

ENF Environmental Notification Form

<i>JFor Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13827</u>
MEPA Analyst:	<u>Briony Angus</u>
Phone:	<u>617-626-1029</u>

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: Maplewood Village		
Street: 730 Franklin Street		
Municipality: Wrentham	Watershed: Charles	
Universal Transverse Mercator Coordinates: (19) 305306, 4660703	Latitude: 71° 21'12.77"W Longitude: 42° 4'27.39"N	
Estimated commencement date: 11/06	Estimated completion date: 2/08	
Approximate cost: \$4 million	Status of project design: 50% complete	
Proponent: Rice Associates Inc.		
Street: 4 Charlesview, Suite 3		
Municipality: Hopedale	State: MA	Zip Code: 01747
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katie Lesser		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6207	Fax: 978-897-0099	E-mail: klessner@epsilonassociates.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: **NPDES General Permit for Construction, Order of Conditions from the Wrentham Conservation Commission, Comprehensive Site Plan Approval from the Zoning Board of Appeals**

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input 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 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 checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	5.50			
New acres of land altered		3.11		
Acres of impervious area	0.17	1.17	1.34	
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				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	5,070	32,584	37,654	
Number of housing units	1	+29	30	
Maximum height (in feet)	30	+5	35	<u>Groundwater Discharge Permit may be required</u> State Register Review _____ _____ _____ _____
TRANSPORTATION				
Vehicle trips per day	10	+291	301	
Parking spaces	2	+72	74	
WASTEWATER				
Gallons/day (GPD) of water use	484	+6,776	7,260	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	440	+6,160	6,600	
Length of water/sewer mains (in miles)	0	0	0	

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 Description

Maplewood Village ("Maplewood" or "the project") is a housing development, proposed under the state's affordable housing statute Chapter 40B, in Wrentham (see Figure 1, Locus Map). To be constructed in Summer 2006, Maplewood will consist of three buildings of ten units per building (see Figure 2, Site Plan). Each building will have two townhouse units (1289 square feet (sf)) and eight garden style flats (970 sf). The project will be served by municipal water and a privately-owned sewage disposal system that will consist of a collection system, a pump house, and leach fields. The stormwater system is designed with two retention basins and three stormceptor units to be located under the parking area. The system will drain to the southern retention basin and eventually to the stream located along the southern boundary of the site.

The proponent's intent is that access to the site will be provided from Route 140 /Franklin Road via a road through an abutting property, where a mixed-use development is proposed by a second developer (the Eaglebrook development, EOE #13472). This shared-access arrangement is in accordance with the requirements of the Town of Wrentham, which conditioned its comprehensive permit for the Maplewood project on the two projects sharing access, to minimize traffic impacts. The Eaglebrook development is experiencing delays, and access through the Eaglebrook site cannot be developed, so the Maplewood project will seek approval for a temporary curb cut onto Route 140. Figure 2 shows both the proposed temporary/permanent access from the Maplewood Site to Route 140 and Maplewood's proposed connection to the Eaglebrook site (the temporary access will become permanent in the event that the Eaglebrook project is not developed). This access to the Maplewood site will be maintain as emergency access only if the Eaglebrook development goes forward. The Maplewood project does not exceed a MEPA review threshold, however, based on consultation with the MEPA office, it is filing this ENF because of the potential shared access with the adjacent Eaglebrook development.

The project site is approximately 5.5 acres and abuts Route 140/Franklin Road. The site has a single family home and several outbuildings, including a barn and a garage, which would be demolished (see Figure 3, Existing Conditions). The remainder of the site consists of grassed fields, wooded areas, and wetland areas on the south and southeast peripheries of the site. An unnamed intermittent stream runs just beyond a portion of the southern extent of the property. Eagle Brook is located to the southeast of the property. Portions of the southern and southeastern extent of the property are within the buffer zone of the wetlands associated with an unnamed stream and riverfront area of Eagle Brook.

The topography of the site is marked by some rolling hills, with elevations ranging from 204 to 235 feet. The site will be evenly graded to accommodate the development of the project.

Alternatives

An alternate project configuration the proponent initially explored was the development of a higher number of units than the currently proposed plan (44 units versus the currently proposed 30 units), and the proponent submitted its Comprehensive Permit application with this configuration. The Town of Wrentham expressed concern regarding the density of a 44-unit build-out on the site, and the build-out was subsequently decreased to the current proposal.

