Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only *Executive Office of Environmental Affairs*
EOEA No.: 14266
MEPA Analyst: Holly Johnson
Phone: 617-626- x 1023

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: **Queset Commons, Ch.40R Smart Growth Development**		
Street: **off Washington Street (Rte 138) at intersection with Belmont Street (Rte 123)**		
Municipality: **Easton**	Watershed: **Taunton River Watershed**	
Universal Tranverse Mercator Coordinates:	Latitude: **42.04944°** Longitude: **-71.08583°**	
Estimated commencement date: **Nov. 2008**	Estimated completion date: **Dec. 2014**	
Approximate cost: **$70,000,000**	Status of project design: **30%** %complete	
Proponent: **Douglas A. King Builders, Inc.**		
Street: **115 Main Street, Suite 1D**		
Municipality: **North Easton**	State: **MA**	Zip Code: **02356**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Katy Konary**		
Firm/Agency: **Norfolk Ram Group, LLC**	Street: **1 Roberts Road**	
Municipality: **Plymouth**	State: **MA**	Zip Code: **02360**
Phone: **508-747-7900 x137**	Fax: **508-747-3658**	E-mail: **kkonary@norfolkram.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): **Chapter 40R incentive payments and Chapter 40S reimbursement funds for education costs of new school-age children within 40R district, as regulated by the Department of Housing and Community Development (DHCD)**

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

List Local or Federal Permits and Approvals: **State and local permits will be required: These will be (1) Easton site plan approval (40R overlay district and by-law), (2) Discharge Permit from Mass DEP for wastewater plant, (3) Order of Conditions from Easton Conservation Commission and DEP, and (4) Traffic Signal and Access Permit from MassHighway**

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
LAND			
Total site acreage	69±		
New acres of land altered		21.1±	
Acres of impervious area	8.5±	13.0±	21.5±
Square feet of new bordering vegetated wetlands alteration		800± sf	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage **(building footprint)**	1.5±	3.5±	5.0±
Number of housing units	99± units	280 units	379± units
Maximum height (in feet)	3 stories and roof	4 stories and roof	4 stories and roof
TRANSPORTATION			
Vehicle trips per day	0	9,132	9,132
Parking spaces	0	910	910
WATER/WASTEWATER			
Gallons/day (GPD) of water use	23,250±	70,000±	93,250±
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	23,250±	70,000±	93,250±
Length of water/sewer mains (in miles)	0.1± miles	0.6± miles	0.7± miles

State Permits & Approvals

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☒ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

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 Queset Commons development under M.G.L. Chapter 40R is a smart growth project located west of Washington Street (Rte 138) and north of Morse's Pond in Easton, Massachusetts. The development will consist of a seven buildings total: two 4-story condominium buildings (total 60 units), two mixed-use residential (83 assisted living and 137 apartment rental units) and retail/commercial (60,000sf) buildings, a 16,000sf conference center, a 15,000sf food market, two office buildings (total 25,000sf), and a wastewater treatment plant building. Overall, 20% of the new housing units will meet State affordable housing standards. There will be two access drives into the site: the existing Roosevelt Drive which currently is a dead-end road to an existing assisted living building and restaurant and the existing drive at the intersection of Washington Street and Belmont Street which currently serves CVS and North Easton Savings Bank. Traffic mitigation including improvements to the existing intersection and roadways will be provided, as described in detail in the attached "Traffic Impact Study" (McMahon, December 2007).

The proposed Queset Commons development will be part of a larger Smart Growth District. The Smart Growth District is 60.7± acres, of which 24% is currently developed and 27% consists of Morse's Pond and wetlands. The remaining 29± acres will consist of three subzones: a residential subzone, a mixed-use subzone, and a retail/commercial subzone. The proposed Queset Commons development will incorporate many Smart Growth principals such as mixed land uses, compact building design, multiple housing types and opportunities, walkable neighborhoods, distinctive and attractive communities, preservation of open space and environment, and encouragement of community and stakeholder collaboration.

The project site is ideal for a Chapter 40R smart growth development and was approved by Massachusetts DHCD as an eligible Chapter 40R District. The site is located near major roads with quick and direct access to Route 24 and is located within 0.4 miles of the Brockton Area Transit (BAT) service stop. Water supply is adequate and of good quality. Soils are suitable for development and for water recharge. This project site is also within an existing area of concentrated development.

Some features of the proposed project include underground parking for all residents, commuter shuttle bus service (provided by site owner), low impact development (LID) strategies, and a walking trail with parking and bike racks which will connect to conservation land currently owned by the Town of Easton. Approximately 8 acres of wooded land adjacent to the proposed project will be granted to the Town of Easton.

