

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13554  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1024

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>Foxborough State Hospital</b>		
Street: <b>Chestnut Street, Payson Road, Cross Street, Main Street and North Street</b>		
Municipality: <b>Foxborough</b>	Watershed: <b>Neponset River</b>	
Universal Transverse Mercator Coordinates: <b>2,852,909 N; 722,295 E (NAD83-feet)</b>	Latitude: <b>42°-04'-34" N</b>	Longitude: <b>71°-15'-23" W</b>
Estimated commencement date: <b>Aug. 2005</b>	Estimated completion date: <b>2010</b>	
Approximate cost: <b>\$80 million</b>	Status of project design:	<b>10%complete</b>
Proponent: <b>VinCo Properties</b>		
Street: <b>434 Massachusetts Avenue, Suite 505</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02118</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>William R. Buckley, Jr., P.E.</b>		
Firm/Agency: <b>Bay Colony Group, Inc.</b>	Street: <b>4 School Street</b>	
Municipality: <b>Foxborough</b>	State: <b>MA</b>	Zip Code: <b>02035</b>
Phone: <b>508.543.3939</b>	Fax: <b>508.543.8866</b>	E-mail: <b>billbuckley@baycolonygroup.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. \_\_\_\_\_)  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): **Property is under a purchase and sale agreement with DCAM obtained at auction for \$5.1 million.**

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

List Local or Federal Permits and Approvals: **Town of Foxborough Special Permit; Town of Foxborough Subdivision Control Permit; Town of Foxborough Site Plan approval; NPDES Construction General Permit; Wetlands Protection Bylaw Order of Conditions**

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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <b>DEP Groundwater Discharge Permit</b>
Total site acreage	93+/-			
New acres of land altered		27.9		
Acres of impervious area	8.8	15.2	24.0	
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	478,889	106,833	585,722	
Number of housing units	0	203	203	
Maximum height (in feet)	156'	0	156'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	4,784	4,784	
Parking spaces	285	403	688	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	90,195	90,195	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	90,195	90,195	
Length of water/sewer mains (in miles)	0.93	0.32	1.25	

**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 \_\_\_\_\_ )  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 **The Foxborough State Hospital (known historically as the Massachusetts Hospital for Dipsomaniacs & Inebriates) is listed in the State and National Registers of Historic Places as the Foxborough State Hospital Historic District, which is itself a part of the State Hospital and State Schools of Massachusetts Multiple Property Submission.**)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify **Phase One will include the demolition of some listed properties, as well as the preservation and rehabilitation of others. The properties proposed for demolition (Dexter Building, Cottages E and H, the greenhouses, and wards L, M, N, and O) were previously approved for demolition by the Massachusetts Historical Commission (MHC) under the terms of a 1995 Memorandum of Agreement (MOA) between the MHC, the MA Division of Capital Planning and Operations, and the Town of Foxborough. A copy of the MOA can be found in Appendix A.**)  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 project is the former Foxborough State Hospital that consists of 9 parcels of land containing approximately 93 acres of land and about 480,000 gsf of buildings located at the intersection of North Street, Payson Road, Chestnut Street and Baker Street (Figure 1). The Campus, with its nineteenth and early twentieth century architecture, mature trees, and open landscape is listed on the National and State Registers of Historic Places, and multiple buildings on the property are considered major contributing buildings. The property was a state hospital for the mentally ill from 1891 to 1973, when it was closed. Subsequently, the property was the subject of an extensive redevelopment planning process that began with the formulation of the Town of Foxborough State Land Planning Committee (SLPC) that worked in collaboration with DCAM to identify viable reuse options for this site. The group effort resulted in the 1994 Consensus Reuse Plan for Foxborough State Hospital (Appendix B) which was subsequently amended in September 2002 (Reuse Plan – Appendix C) to reflect current Town of Foxborough needs, as well as the current market and economic conditions. The property is also subject to a Memorandum of Agreement Regarding the Foxborough State Hospital By and Between The Massachusetts Historical Commission and the Division of Capital Planning and Operations and the Town of Foxborough dated July 31, 1995 (1995 MOA – Appendix A).

