

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF**

**Environmental**  
**Notification Form**

*For Office Use Only*  
**Executive Office of Environmental Affairs**  
 EOE No.: 13257  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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: "Pine Hill Estates" – 55 year old and older Retirement Community Subdivision of Land		
Street: Off Bumila Drive & South Street East		
Municipality: Raynham	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 239484	Longitude: 849106
Estimated commencement date: 6/1/04	Estimated completion date: 6/1/09	
Approximate cost: \$12.7 M	Status of project design: 90 %complete	
Proponent: Twin Towers Realty Trust		
Street: 272 Hill Street		
Municipality: Raynham	State: MA	Zip Code: 02767
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Thomas A. Pozerski		
Firm/Agency: Hayward-Boynton & Williams, Inc	Street: 60 Court Street	
Municipality: Taunton	State: MA	Zip Code: 02780
Phone: 508-822-9870	Fax: 508-822-5771	E-mail: HBWTAUNTON@AOL.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: No Local or Federal Permits and Approvals have

Been obtained at this time.

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 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
<b>LAND</b>				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	71			
New acres of land altered	36	35	71	
Acres of impervious area	0	7.2	7.2	
Square feet of new bordering vegetated wetlands alteration		4,690	4,690	
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	192,332	192,332	
Number of housing units	0	132	132	
Maximum height (in feet)	0	14' (single sty)	14' (sin. sty)	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	625	625	
Parking spaces	0	264	264	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	29,040	29,040	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	29,040	29,040	
Length of water/sewer mains (in miles)	0/ 0.15	1.3/ 1.1	1.3/ 1.25	

**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.)

(a) **Project Description: Alternative #1:** The property contains approximately 70 Acres of land. Approximately 35 Acres of the property shall be used for the proposed development. The wetland resource areas are delineated and approved by the Raynham Conservation Commission. Under existing conditions the upland areas on site contains woods w/ light underbrush and a large open space earthen material storage area. The proposed land use is to provide a customized 55+ retirement community, with winding roads, sidewalks, custom homes, extensive landscaping, and on site drainage mitigation. Each custom home shall contain two bedrooms. Thirty- six acres of open space shall remain upon project completion. The site will be serviced by municipal sewerage, water, electric, telephone and CATV. The proposed community provides a real need in the area in for elderly housing. Elderly housing proposals typically provide much less strain on municipal services, particularly water/sewer usage, school systems and public safety. Traffic generated from these proposals is typically several times lower than conventional residential subdivisions. Current Demographic data on file at the Department of Housing and Community development shows that approximately 38% of the Town's residence are 55 and over. This figure establishes a real need for a community of this type in the Town. Pine hill Estates currently provides approximately 260 homes for 55 and over residence. This park is currently at capacity. The proposed community affords an ideal opportunity for an increased centralized retirement community. The site is ideally located to major local and state highways, shopping centers, Morton Hospital, and is directly adjacent to the Scenic Taunton River. The site is also a short driving distance to the Lakeville MBTA station.

(b) **On site and off site alternative analysis: Alternative #2: Conventional Subdivision:** This alternative typically provides: More paved areas (i.e. wider paved roads, larger driveways), significantly larger traffic volumes, strains on municipal services, schools, water, sewer, fire, police, utilities etc., expansive yard areas. Single-family dwellings typically contain four bedrooms as opposed to two bedrooms.

**Alternative #3: Chapter 40B Affordable Housing proposal:** This proposal will most likely result in the highest density use of the property with little benefit realized to the community. The Town currently provides a high level affordable housing in the community, particularly when one considers the large 240 unit affordable housing project under construction on North Main St., Raynham.

**Alternative #4 (Off site areas):** The Town is one of the smallest communities in the area, containing only 20.5 sq. miles and a population of 11,739. Large areas in the Town contain valuable Wetland Resource areas such as the Taunton River Watershed, Lake Nippenicket and the Hockomock Swamp. These areas combined with already developed areas, limited large tracts of land and un-sewered areas substantively