

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13302
 MEPA Analyst: Rick Booker
 Phone: 617-626-1130

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: Meadow View Commons		
Street: Turnpike Street (Route 138)		
Municipality: Easton	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 465,410 328,900	Latitude: 42-01-19	Longitude: 71-03-56
Estimated commencement date: Fall 2004	Estimated completion date: Fall 2005	
Approximate cost: \$11M	Status of project design: 60% %complete	
Proponent: Meadow View Commons, LLC		
Street: P O Box 522		
Municipality: Easton	State: MA	Zip Code: 02356
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Leo Alerding		
Firm/Agency: Hayward-Boynton & Williams	Street: 140 School Street	
Municipality: Brockton	State: MA	Zip Code: 02402
Phone: (508) 586-0628	Fax: (508) 587-9409	E-mail: hbwbrockton@aol.co

- 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):

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

List Local or Federal Permits and Approvals:

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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: DEP Title V approval</i>
Total site acreage	14			
New acres of land altered		0.5		
Acres of impervious area	1.8	1.6	3.4	
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				
Gross square footage	16,000	36,000	52,000	
Number of housing units	0	79	79	
Maximum height (in feet)	35		35	
TRANSPORTATION				
Vehicle trips per day	250	250	500	
Parking spaces	140	18	158	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	9,190	8,190	17,380	
GPD water withdrawal				
GPD wastewater generation/treatment	9,190	8,190	17,380	
Length of water/sewer mains (in miles)	0	0.5	0.5	

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

Site lies adjacent to habitat area of endangered/rare species. NHESP has determined that no "take" would occur.

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 _____ Hockomock ACEC _____) No

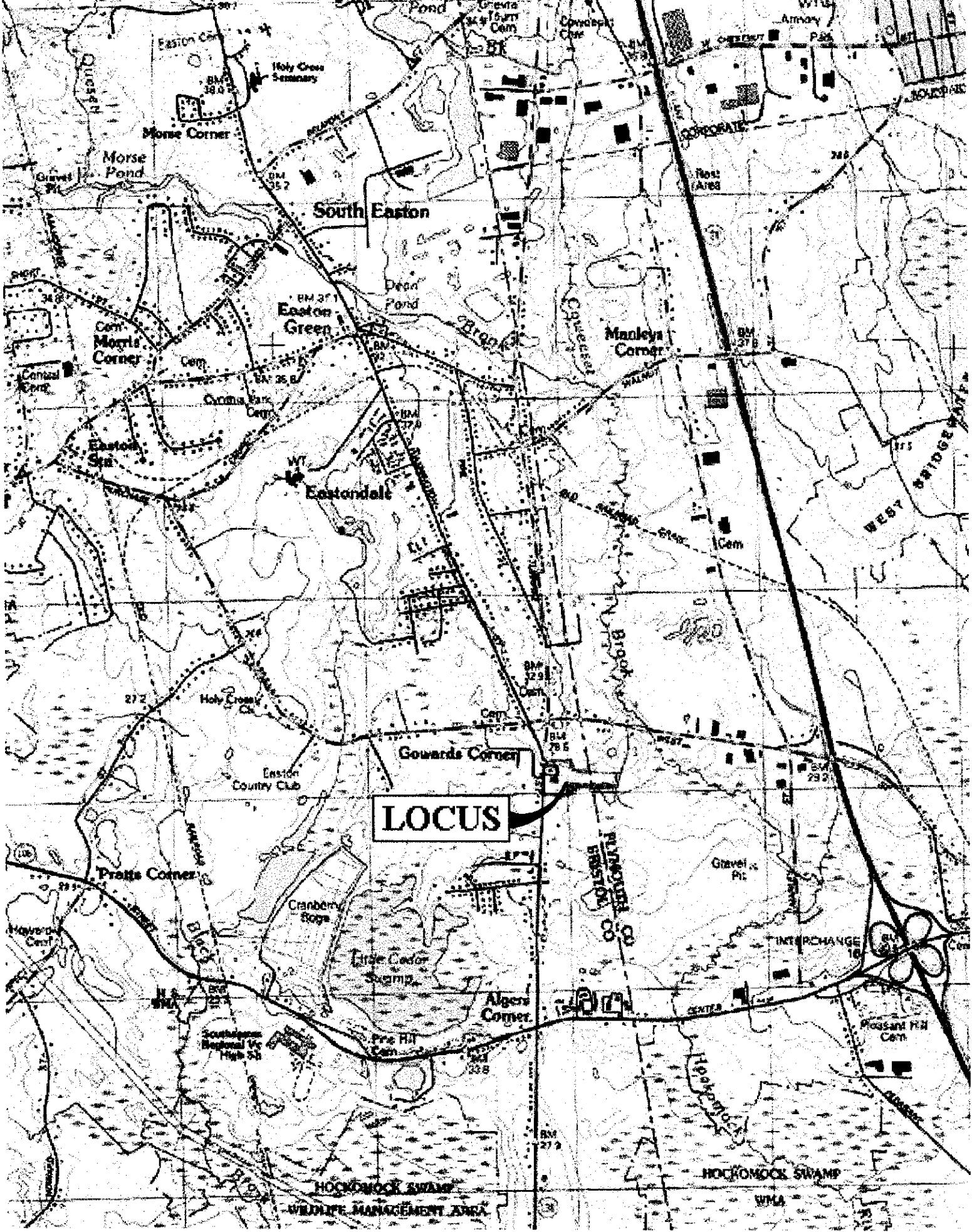
PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Meadow View Commons (the project) has received an approval of eligibility by MassHousing under a Comprehensive Permit application (PE-217). A minimum of 20 units will be restricted as affordable homeownership units.

The project site presently exists as a working contractor's yard with an older house and out-buildings at #318 Turnpike St. and a 125 seat function hall at #310 Turnpike St. The proposed project will raze the existing buildings and construct 79 new town house units in 11 buildings. Parking will be provided for 158 spaces (2 per unit).

The new buildings will be connected to a central on-site sewer system with full treatment facilities in accordance with Title V requirements. A new water distribution system will be installed to serve all units, complete with new fire hydrants. A new storm drainage system will be installed with pre-treatment to a new storm water detention basin in accordance with 310CMR10.00 requirements. A Notice of Intent will be filed upon approval of the preliminary layout by the Town. Application for a curb cut onto Route 138 will be filed with MassHighway upon approval of the final plan by the Town.

The site has been designed to avoid encroachment into the adjacent wetland area at the rear of the site. The existing wetland limits were delineated and used as a project limit line at the very beginning of site layout planning. By identifying environmental constraints prior to site planning, the need for mitigation measures were eliminated. The project will be constructed on the upland portion of the site that is presently a de-graded commercial area. The rear portion of the property, containing wetlands, will be protected from development and will remain in its natural state.



LOCUS

HOCKMOCO SWAMP
WILDLIFE MANAGEMENT AREA

HOCKMOCO SWAMP
WMA