



**Environmental
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	14008
MEPA Analyst:	A. Egling TDU
Phone: 617-626-	X 1024

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: Daniels Village		
Street: Winthrop Street		
Municipality: Medway, Massachusetts	Watershed:	
Universal Transverse Mercator Coordinates: 190299374E 4670344N	Latitude: 042° 09' 41.26" N	Longitude: 071° 25' 42.63" W
Estimated commencement date:	Estimated completion date:	
Approximate cost:	Status of project design:	100 %complete
Proponent: Barberry Homes, Inc.		
Street: 321 Commonwealth Road		
Municipality: Wayland	State: MA	Zip Code: 01778
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Walter Lewinski		
Firm/Agency: GLM Engineering Consultants	Street: 19 Exchange Street	
Municipality: Holliston	State: MA	Zip Code: 01746
Phone: 508-429-1100	Fax: 508-429-7160	E-mail:

- 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): N.A.

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

List Local or Federal Permits and Approvals:

Local Planning Board Approval and Conservation Commission Approval.

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
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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	51.0			
New acres of land altered		17.6		
Acres of impervious area	0.0	7.4	7.4	
Square feet of new bordering vegetated wetlands alteration		N.A.		
Square feet of new other wetland alteration		N.A.		
Acres of new non-water dependent use of tidelands or waterways		N.A.		
STRUCTURES				
Gross square footage	0	152,790	152,790	
Number of housing units	0	80	80	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	476	476	
Parking spaces	0	190	190	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,600	17,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	17,600	17,600	
Length of water/sewer mains (in miles)	0	0.7	0.7	

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 Site:** The project site is located on Winthrop Street, near the intersection of Lovering Street, and the total combined property for the site comprises approximately 51± acres of which forty (40%) percent will be dedicated open space. The existing site is comprised of open space pastures, low vegetation, and some wooded areas. Wetland also surrounds the site on three sides, with Winthrop Street to the east. An 80 unit Adult Retirement Community Planned Unit Development is proposed, of which 8 units will be designated affordable units. There will be approximately 8.5 acres of impervious area, including roof and paved surfaces. The site will be serviced by public water and sewer services. There will be grading and drainage work within the 100 foot bordering vegetated wetland buffer. The development will alter approximately 18.7 Acres. The site was previously disturbed as a hay field, but has not been used as such for many years.
- (b.) **On an Off-Site Alternatives:** A higher density alternative, 86 unit project was originally proposed and reviewed with the Town, the project had a much greater impervious impact on the site as well as wetland disturbance. As a result of looking at this alternative, a smaller number of units was designed with a shorter length of impervious roadways and narrower common driveways to lessen the amount of disturbed area. Another alternative would be a residential subdivision covering all available upland area, this would leave no open space. The zoning classification is Agricultural-Residential and has a potential for 153 units allowed under the zoning regulations based on land area. There are no off-site alternatives practical, as this was the only open land available and suitable for this type of project at the time.
- (c.) **Mitigation Measures:** The project has been designed to meet MassDEP's Stormwater Management Policy standards. Stormwater will be treated and infiltrated into the ground to meet predeveloped conditions, the rates of runoff will also meet predeveloped conditions. The sewer system will be connected to the local sewer service rather than on-site septic systems. Local water service shall also supply the project versus individual wells. No wetlands alterations are proposed. The project will maintain over 60% undisturbed area