

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF **Environmental Notification Form**

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **14012**
 MEPA Analyst: **Holly Johnson**
 Phone: 617-626-**X1023**

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: Prospect Hill Preserve		
Street: Prospect Hill Street		
Municipality: Taunton	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 41°-58'-15.49" N Longitude: 71°-04'-59.74" W	
Estimated commencement date: Fall 2007	Estimated completion date: 2012	
Approximate cost: \$6,500,000	Status of project design: 25 %complete	
Proponent: Winterton Corporation		
Street: One Mary Way		
Municipality: Foxborough	State: MA	Zip Code: 02035
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Bill Buckley</i>		
Firm/Agency: Bay Colony Group, Inc.	Street: 4 School Street	
Municipality: Foxborough	State: MA	Zip Code: 02035
Phone: 508.543.3939	Fax: 508.543.8866	E-mail: billbuckley@baycolonygroup.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:
 Special Permit & Definitive Subdivision Approval – Taunton Planning Board
 Order of Conditions – Wetlands Protection Act – Taunton Conservation Commission
 Sewer Extension Permit – Taunton Water & Sewer Department

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input 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 checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	42.2+/-			
New acres of land altered		6.8+/-		
Acres of impervious area	0	1.98+/-	1.98+/-	
Square feet of new bordering vegetated wetlands alteration		0		
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	49,500 sf +/-	49,500 sf +/-	
Number of housing units	0	22	22	
Maximum height (in feet)	0	35'+/-	35'+/-	
TRANSPORTATION				
Vehicle trips per day	0	220	220	
Parking spaces	0	44	44	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	9,680	9,680	
GPD water withdrawal	0	9,680	9,680	
GPD wastewater generation/ treatment	0	9,680	9,680	
Length of water/sewer mains (in miles)	0	0.25	0.25	

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 Priority and Estimated Habitat) 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 Hockomock Swamp ACEC) 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 consists of forty-three (43) acres+/- composed of a 16.5 acre +/- (Parcel A) southern parcel and a 26.5 acre +/- (Parcel B) northern parcel. The site is bordered on the west, northwest and southwest by Hockomock Swamp Wildlife Management Area. The contiguous land of the Hockomock Swamp WMA, including the Erwin S. Wilder WMA Section, comprises approximately 1,740 acres. This area includes palustrine hardwood forest, Atlantic white cedar swamp and limited amounts of forested upland. There is no identifiable open water body associated with the WMA in the vicinity of the subject property; the nearest such feature being Black Brook, several km to the north/northeast. The eastern boundary of the site is flanked by single family homes with frontage on Prospect Hill Road. Immediately north and south of the site are oversized residential lots with some low intensity agricultural use.

The site is located within Natural Heritage and Endangered Species Program (NHESP) Priority Habitat polygon 153 (October 2006 edition). According to correspondence from the Massachusetts Natural Heritage Program (May 5, 2006) the species attributable to this Priority Habitat Polygon are Four-toed Salamander, Blanding's Turtle and Eastern Box Turtle. The site was reviewed for habitat features associated with these three species in 2006 and 2007. The initial site development plans developed for the conjoined parcels called for conventional single family residential lots that consumed virtually all of the upland on both parcels. The current proposed plan calls for a modified cluster development that retains the entirety of Parcel B for habitat protection as well as approximately fifty percent of Parcel A. Under the current design plan greater than 36 of the 43 site-acres will be permanently protected for the benefit of state listed wildlife species.

A habitat assessment has been submitted to MA NHESP and guidance from that agency has been incorporated into the current design. The project is now designed to meet the performance standards of the Massachusetts Endangered Species Act Regulations (321 CMR 10.00) and we anticipate that a

Conservation and Management Permit will be issued, by NHESP following the Certificate from the Director.

The proposed design is to develop 22 single-family dwellings on 1,414 feet of new roadway that will be constructed under the City of Taunton Planning Board rules and regulations governing the subdivision of land and Inclusionary Zoning bylaw section of the Taunton Zoning Bylaws. Each of the new homes will be located on its own lot and will be served by its own driveway, well, and low-pressure sewer pump that will connect to a main in the street and then in to the municipal system on Prospect Hill Street. The storm water will be handled by an on-site storm water management system that will be constructed in compliance with the local Planning Board and DEP regulations and guidelines.

The initial design was for a conventional residential subdivision consisting of eight single-family homes on a minimum of 60,000 sf lots served by about 1,680 feet of subdivision roadway. The roadway design consisted of 30' of pavement and would have required the alteration of about 250 sf of bordering vegetated wetlands. The preferred alternative was found by the Taunton Planning Board to be superior to the conventional alternative and they granted preliminary subdivision approval to proceed with the preferred alternative using the Inclusionary Zoning.