

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13569*
 MEPA Analyst *Anne Canaday*
 Phone: 617-626-*1035*

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: Windsor Village at Canton (formerly Pequit Village) | | |
| Street: Turnpike Street | | |
| Municipality: Canton | Watershed: Neponset | |
| Universal Tranverse Mercator Coordinates: | Latitude: 42° 08' 46" | |
| | Longitude: 71° 06' 20" | |
| Estimated commencement date: Fall 2005 | Estimated completion date: 2007 | |
| Approximate cost: \$29 million | Status of project design: 30% complete | |
| Proponent: Criterion Canton Apartments, L.P. | | |
| Street: 230 Second Avenue, Suite 150 | | |
| Municipality: Waltham | State: MA | Zip Code: 02451 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: | | |
| James Pennington | | |
| Firm/Agency: Criterion Canton Apartments, LLC | Street: 230 Second Avenue, Suit 150 | |
| Municipality: Waltham | State: MA | Zip Code: 02451 |
| Phone: 781-890-5600 ext 5 | Fax: 781-890-0029 | E-mail: jpennington@criteriondp.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 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): 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:

Comprehensive Permit from Canton Zoning Board of Appeals, Order of Conditions pursuant to Local Wetland Bylaw from Canton Conservation Commission, Coverage under Federal NPDES Stormwater Construction General Permit (US EPA), Order of Conditions for roadway intersection (Turnpike Street and site driveway) improvements from Canton and Stoughton Conservation Commissions

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 checked="" 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 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> |
| Total site acreage | 8.39 (6.85 on-site plus 1.54 off-site - see pg 5 for detail) | | | |
| New acres of land altered | | 7.63 | | |
| Acres of impervious area | 0.16 | 3.67 | 3.83 | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | 53,645 River-front area | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | 1) DHCD approval of project eligibility for LIP program 2) Legislative approval of slope easements under Article 97 |
| Gross square footage | 0 | 188,415 | 188,415 | |
| Number of housing units | 0 | 159 | 159 | |
| Maximum height (in feet) | 0 | 60 | 60 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 0 | 1,106 AWDT | 1,106 AWDT | |
| Parking spaces | 0 | 270 | 270 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 31,000 | 31,000 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/ treatment | 0 | 31,000 (110 gpd/bedrm + clubhouse) | 31,000 | |
| Length of water/sewer mains (in miles) | 0 | <u>Onsite Water:</u> .49 total for fire protection & domestic (2 mains) <u>Offsite Water:</u> .06 <u>Sewer:</u> .17 | <u>Onsite Water:</u> .49 <u>Offsite Water:</u> .06 <u>Sewer:</u> .17 | |

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 Article 97 approval of limited slope easements will be needed to transition steep grade differential between former quarry and surrounding conservation land) 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 A portion of project is within Estimated Habitat for Spotted Turtle) 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.)

Windsor Village at Canton is a proposed development of 159 rental apartment units in three 4-story buildings on a 6.85 acre property off Mass Highway Route 138 (Turnpike Street) on the Canton side of the Canton/Stoughton town line. The rental apartment community will include 40 affordable units (of a total of 159) distributed through the project and priced for moderate income residents, helping to fulfill a critical demand for housing in Canton. The project will improve and redevelop a former gravel pit and quarry that is currently abandoned and blighted. The existing site is characterized by bare gravel patches, large boulders and cobbles, partial forest, building material debris, and no existing buildings.

The project (previously known as Pequit Village) has already obtained an approved Comprehensive Permit and Order of Conditions from the Town of Canton. Therefore, the overall design and layout of the site have already received extensive local review and support in the Town's Chapter 40B zoning approval process. The project remains substantially consistent with the original approvals; however, the proponent is seeking minor modifications to the Comprehensive Permit and submitting updated plans pursuant to the Order of Conditions to reflect programming and site plan updates.

Two additional off-site project elements were supported and approved in concept in the Comprehensive Permit but are subject to approvals from other boards or agencies. These are: 1) roadway intersection improvements at the site entrance onto Route 138 and related changes to driveway entrance design, and 2) limited off-site slope easements on the abutting conservation land. These off-site elements will improve the integration of the project into the surrounding traffic and topographical conditions both for project users and for the general public. The project impacts presented on page 2 of this ENF therefore include both onsite and off-site proposed activities and are detailed further on page 5.

Subsequent to the original local project approvals including the Order of Conditions approvals a portion of the site was mapped in the Natural Heritage & Endangered Species Program (NHESP) Atlas as Estimated/Priority Habitat for Spotted Turtles. LEC Environmental Consultants, Inc., the proponent's rare species consultant, has prepared and submitted for review by NHESP a Habitat Suitability Assessment for the project site and surrounding areas. This assessment concludes that, although the subject parcel itself provides some potential nesting and aestivation habitat, in the context of the overall habitat landscape setting, the on-site potential habitat are of lesser quality than the extensive habitat areas on adjacent Town open space managed by the Canton Conservation Commission, and that the proposed project will therefore result in an insignificant impact to the Spotted Turtles. The Applicant's representatives are currently coordinating with Natural Heritage & Endangered Species Program (NHESP) regarding the results of this assessment. The project has proposed to provide Spotted Turtle exclusion barriers to prevent migration into the proposed development and other measures to enhance habitat on the adjacent conservation land, such as measures to prevent or minimize ATV use currently affecting the public open space. Such mitigation measures will be further refined in consultation with NHESP and the Canton Conservation Commission.

Project design alternatives were evaluated with a view to maximum protection of wetland resource areas. No work associated with the Project is proposed within Land Under Water Bodies and Waterways, Bank, Bordering Vegetated Wetlands, or Land Subject to Flooding. Work associated with the project on the project site and the intersection improvements will occur in part within the Riverfront Area of Beaver Meadow Brook and within the Buffer Zone to Bordering Vegetated Wetlands and Bank. Work in these areas includes the access driveway from Turnpike Street (a limited project under wetlands regulations) and stormwater management basins in the northern portion of the site which meet applicable Riverfront Area regulatory performance standards. Given the site's topography, no practicable alternative location for these basins exists on the project site.

An updated Traffic Impact and Access Study, supplementing traffic analysis provided during the Comprehensive Permit process, was prepared on behalf of the proponent by the traffic engineering firm Vanasse & Associates, Inc. (copy attached as Attachment B). The proposed access to Route 138/Turnpike Street and the substance of the traffic analysis have been submitted to the Massachusetts Highway Department (MHD) for its review. Based on the study, the addition of traffic attributable to the project (an increase of 82 to 104 vehicles trips during the weekday peak hours) will have minimal impact on existing traffic conditions. The proposed driveway access will be controlled by a stop sign, and will enhance safe traffic flow by consolidating an existing access to Route 138 serving an adjacent small car dealership. As noted above, the proponent has also proposed to provide, as requested by the Town of Canton and subject to MHD and Conservation Commission review and approval, improvements at the portion of Route 138 accessed by the site driveway, involving limited roadway widening to facilitate through traffic flow while allowing residential apartment traffic traveling northbound to turn left into the site entrance.

The project proponent, Criterion Canton Apartments L.P., is led by four partners each with extensive experience in similar large high-quality apartment communities as former executive partners with JPI, a nationally known developer of high quality rental apartment communities. These partners were responsible for all of JPI's New England projects including multifamily rental housing of similar scope in Salem, Dedham, North Andover, and Woburn.