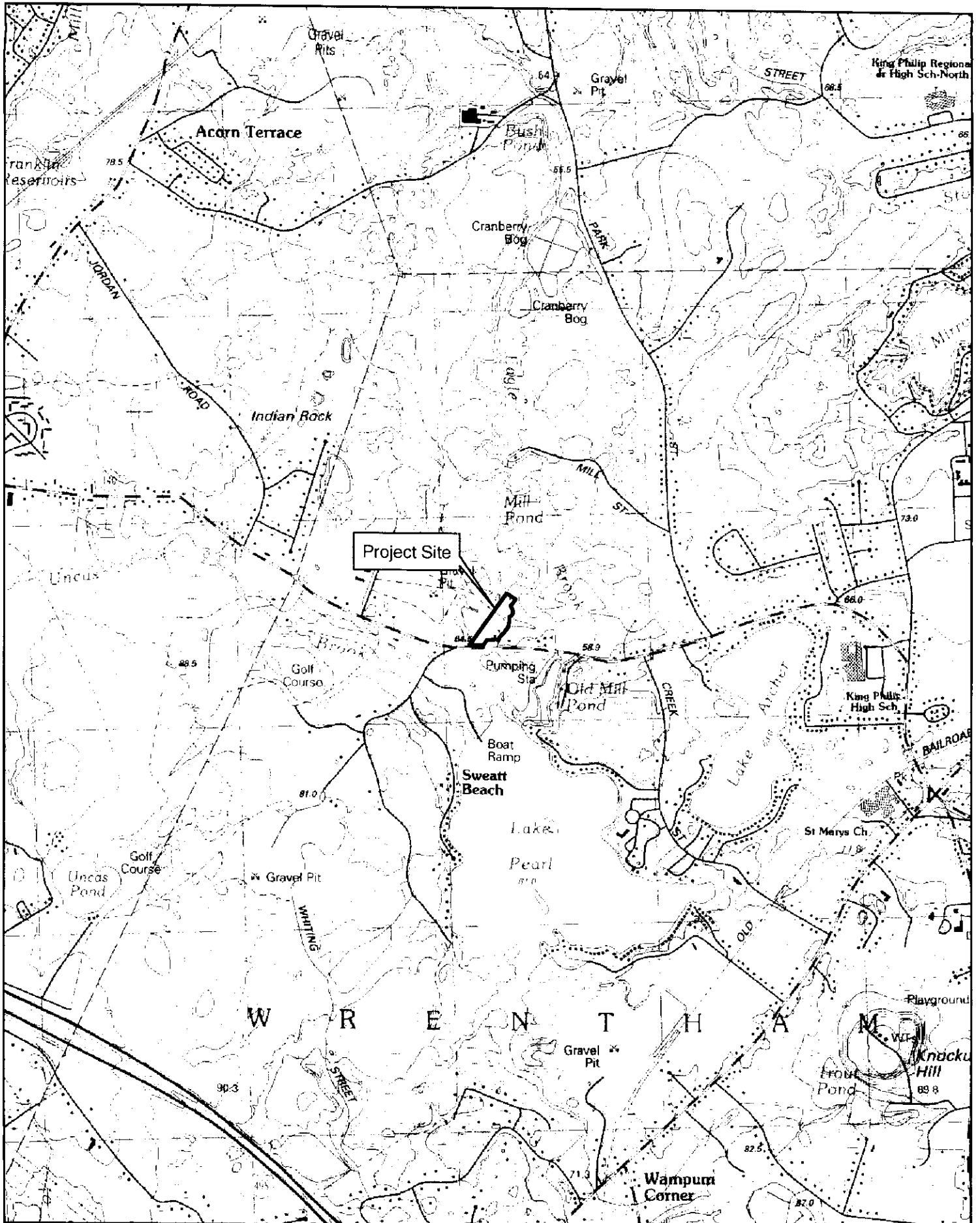
Mitigation

Stormwater – The stormwater system is designed and will be constructed in compliance with Department of Environmental Protection (DEP) Stormwater Management Policy. The stormwater management plans will be reviewed by the Town of Wrentham’s consulting engineer and the Wrentham Conservation Commission, and the town is requiring the proponent to develop a stormwater management system maintenance plan that will be written into the condominium association bylaws. This maintenance plan will require the association to regularly inspect, maintain, and repair the system to ensure its effectiveness for as long as the project is in existence.

Groundwater – The project’s Comprehensive Permit approval is conditioned on review by the town’s consulting engineer of a groundwater monitoring plan to be implemented during construction. Infiltration basins will be designed in accordance with the Best Management Practices Manual published by the DEP. The plan will also include the installation of groundwater monitoring wells, survey requirements to establish as-built conditions during grading operations, and the requirement of a bi-weekly monitoring report to be prepared that demonstrates that groundwater separation is maintained.

Wastewater – The proponent will comply with the state’s wastewater treatment regulations by designing the wastewater system to comply with Title V regulations, or, if that it is not possible to meet those requirements, the provisions of a Groundwater Discharge Permit. Three groundwater monitoring wells will be installed to monitor discharge conditions and reporting will be to DEP/local Board of Health.

Wetlands – The project will not affect wetland resource areas. Erosion and sedimentation controls will be employed for any area where construction activities will occur within 100 feet of a wetland resource. A 50-foot “no disturb” setback has been delineated on the site plans, and no work or development will occur in this area, with the possible exception of a drainage swale that may be constructed with authorization from the Wrentham Conservation Commission.



Scale 1:24,000
1 inch = 2,000 feet

1,000 0 1,000 2,000



Feet

Figure 1
USGS Locust

Basemap: 1987 USGS Quadrangles, MassGIS

Maplewood Village
Wrentham, Massachusetts

Epsilon
ASSOCIATES INC.