

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No. 14094
 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: Barrows Brook Village		
Street: off Grove Street		
Municipality: Kingston	Watershed: Jones River/South Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42° 00' 05" Longitude: 70° 07' 03"	
Estimated commencement date: Spring 2008	Estimated completion date: Fall 2010	
Approximate cost: \$21 million +/-	Status of project design: 100 %complete	
Proponent: Delwin LLC		
Street: PO Box 2133		
Municipality: Duxbury	State: MA	Zip Code: 02332
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian Donahoe		
Firm/Agency: Goldman Environmental	Street: 60 Brooks Dr	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-356-9140 x114	Fax: 781-356-9147	E-mail: bdonahoe@goldmanenvironmental.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): 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:
ZBA Special Permit – Obtained, Wetlands Order of Conditions – in progress

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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 checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	76			
New acres of land altered		19		
Acres of impervious area	1.2	6.8	7	
Square feet of new bordering vegetated wetlands alteration		1000		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0.11	2.94	2.94	
Number of housing units	1	60	60	
Maximum height (in feet)	30	28 +/-	28	
TRANSPORTATION				
Vehicle trips per day	4	180 +/-	180 +/-	
Parking spaces	4	60	60	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	50	9000 est.	9000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	550	9000	9000	
Length of water/sewer mains (in miles)	100 +/-	6000 +/-	6000	

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: Eastern Box Turtle Habitat) 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.*)

There are two portions of the property. One portion of the property is 49 acres of which 19 acres will be developed. An additional 27 acres west of the Jones River will not be developed and is intended to be left in a natural state. The total land area is 76 acres. The 57 acres of remaining unaltered property will be protected through a permanent conservation restriction and/or easement. Therefore, 75 percent of the existing property is proposed to remain intact and restricted from development in perpetuity.

The parcel containing the site to be developed is bounded on the north by the Kingston Branch of the MBTA Old Colony Railroad, on the south and west by the Jones River and on the east by Grove Street. The 27 acre portion of the property is surrounded on the west and south by a residential subdivision and on the north the MBTA tracks and right of way and on the east by the Jones River.

The current use of the property is residential and is largely wooded open space. The small neighborhood of Sunrise Drive abuts the property on the northeast and consists of a short roadway and cul-de-sac with five homes. A sixth home lies south off the cul-de-sac with a 1700-foot long driveway, parking and access road, landscaped grounds, lawn and a vegetable garden. This home is within the 49 acre portion of the parcel described above. The current landowner lives on the property. Several outbuildings surround the homestead. These buildings will be razed as part of the project. As noted above, the north and east property boundaries contain active transportation uses and the south is wetland and agricultural uses (a cranberry bog). Across the Jones River to the south is a residential subdivision called Old Mill Lane.

The proposed project will construct an over 55 year old, age-restricted residential condominium complex. There will be 60 units in total within 30 duplex buildings. The units will be serviced by Town water, on-site septic systems and underground electrical/cable utilities. A paved roadway will be constructed to provide access from two separate points as required by Town Fire Department. One access point is directly off of Grove Street and the other is from Sunrise Drive.

The project has been designed to meet all Town requirements through the Zoning Board of Appeal (ZBA) public hearing process. During that process comments were received and the project reviewed by the Conservation Commission agent, the Town Planner, direct abutters and concerned citizens. The ZBA also required an independent professional engineer peer review. This review included roadway, utility and stormwater drainage design, wastewater disposal and environmental

issues raised during the process

Several alternatives were evaluated prior to approval by the ZBA. These included measures to reduce the amount of land altered in terms of direct wetland impacts and buffer zone. The original plan would have affected over 25 acres of upland and included options to use the property on the opposite side of the Jones River. In addition an onsite wastewater treatment facility and large leaching field were proposed. There was significant encroachment into the wetland buffer zone. The wastewater treatment systems have been significantly reduced and brought inside or to the front yards of the buildings where possible to reduce overall impact. Ten of the 14 leaching fields have been placed in the front yards rather than the back yards to reduce expanding the disturbed are footprint.

A single family home traditional subdivision was also evaluated. This approach would have resulted in approximately 47 homes of one-acre lot sizes. This concept was rejected because the current landowner and developers wanted to preserve open space to the extent possible. (The current landowner also intends to live within the new community.)

The final approved plan prepared by GEC has eliminated nearly all of the wetland and river buffer zone impacts. The roadway length has been shortened and the entire project moved away from the southern boundary. The only direct wetland impact will be a crossing of a small intermittent stream and narrow wetland buffer within a ditch created previously to drain the Sunrise Drive subdivision. The total wetland impact will be less than 1000 square feet. The intermittent stream will flow through an oversized box culvert with a natural soil base to allow for passage of the turtle and other wildlife. The length of the culvert will be naturally lighted by the construction of grated openings from the street level. An existing fill area on an existing cart-path downstream and within the same drainage swale will be eliminated to compensate for the new crossing. An 18 inch by 40 foot long drainage pipe will be removed and restored with wetland vegetation. This restoration will improve passage of wildlife and eliminate the obstruction of the pipe.

The wastewater and stormwater treatment will be managed by smaller onsite systems. This will reduce the overall land disturbances and allow for some restoration of habitat, i.e. rough lawn edges and temporarily flooded and naturally vegetated stormwater basins.

The amount of land that is intended to be left natural and wooded is 75 percent of the total parcel size. This means that 57 acres out of a total of 76 acres under the control of the owner will remain intact. The project has been reduced in size by over 6 acres from the original proposal, not including the elimination of building on the 27 acres across the river from the main parcel. This measure will result in the permanent restriction of further development on the property with a conservation restriction to be managed by a separate legal entity such as the Wildlands Trust of Southeastern Massachusetts or equivalent. The completed project will result in a total of 7 acres of impervious area within the 19 acres to be developed. This includes driveways and roads and 2.94 acres of buildings. The runoff from the buildings is considered "clean water" per DEP Stormwater Regulations. The stormwater from the paved areas will be collected and treated. All stormwater on the developed site will be recharged to the ground up to the 100 year storm frequency event