

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 12796
 MEPA Analyst: LEANDREA DAME
 Phone: 617-626-1038

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: The Villages at Goddard Highlands		
Street: Kelsey Drive and Esten Road		
Municipality: Town of Stoughton	Watershed: Taunton	
Universal Transverse Mercator Coordinates:	Latitude: N 42° 5.750' Longitude: w71° 5.300'	
Estimated commencement date: October, 02	Estimated completion date: October, 06	
Approximate cost: \$30 Million	Status of project design: 20	%complete
Proponent: The Villages at Goddard Highlands Realty Trust		
Street: 10 Owl Drive		
Municipality: Town of Sharon	State: MA	Zip Code: 02067
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Daniel C. Mulloy, PE.		
Firm/Agency: Cullinan Engineering Co., Inc.	Street: 10 Riverside Drive, Suite 104	
Municipality: Lakeville	State: MA	Zip Code: 02347
Phone: 508-946-9911	Fax: 508-946-9955	E-mail: dmulloy@cullinaneng.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes

Has this project been filed with MEPA before?
 Yes (EOEA No. _____)

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____)

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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:
Local: Comprehensive Permit, Subdivision Approval, Order of Conditions, Sewer Extension Permit
State: Sewer Extension Permit
Federal: NPDES Construction Stormwater Discharge Permit

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Comprehensive Permit Subdivision Approval NPDES Permit
Total site acreage	90.33			
New acres of land altered		40±		
Acres of impervious area	0	10.6±	10.6±	
Square feet of new bordering vegetated wetlands alteration		2000±		
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	218,000±	218,000±	
Number of housing units	0	112	112	
Maximum height (in feet)	0	30'	30'	
TRANSPORTATION				
Vehicle trips per day	0	1120	1120	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	49280	49280	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	49280	49280	
Length of water/sewer mains (in miles)	0	Sewer 1.4 Water 1.4	Sewer 1.4 Water 1.4	

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.*)

Project Site:

The site consists of approximately 90.33 acres located between Washington Street (Route 138) and Daly Drive Extension in the Town of Stoughton. See attached USGS locus plan. The site is located between areas of single family development, mostly to the north and west, a motel and commercial development to the south, and undeveloped land to the east. The site is zoned for residential development and is located in the following districts: Flood Hazard, Wetland and Watershed overlay, and partially within Flood Zones A and C. The site contains 3 wetland resource areas, 1 intermittent stream, and 1 perennial stream. The wetland resource areas within the property contain approximately 15.5 acres. The majority of the wetland areas have been verified by the Stoughton Conservation Commission. All resource areas are indicated on the attached drawings.

Proposed Project:

The project consists of an application to the Stoughton Zoning Board of Appeals for a Comprehensive Permit for the construction of 112 for-sale residential single family dwellings. The site will be accessed by two entrances, one off of Kelsey Drive and the other off of Esten Road. The lots will range in size from approximately 10,000 to 23,000-square feet with the average lot size being 12,959-square feet. The project will also create approximately 49 acres of open space. All dwellings will be serviced by public sewer. Water supply will be obtained either from the construction of individual wells on each lot or connection to the public water supply system. The Town of Stoughton is currently in negotiation with the MWRA as an additional water supply. Specific sources of water will be determined as the project progresses. The site will be serviced by the Town water system for fire protection at a minimum. All proposed drainage facilities will be designed in full compliance with the DEP's Stormwater Management Policy.

Alternatives:

Three alternatives were considered for the site, no build, conventional subdivision, and comprehensive permit. The no build option is not considered possible due to the need for additional housing. The development of a conventional subdivision through the subdivision control law and local bylaws was considered uneconomical. Local bylaws and policies would severely restrict the use of the property and the number of possible dwelling units. The applicant determined that a Comprehensive Permit is the best route to come up with a housing development that is economically feasible while still providing affordable housing.