

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13306</u>
MEPA Analyst:	<u>Rick Bourré</u>
Phone:	617-626- <u>1130</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: Village Landing - Age Restricted Community		
Street: 631 East Street		
Municipality: Mansfield	Watershed: Taunton	
Universal Tranverse Mercator Coordinates:	Latitude: N 42-01-52 Longitude: W 71-11-22	
Estimated commencement date: 9/01/04	Estimated completion date: 9/01/06	
Approximate cost: 11 million	Status of project design: 100 % complete	
Proponent: Village Landing, LLC		
Street: 80 First Street		
Municipality: Bridgewater	State: MA	Zip Code: 02324
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David Johnson		
Firm/Agency: P.M.P. Associates, LLC	Street: 200 North Bedford Street	
Municipality: East Bridgewater	State: MA	Zip Code: 02333
Phone: 508-378-3421	Fax: 508-378-8382	E-mail: dave@pmpassoc.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): N.A.

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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval
Total site acreage	17.04			
New acres of land altered		1-2 AC		
Acres of impervious area	1.7 AC	+ 3.2 AC	+4.9 AC	
Square feet of new bordering vegetated wetlands alteration		N.A.		
Square feet of new other wetland alteration		N.A.		
Acres of new non-water dependent use of tidelands or waterways		N.A.		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Gross square footage	5,170 +-	+ 150,620	155,790	
Number of housing units	0	+ 82	82	
Maximum height (in feet)	< 40		<40'	
TRANSPORTATION				
Vehicle trips per day	40 +-	+ 308	348	
Parking spaces	10 +-	+ 171	+ 181	
WASTEWATER				
Gallons/day (GPD) of water use	MINIMAL AMOUNT	+ 6,183 AVG.	6,183 AVG.	
GPD water withdrawal	N.A.	N.A.	N.A.	
GPD wastewater generation/ treatment	0 ONSITE SEPTIC	+ 6,183 AVG	6,183 AVG.	
Length of water/sewer mains (in miles)	0	+ .25 MI	.25 MI	

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?

