

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: *13837*
 MEPA Analyst: *Bill Gage*
 Phone: 617-626-*1025*

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: High Rock Village, a Senior Residential Development		June 27, 2006 Draft
Street: High Street (Route 109), east of Mill Street		
Municipality: Westwood	Watershed: Neponset River/Boston Harbor	
Universal Transverse Mercator Coordinates: 4675792.63 N 315358.25 E Zone 19	Latitude: 42°12'45" N	
	Longitude: 71°14'13" W	
Estimated commencement date: 2007	Estimated completion date: 2009	
Approximate cost: \$50 million	Status of project design: 80% complete	
Proponent: Tremont Redevelopment Corporation		
Street: 111 Tremont Street		
Municipality: Brighton	State: MA	Zip Code: 02135
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Evelyn J. Friedrich		
Firm/Agency: Rackemann Strategic Consulting	Street: One Financial Center	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 671/951-1123	Fax: 617/542-7437	E-mail: efriedrich@rackemann.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): **High Rock Village involves neither Commonwealth funding nor land transfer from an agency of the Commonwealth.**

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

List Local or Federal Permits and Approvals: **Westwood Planning Board Special Permit for a Senior Residential Development, Westwood Conservation Commission Order of Conditions, Federal Emergency Management Agency Letter of Map Amendment, and U.S. EPA Notice of Intent under NPDES General Permit for Discharge from Construction Activities.**

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 type="checkbox"/> Wastewater | <input 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 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	29.7			
New acres of land altered		11.5		
Acres of impervious area	0.3	5.8	6.1	
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	9,000	251,000	260,000	
Number of housing units	1	117	118	
Maximum height (in feet)	35	0	35	
TRANSPORTATION				
Vehicle trips per day	6	516	522	
Parking spaces	2	225	227	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	360	27,110	27,470	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	330	24,640	24,970	
Length of water/sewer mains (in miles)	0	0.47	0.47	

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: **1255 High Street is listed as Inventory Number WSW.166 in the Massachusetts Cultural Resources Information System. It is identified as the Holbrook Farm and Store and is not either designated or in a designated district.**) No

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

Yes (Specify: **It is proposed to demolish the Holbrook Farm and Store.**) 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 site for High Rock Village comprises two contiguous parcels in common ownership, one of 13.6 acres at 1255 High Street (Route 109) and one of 16.1 acres off Mill Street in Westwood, Massachusetts. The total site is 29.7 acres, with 269 feet of frontage on High Street and 128 feet of frontage on Mill Street. Currently, other than a single residential unit with outbuildings on High Street, the site is undeveloped and primarily forested upland. Attachment 1 shows the location of the site on a USGS base, and Attachment 2 shows the existing conditions on the site.

High Rock Village is proposed as a Senior Residential Development (SRD) under Section 8.6 of the Westwood Zoning Bylaw. A total of 118 age-restricted one- and two-bedroom units are proposed. Of these units, 78 will be single-level units in a three-story congregate building, 34 will be in four-unit townhouse buildings, and 6 will be in two-unit villas. Although no Comprehensive Permit is being sought, the proponent intends that 12 of the units (10%) be affordable. These units will be made available through the Westwood Housing Partnership for allocation by lottery. Altogether, the project will provide 227 bedrooms and parking for 227 automobiles. Of the parking, 165 spaces are garage spaces and 62 are paved open parking spaces. As can be seen on the Proposed Site Plan in Attachment 3, the development is compact, with an impervious area of just 6.1 acres, of which 2.4 acres are roof area and 3.7 acres are roads, driveways, and walkways. Alteration of land will equal approximately 14.0 acres, leaving about 15.7 acres (or 53%) of the site in its natural state. The land to be preserved abuts 26.5 acres of land under conservation restriction to the Westwood Land Trust (the "Perry Land") located off Hartford Street to the north, increasing its value as both habitat and open space.

An alternative Senior Residential Development plan developed for High Rock Village called for 151 units and had greater amounts of impervious surface and disturbed area. For the original SRD plan, impervious surface was 7.8 acres, altered area was 17.9 acres,

and undisturbed land was 11.8 acres. Refinements to this plan during review by the Town of Westwood resulted in the proposed plan.

A prior design for the site consisted of a conventional single-family residential subdivision with 23 lots. As shown on Attachment 4, a conventional subdivision on this site would result in approximately 6.8 acres of impervious surface and alteration of about 13.6 acres of the site, leaving 14.3 acres undisturbed. This undisturbed land, however, would be fragmented, unlike the cohesive areas of undisturbed land provided by the two SRD alternatives.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

ENF Threshold for creation of five or more acres of impervious area. (301 CMR 11.03(1)(b)2.)

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.15 ac</u>	<u>2.24 ac</u>	<u>2.39 ac</u>
Roadways, parking, and other paved areas	<u>0.10 ac</u>	<u>3.62 ac</u>	<u>3.72 ac</u>
Other altered areas (describe) Lawn/Fields	<u>2.20 ac</u>	<u>5.67 ac</u>	<u>7.87 ac</u>
Undeveloped areas	<u>27.25 ac</u>	<u>(11.53 ac)</u>	<u>15.72 ac</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?
 Yes No; if yes, does the project involve the release or modification of such restriction?
 Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No; if yes, describe: