

**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.: *13286*  
 MEPA Analyst: *Nick ZAVOLAS*  
 Phone: *617-626-1030*

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: <b>Brandywine Village</b>		
Street: <b>located between Populatic Street and Charles Drive</b>		
Municipality: <b>Franklin</b>	Watershed: <b>Charles River</b>	
Universal Tranverse Mercator Coordinates: <b>19 302691E, 4666612N</b>	Latitude: <b>42.126793°</b>	Longitude: <b>-71.387126°</b>
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Summer 2008</b>	
Approximate cost: <b>\$11.4M</b>	Status of project design: <b>90 %complete</b>	
Proponent: <b>Marinella Development, LLC (attn: Anthony Marinella)</b>		
Street: <b>28 Tia Place, P.O. Box 4111</b>		
Municipality: <b>Franklin</b>	State: <b>MA</b>	Zip Code: <b>02038</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Katy Shwert</b>		
Firm/Agency: <b>Norfolk Ram Group, LLC</b>	Street: <b>One Roberts Road</b>	
Municipality: <b>Plymouth</b>	State: <b>MA</b>	Zip Code: <b>02360</b>
Phone: <b>508-747-7900</b>	Fax: <b>508-747-3658</b>	E-mail: <b>kshwert@norfolkram.com</b>

- 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. **6993**)  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 301 CMR 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): **Chapter 40B housing funded by Benjamin Franklin Savings Bank under the New England Fund, a subsidy program of the Federal Home Loan Bank.**

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

List Local or Federal Permits and Approvals:

**Massachusetts DEP – Major Sewer Extension Permit (BRP WP 13)**

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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	46.5±			
New acres of land altered		35±		
Acres of impervious area	0	5.4±	5.4±	
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		
<b>STRUCTURES</b>				
Gross square footage	3,300±	132,600±	135,900±	
Number of housing units	1	63	64	
Maximum height (in feet)	20±	10±	30±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	10±	602± weekday	612± weekday	
Parking spaces	1 private driveway	private driveways	private driveways	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	440	27,720±	28,160±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	440	27,720±	28,160±	
Length of water/sewer mains (in miles)	0	0.91± water 0.81± sewer	0.91± water 0.81± sewer	

**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.)

The proposed project involves the construction of a new roadway and associated utilities for a 64-lot residential subdivision pursuant to Massachusetts General Laws Chapter 40B. The site consists of approximately 46.51± acres of land in Franklin, Massachusetts, accessed from Populatic Street to the southeast and Charles Drive from the northwest. The existing site contains one house with a dirt driveway. In 1989 approximately 117,000 cubic yards of gravel was removed from the eastern side of the site. The proposed subdivision includes 16 affordable single-family dwellings, 48 market price single-family dwellings (1 existing), and approximately 4,459 linear feet of new roadway (Brandywine Road and Charles Drive). Road design and layout has been prepared to accommodate existing topography and to ensure existing resources are protected.

The site is presently forested with young and mature trees. Some of the pine trees appear to have been planted due to regular spacing observed. The site's terrain mainly consists of sloping uplands (ranging from 10 to 30%) with a small portion of the site lying in an outwash plain. Onsite soils include Hinckley loamy sand, Canton fine sandy loam, and Montauk fine sandy loam. The elevation of the site near Populatic Street is 140 feet. The western edge of the parcel slopes upwards to a peak elevation of 270 feet. There is a large central open area with a depression in the center that varies between 180 feet in the low spot increasing to 200 feet at the eastern edge of the parcel. It appears that majority of stormwater runoff for the site is contained in this existing depression.

All surface runoff will be retained on site. Three retention basins are proposed to ensure that surface water runoff will be returned to the aquifer serving two Town of Franklin drinking water wells located approximately one half mile north of the site. Siltation and contamination of recharge water will be minimized by the design of the retention basins and installation of natural vegetation within the basins. The post-development site has been designed to contain all runoff up to, and including, the 100-year, 24-hour storm event onsite.

**There are no known wetland resource areas located on, or in the immediate vicinity of, the site. The site does not contain areas mapped as Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife in the current Massachusetts Natural Heritage Atlas.**

**According to the Water Resource District Map of the Town of Franklin, approximately 27.9± acres of the site is located within the DEP approved Zone II (Franklin Town Wells). In this area 15% impervious area is allowed. The calculated impervious percentage for this portion of the subdivision is 9.5%.**

**The electric, telephone, and cable TV services will be located underground in conformance with the Subdivision Rules and Regulations. The subdivision will connect to the Town of Franklin Public Sewer System and the Town of Franklin Public Water Distribution System. The proposed development will also provide a water loop connection via Charles Drive to the Cole Farm subdivision and a 12" water main to the Town of Franklin land located along the northeast property boundary.**

**Two previous Definitive Subdivision Plan have been submitted and approved at this site by the Town of Franklin Planning Board. The first plan, the 41-lot Populatic Heights subdivision, was approved by the Planning Board and recorded by the Town Clerk on February 8, 1988. The second plan, the 35-lot Brandywine subdivision, was approved by the Town of Franklin Planning Board and affirmed by the Land Court on June 11, 1999. The proposed roadway is based upon the Brandywine Subdivision Roadway Layout. The Planning Board rescinded the 35-lot Brandywine plan on August 2, 1999, and the Town of Franklin agreed to permit this 64-lot Chapter 40B Affordable Housing proposal via an Agreement for Judgment dated 4/30/2004. The Brandywine roadway layout has not changed. Also, the original location and approximate sizing of the three (3) stormwater retention basins has not changed; however, some of the drain line size and locations have been revised to better accommodate placement within easements along revised lot lines.**