

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.: **14042**
 MEPA Analyst: **Deirdre Buckley**
 Phone: 617-626-**1044**

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: Woodbridge Crossing		
Street: Island Street and Mill Street		
Municipality: Stoughton	Watershed: Neponset	
Universal Transverse Mercator Coordinates: X: 323926 Y: 466677	Latitude: 42°08'00" Longitude: 71°07'47"	
Estimated commencement date: Spring 2008	Estimated completion date: Spring 2008	
Approximate cost: \$30 Million	Status of project design: 100 %complete	
Proponent: Woodbridge Crossing, Inc.		
Street: 10 Cedar Street		
Municipality: Woburn	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Clarke		
Firm/Agency: Allen & Major Associates, Inc.	Street: 250 Commercial Street, Suite 1001	
Municipality: Manchester	State: NH	Zip Code: 03101
Phone: (603) 627-5502	Fax: (603) 627-5501	E-mail: rclarke@allenmajor.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):

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

List Local or Federal Permits and Approvals:

- 40B Comprehensive Permit**
- Local and State Notice of Intent**
- NPDES General Permit**

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 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
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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) –</i> Specify: 40B Comprehensive Permit
Total site acreage	23.63			
New acres of land altered		14.59		
Acres of impervious area	1.55	7.05	8.60	
Square feet of new bordering vegetated wetlands alteration		2,731		
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	75,290	75,290	
Number of housing units	0	192	192	
Maximum height (in feet)	0	36	36	
TRANSPORTATION				
Vehicle trips per day	0	1,120	1,120	
Parking spaces	0	439	439	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	42,350	42,350	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	38,500	38,500	
Length of water/sewer mains (in miles)	0.71	1.19	*1.68	

*The total length of water/sewer mains does not include the length of existing sewer mains that are to be replaced during construction.

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 Proponent proposes to construct a 40B Affordable Housing Development ("The Project"), on a ±27.63 acre parcel to be divided into two separate areas connected by a twenty-four (24) foot wide access road. Approximately 4.00 acres will be removed from the existing lot that houses the Historic Mill Buildings for purposes of preservation. The approximately 4.00 acre portion of the existing lot is not part of this application or The Project. The Project is bounded by three public, Town of Stoughton roadways. Along the north side is Island Street, along the south is Central Street and along the west is Mill Street. The existing project site is located entirely in the Stoughton's Industrial Zone (I) and is primarily wooded and undeveloped. The abutting lots are a mix of industrial buildings along Mill, Central and the southern end of Island Street, and residential structures located on the northern end of Island Street. There are vegetated wetlands located within the site as well as Steep Hill Brook that travels east to west along the southern end of the site.

The Project consists of constructing four 40B market rate condominiums located on the northern development and three condominium structures located in the southern development. The Project is proposed to have a total of 192 units in 7 residential buildings totaling ±75,779 ft² and an activity building with an area of 1,605 ft². The project will include 21 open carport having a total footprint of ±33,193 ft² with associated parking above and below grade. Total parking provided on the site will be ±439 spaces, 192 of which will be associated with a carport. The proposed project will encompass the construction of all of the associated paving, driveways, walkways, drainage facilities, utilities and landscaping.

Utility services are currently located on Central Street, Island Street and Mill Street. The project proposes to utilize the Island Street and Mill Street utilities to service the development. The proposed

development will incorporate stormwater management practices that will include the use of detention basins and underground infiltration systems for rooftop runoff.

The proposed development will include two curb cuts serving two private roadways. The southern development roadway, named Lamplighter Circle, is located off of Island Street approximately 350' from the intersection of Island Street and Central Street. The northern development roadway, Lantern Lane, is located off Mill Street approximately 600' from the intersection of Mill Street and Island Street.

This site is in close proximity to public transportation. The current capacity deficiencies exist on area roadways in the vicinity of the site. Part of the project mitigation measures are to propose improve overall operation and safety.