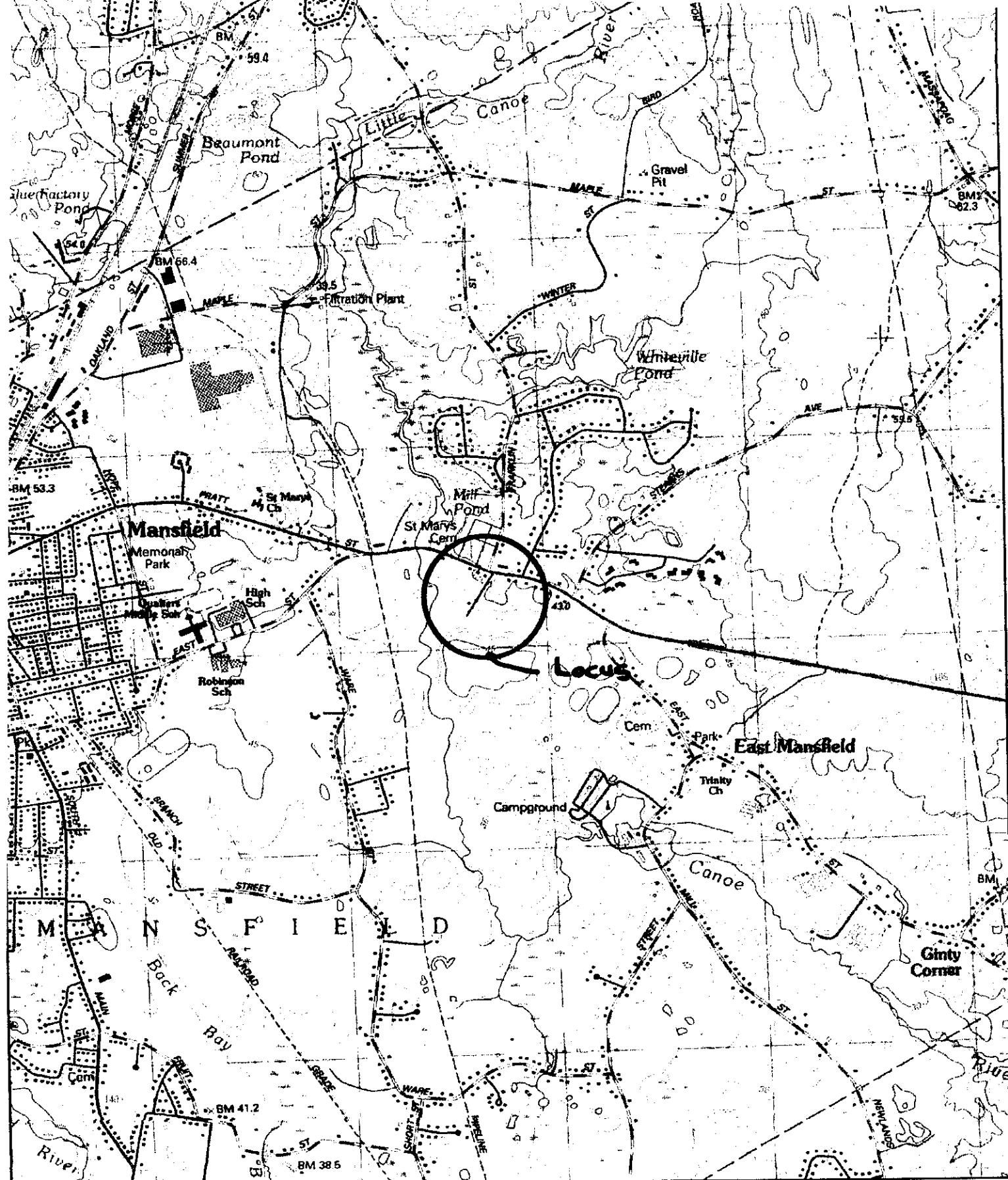
Yes (Specify Canoe River ACEC) No

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.*)

The site is a 17 acre parcel located southeast of the intersection of Franklin Street and East Street (Route 106), at 631 East Street in Mansfield, Massachusetts. The site is bounded on the north by East Street (Route 106) on the west by wetlands and the Canoe River, on the east by wooded areas and on the south by the Canoe River, wetlands and wooded areas. The site is further identified as the Town of Mansfield Tax Assessor's Map 33, Lots 20, 21 & 22.

The existing site is improved by a two story office building occupied by Peter DeGirolamo & Sons, Inc. specializing in asphalt paving, site work and seal coating. The office building is serviced by public water, private septic and overhead municipal electricity. The building is heated with oil supplied from two above ground storage tanks (AST's) located outside the structure. The remaining portion of the site is used for storage of soil and material stockpiles from construction activities along with the construction equipment. Woodlands and wetlands are located on the western, southern and eastern portions of the site. An existing asphalt paved driveway provides access to the site from East Street.

Proposed is the removal of all the existing buildings, pavement and stockpiles and the construction of an 82 unit age restricted (55+) condominium development. Within the proposed development there will be 10 seven-unit buildings and 3 four-unit buildings, a central mail kiosk, and gazebo. The perimeter of the site will be ringed with a sidewalk system that will afford residents recreational opportunities as well as a convenient alternative to automobile travel to the small shopping center across the street. Water, sewer, and electricity services are to be provided by the Town of Mansfield municipal systems. As part of the project, as approved, the developer will be conveying to the Town of Mansfield or their designee approximately 6 acres of land along and adjacent to the Canoe River for open space use.



Name: BROCKTON
 Date: 5/28/2004
 Scale: 1 inch equals 2000 feet

Location: 042° 01' 50.46" N 071° 11' 19.90" W
 Caption: 631 East Street,
 Mansfield, MA