pool, and has approved the project.

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.*)

This is the same project as previously reviewed by MEPA in the ENF for EOEA#13353. The applicant withdrew that ENF due to DEP's having filed comments noting that the project did not comply with the requirements for a Water Quality Certification. The design of the storm water management facilities has been modified to address DEP's concerns, and via a letter dated February 10, 2005, DEP has removed its notice of technical deficiency. Completion of MEPA review is now the only impediment to the Project receiving the final permit necessary to proceed with construction. As noted in the ENF #13353, this project is a modification of a subdivision road previously approved by the Holbrook Planning Board and the Conservation Commission over ten years ago. That previously approved design, which had received all required permits and approvals (including a Superseding Determination from DEP for the wetlands boundary), included limited fill of bordering vegetated wetlands and replication that were below MEPA thresholds. Subsequent to those approvals, while disputes with the Planning Board were being resolved, the Conservation Commission denied an extension of the earlier Order of Conditions. In the intervening time, the boundary of the regulated wetlands changed, the applicant believes due to a change in hydrology caused by the Town having constructed a sewer line through the wetlands on the project premises and along the upland edge of that wetlands. With the new boundary, the Commission required a new filing for construction of the road. With the new wetlands boundary having shifted the wetlands up gradient, the previously approved plan would result in far greater impacts to the presently delineated wetlands. The present design of the road has shifted construction upgradient as compared to the earlier approved design, to avoid the new areas of wetlands to the greatest extent practical. There is no alternative means of connecting the road other than going through this limited area of wetlands, and the Planning Board has required this connection.

The project was proposed to and approved by the Holbrook Conservation Commission as a limited access roadway crossing, pursuant to 310 CMR 10.53(3)(e). In preparation for that filing, to meet the requirement to show all reasonable alternatives have been considered, the Applicant met on numerous occasions with the Planning Board to evaluate alternatives. The current, proposed plan is the result of efforts to shift the roadway as far as practicable away from the wetlands and to narrow the actual constructed width of the roadway. Indeed -- all of the wetlands impacts that would have resulted from

the earlier design would be eliminated by this design. The Planning Board has accepted modifications in the alignment of the road, including reverse curves, which make possible the maximum amount of alignment shift and reduction of wetlands impact to the new wetlands. The Planning Board has agreed to reduce the width by eliminating the required construction a sidewalk on one side of the road, but for public safety has required construction of a sidewalk on the other side.

Construction of the entire road is a mandated requirement of the Planning Board, which has actually required placement of a bond in the full amount for full construction as a condition of approval of a phased construction of a segment of the road. Stormwater management is being handled consistent with the current requirements of the Stormwater Management Guidelines, including deep sump catch basins and water quality swales. There is a current and valid 401 Water Quality Certification that was granted for the subdivision, which will be modified to for the design changes.

Although not required in the wetlands regulations, to mitigate the impacts, 12,590 sq ft of wetlands will be created to mitigate for the loss of 11,359 sq ft of vegetated wetlands. The area of replicated wetlands will be supplemented with an additional 2,090 sq ft of vegetated wetlands provided in the water quality pocket wetlands.