

# ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	<u>13595</u>
MEPA Analyst:	<u>Deirdre Buckley</u>
Phone:	617-626- <u>1044</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: <b>Lakeside Estates Subdivision</b>		
Street: <b>Lakeside Drive</b>		
Municipality: <b>Bridgewater</b>	Watershed: <b>Taunton River Watershed</b>	
Universal Transverse Mercator Coordinates: <b>4648793.05572N - 331161.09448E</b>	Latitude: <b>41-58-23</b>	Longitude: <b>(-) 71-02-16</b>
Estimated commencement date: <b>Oct. 2005</b>	Estimated completion date: <b>Oct. 2006</b>	
Approximate cost: _____	Status of project design: <b>15%</b>	
Proponent: <b>Campanelli Companies</b>		
Street: <b>One Campanelli Drive</b>		
Municipality: <b>Braintree</b>	State: <b>MA</b>	Zip Code: <b>02184</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Douglas Hartnett, P.E.</b>		
Firm/Agency: <b>Cubellis Saivetz Associates</b>	Street: <b>Zero Campanelli Drive</b>	
Municipality: <b>Braintree</b>	State: <b>MA</b>	Zip Code: <b>02184</b>
Phone: <b>781-848-0020</b>	Fax: <b>781-849-7759</b>	E-mail: <b>dhartnett@cubellis.com</b>

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: Town of Bridgewater - Planning Board Subdivision Approval, Town of Bridgewater - Conservation Commission Approval for Notice of Intent Application, Town of Bridgewater - Disposal Works Construction Permit for On-Site Sewage Disposal System



**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: **See attached NHESP letter dated 6/23/05**)  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: **Hockomock Swamp**)  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.*) \_

#### **Existing Site Description and Project Overview**

The project site is a combination of multiple parcels containing an area of approximately 95 acres. The property is located at the end of Lakeside Drive in the Town of Bridgewater, Massachusetts. The lot abuts Lake Nippenicket to its west and north, a residential lot with an old farm house to its south, and undeveloped wood land and wetland to its east. The existing lot contains a single family residential dwelling, two barns and two sheds. The site was previously used as a farm and open fields on the property continue to be cultivated for hay. The current disturbed area is limited to the easterly portion of the site which has an area of approximately 5.0 acres.

The proposed development includes the creation of 10 residential subdivision lots with proposed subdivision roadway. Site utilities will include municipal water, underground electric, telephone and cable. Sewer disposal systems will be constructed privately on each of the individual lots. A comprehensive stormwater management system with surface water quality basins will be provided to address stormwater treatment and control. The individual lots will conform to the zoning requirements of the Town of Bridgewater Zoning By-laws, and the total land area of the subdivision lots and roadway is approximately 13± acres, leaving 88± acres protected and undeveloped. While there are wetlands and vernal pools on the subject site, all development will occur in the upland a fair distance from the vernal pool areas so as to protect them. No wetland alteration is proposed. To preserve unique habitat, this project when approved creates an 88± acre conservation restriction to be granted to the Town of Bridgewater to protect that area from future development.

## **Alternative Analysis**

**On-site Alternatives:** The project proposes to develop only a small portion of the site and place the remaining property in a conservation restriction (13± acres developed vs. 88± acres undeveloped). The current municipal zoning by-laws allow the development area to be expanded beyond the development limits shown on the site plan. This proposal avoids impact to environmentally sensitive areas by positioning the development in the proximity of the previously disturbed areas. All of the proposed development area will remain within the upland area. There will be no wetland alteration involved.

**Off-site Alternatives:** This development follows the intent of the underlying single family residential zoning use of the surrounding neighborhood. This development plan promotes low impact development and protects an environmentally valuable parcel of land within an area of critical environmental concern.

## **Mitigation Measures**

**Stormwater Management Mitigation Measures –** The proposed stormwater management system will meet the standards set forth under DEP’s Stormwater Management Policy. The design will mitigate any increases in peak rate of runoff due to development, and Best Management Practices (BMP’s) will be implemented to enhance water quality and promote stormwater recharge on-site. An Operation and Maintenance Plan for management of the stormwater collection system will be implemented and administered.

**Wetland Resource Area Mitigation Measures –** While no wetland alteration is proposed under this proposal, 88 acres of wetland and upland areas on site will be protected by a Conservation Restriction to prevent any future development.

**Wildlife and Natural Resource Area Mitigation Measures –** The proposed developed area will remain in the proximity of the existing disturbed areas. Clearing of the existing woodland is minimized. The natural resources and wildlife are further protected by a Conservation Restriction to the remaining undeveloped portion of the property.

**Sedimentation and Erosion Control Measures –** Appropriate erosion control measures will be implemented prior to construction and maintained for the duration of the project by the selected contractor.

**Wastewater Mitigation Measures –** The individual residential buildings will be serviced by their own on-site subsurface wastewater disposal facilities (OSSWDF). These OSSWDF will be designed and constructed as per the State Sanitary Code, (310 CMR 15.00) Title V Rules and Regulations.

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