In accordance with the Reuse Plan the property must be developed to create a mixed-use, multi-generation development through a combination of new construction and renovation of historic buildings. A maximum of 203 residential units consisting of a mix of single-family dwellings, multi-family dwellings, townhomes, and apartments will be developed on the property. Within the Main Campus several of the existing structures, to include the Chapel, the Power Plant, Wood Shop, Mason Shop, K wing and garages will be redeveloped in to a total of approximately 80,000 gsf of office space. The Administration and Central Services building, along with wings A-E will be redeveloped to house approximately 100 apartments and condominiums. Wings L-O will be demolished and in their location a total of 30 multi-family dwellings and townhouses will be built along Payson Road.

At the intersection of North Street, Main Street and Chestnut Street an office/retail complex is envisaged that will contain about 30,000 gsf of retail and 25,000 gsf of office space. It is envisaged that the area will contain 2-200 seat restaurants, one 18,000 s.f. retail complex and a one-story 30,000 s.f. office building. The access to this complex will be off of Chestnut Street and Main Street and there will be a total of 328 parking spaces.

Three separate single-family residential developments will be constructed on Parcels A-B, D and F-2A that will total 73 dwellings and each of these homes will have their own Title 5 septic system. The Main Campus and the retail/office complex will be served by a wastewater treatment facility that will require a Groundwater Discharge Permit from the DEP. The most significant impact that this project will have on the environment will be the increase in traffic generated by the project. The Planning Board and the SLPC are focused on improving the traffic management within the project area, with a particular emphasis on the intersection of Chestnut Street, North Street and Main Street (State Route 140). Over the years, the Town has had its consultants review somewhere in the neighborhood of 13 different scenarios for the intersection as part of the plan to reconstruct North Street, since shelved. The Proponent is committed to working with the Town to design and rebuild the intersection and Vanasse Associates is currently collecting data and studying historical documents as a prelude to developing a plan to present to the MHD and the Town (Appendix E).

The Proponent is requesting a Phase One waiver to construct the 20 single-family dwellings on Parcel D as well as 9 additional Approval Not Required lots on Parcels A-B and F-2A that have frontage and access on North Street or Chestnut Street. These lots will not require the construction of any roadways or other infrastructure, except for a water main on North Street. Additionally, the Dexter Building, Cottages E and H, the greenhouses and buildings L-O are slated to be demolished and asbestos abatement and demolition of the interior of the remainder of the buildings are also included within Phase 1 (Figure 3 and Table 1). The impact of Phase 1 on historical resources is limited in that paragraph VI of the MOA allows, without further MHC review or comment under MEPA, the demolition or alteration of non-contributing structures, all interior work, and any work on parcels A, B, C, D, E & I except for a survey of the existing burial grounds. The impacts from the construction of Phase 1, standing alone, will not trigger any review under 301 CMR 11.00, there is ample infrastructure to support Phase 1, the phase is severable from the remainder of the project and the potential impacts are insignificant. Phase 2 will include the remainder of the project (Figure 4).

As previously mentioned, the project has undergone a comprehensive and extended review period by the Town of Foxborough, DCAM, Massachusetts Historical Commission and other local stakeholders. Numerous alternatives were put forward and studied by the SLPC and DCAM over a period of almost ten years. There was a commitment to save as much of the State Hospital physical plant and "look" as possible, considering the economic climate. The proponent has gone above these thresholds in that he proposes to save over 80,000 gsf of buildings that were slated for demolition under the 1995 MOA. All of the alternatives involved the development of a mixed-use community that featured a mix of housing, to include: apartments, first-time home buyer housing, full-price housing, and over 55/senior assisted living. Other uses include retail, office, recreation facilities, dedicated open space and public use facilities. The 1994 Consensus Reuse Plan was more heavily weighted toward the commercial component in the redevelopment of the site, with only about 112 single or multi-family dwellings. There was also no Conservation or Municipal component within that plan. The evolution of the 2002 Consensus Reuse Plan involved proposals of up to 700 units of housing and a significantly smaller commercial component. Other alternatives reviewed included the construction of a 9-hole golf course, with about 139 mixed housing units, and about 110,000 gsf of retail and office. A summary of selected alternatives is included in Table 2 of the ENF.