Stormwater management will be achieved by implementing low impact development (LID) strategies (e.g. rain gardens, roof runoff storage and recharge). Design objectives are to mimic the natural hydrology of the undeveloped site, to protect recharge areas and the ecological integrity of the receiving water and groundwater, and to control water quality and quantity to State and local requirements. Stormwater designs will include bioretention landscaping (i.e., rain gardens), permeable pavement, and roof runoff storage/reuse or recharge. The details and design of the stormwater management systems will be discussed with the Easton Conservation Commission during the design/planning stages.

Stormwater drainage for the project site will be segregated between roof runoff and pavement runoff; each will be dealt with separately. Roof runoff will be diverted to below ground tanks, likely located under the parking areas; and these tanks will be the primary source for any irrigation water needed to maintain the landscaping for the development. The roof runoff storage tanks will be sized to hold sufficient volume to meet site landscape irrigation needs. Stormwater that has filled or recharged these tanks will overflow to adjacent leaching basins for groundwater recharge. The leaching basins will have surcharge overflows to Morse's Pod in the event of larger storm events.

Parking and roadway runoff will be directed to localized rain gardens incorporated into the site landscaping. Rain gardens are well-draining, vegetated plots designed to treat "first flush" stormwater and hold back a percentage of the stormwater runoff. Rain gardens provide the added benefits of localized storage of stormwater, better infiltration, and reduced need for unsightly stormwater detention ponds. Rather than concentrating on flows, the runoff will be distributed across the site to the extent feasible while respecting the need for setbacks from foundation, treated wastewater leaching areas, etc. Each individual rain garden will likely have an underdrain directed to a collector and outfall area; and in most cases each rain garden will also have an overflow feature that will direct excess volumes to a collector pipe that will convey larger volumes to a subsurface storage/recharge zone or directly to Morse's Pond. The volume held back by the rain gardens will be sized to equal the "first flush" (typically 1 inch or less rainfall), capturing the most polluted runoff before recharge or release to Morse's Pond. In the final design stages, the stormwater designs will refined to factor in the expected recharge rates and to control peak flows and volumes expected after recharge for a range of return frequency storm events.

An additional drainage issue involves groundwater management. The garage finish floor elevation for the two mixed-use buildings will be set slightly above the observed maximum groundwater level at the site. However, it is expected that during periods of high groundwater, some removal of groundwater may be necessary. A passive underdrain system will be designed to maintain a groundwater elevation below and directly around the areas of the buildings. The system will be designed to allow for conversion to an active (pumped) system if necessary. The other proposed structures will not have basements or will be situated well above the expected maximum high groundwater elevations.

The proposed onsite wastewater treatment plant will treat all sanitary wastewater from the proposed Project. The anticipated treatment will be to water re-use standards, which is the highest standard the DEP requires for Zone II. Leaching areas are identified in the central part of the Project site. The Project site is estimated to have a potential maximum capacity for effluent disposal of approximately 150,000± gpd of treated wastewater. The proposed project needs (including the existing Queset on the Pond and Stone Forge Restaurant) is 93,250± gpd. The proposed wastewater treatment plant will be designed to enable future expansion of capacity to serve the needs of adjacent areas and/or critical need areas currently served by onsite septic systems (i.e., portions of the North Easton Village area).

Utilities, including Easton Town water, gas, electric, and cable, are available from Washington Street. The Easton Water Division has indicated that the water system in place along Washington Street has adequate capacity and pressure to serve the site.[1] The water main serving the site will be a 12-inch diameter line to ensure adequate capacity for water supply and fire fighting systems.

The proposed Project will generate approximately 9,132 average daily trips (ADT), 274 trips in the weekday AM peak hour, 904 trips in the weekday PM peak hour, and 1,034 trips in the Saturday peak hour. The mitigation program is outlined in the attached "Traffic Impact Study" (McMahon, December 2007). Approximately 910 parking spaces (underground and surface spaces) will be provided at the proposed Queset Commons. It is anticipated that surface parking spaces will be shared by residents and employees and customers of the retail/commercial businesses and that all underground parking will be dedicated to building residents.

The 40R district project underwent extensive review through the Easton Board of Selectmen and the Planning and Zoning Board and was also discussed with other major boards in Town. The Selectmen were assisted in their review by BETA Group, Inc. with all conceptual designs and conceptual engineering work, which included traffic impacts, wastewater systems, water and other utilities, and stormwater management. A Developer's Agreement was prepared to ensure implementation of project mitigation to the benefit of the Town of Easton (attached). The 40R District By-Law was formally adopted by Easton Town Meeting on May 19, 2008.

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1 Fire flow testing in April 2007 at nearby 603 Washington Street indicated 88 psi static pressure and 82 psi residual pressure with a flow of 1,375 gpm. Estimated average project demand is 24 gpm with a peak of 48 gpm.