

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.:	13373
MEPA Analyst:	Rick Bourne
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: Pond View Village		
Street: Turnpike Street		
Municipality: Stoughton	Watershed: Taunton	
Universal Tranverse Mercator Coordinates: N - 5292946.98064 : E -1086569.90395	Latitude: 42-08-55.31 N Longitude: 71-04-15.72 W	
Estimated commencement date: Spring 2005	Estimated completion date: Spring 2007	
Approximate cost: \$14,000,000	Status of project design: 100 %complete	
Proponent: Pond View Village Stoughton, LLC		
Street: 800 Technology Center Drive		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Douglas J. Hartnett, P.E.		
Firm/Agency: Cubellis Saivetz Associates	Street: Zero Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-848-0020	Fax: 781-849-7759	E-mail: dhartnett@cubellis.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):

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

List Local or Federal Permits and Approvals:
Stoughton Zoning Board of Appeals – Ch. 40B Comprehensive Permit
Stoughton Conservation Commission – Order of Conditions
Stoughton Engineering Department – Sewer Connection Permit

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 checked="" 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	28.1			
New acres of land altered				
Acres of impervious area	0	6.0± AC	6.0± AC	
Square feet of new bordering vegetated wetlands alteration		4,500± SF		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	N/A	N/A	N/A	
Number of housing units	0	84	84	
Maximum height (in feet)	-	25'	25'	
TRANSPORTATION				
Vehicle trips per day	0	578	578	
Parking spaces	0	176	176	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	13,860 GPD	13,860 GPD	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0	12,600 GPD	12,600 GPD	
Length of water/sewer mains (in miles)	0	Water = 3,771 lf (0.71 mi.) Sewer = 3,614 lf (0.68 mi.)	Water = 3,771 lf (0.71 mi.) Sewer = 3,614 lf (0.68 mi.)	

*includes 2 spaces per dwelling plus 8 for clubhouse

*the estimated water use is based upon formula: (1.1 x sewer generation)

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 _____) 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 an approximately 28.1± ac. parcel of land located on Turnpike Street in Stoughton, Massachusetts. The site is gently sloping, undeveloped land consisting mostly of forested woodlands, shrub understory, and vegetated wetlands bordering a pond and intermittent stream/man-made channel. The property is entirely surrounded by residential development. See the USGS Locus Map attached that further defines the site.

Pond View Village is a proposed 84 unit, age-restricted (over-55) residential community that is seeking approval under the Local Initiative Program (LIP) for Comprehensive Permit Projects (Chapter 40-B) administered through the Massachusetts Department of Housing and Community Development (DHCD). In addition to the 84 residential units, a clubhouse with pool/outdoor recreation area is proposed as an amenity for the homeowners. To support the community, the project proposes to construct approximately 3,576 lf of roadways with utility infrastructure including sewer collection system, sewer pump station, stormwater management system, domestic water, electric, telephone, and natural gas. Sewage will be discharged to the existing municipal sewer infrastructure located within Turnpike Street. A letter from the Stoughton Engineering Department addressing sufficient sewer and water capacity is included with this application.

The stormwater management system is designed in accordance with the standards set forth under the Massachusetts Department of Environmental Protection Stormwater Policy Handbook. Wetland alteration totaling approximately 4,500 sf is proposed to construct roadways within the development. A 9,000 sf wetland replication area is proposed to mitigate the displacement.

Alternatives Analysis

On-site Alternatives – The development of Pond View Village will occur entirely within the limits of the project site, with the exception of street and utility connections to the existing, adjacent public ways. This area of Stoughton, including the abutting lands, is zoned Residence B. As depicted in the current assessor records, the project site is actually a compilation of undeveloped residential lots and “paper streets” originally approved by the Stoughton Planning Board. The approved street and lot configuration appears to have little regard for the location of existing wetland resource areas on-site. Under the Pond View Village development proposal, the locations of streets and homes will reduce wetland impacts as compared to what is currently configured as shown on the Stoughton Assessor records.

Off-site Alternatives – The Pond View Village development follows the intent of the underlying residential zoning use for the area, and will contribute to the Town’s needs for affordable, age designated, minimizing burdens on community infrastructure and public schools. There are no known tracts of land of this size in this area of Stoughton that can support this residential development as currently proposed.

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 by the Homeowner’s Association.

Wetland Resource Area Mitigation Measures – Construction of the proposed roadway will require the crossing of an intermittent stream and displacement of wetland resource areas totaling approximately 4,500 sf. Mitigation will be provided through wetland replication in the same general area as the alteration, providing a 2:1 replication to alteration ratio.

Sedimentation/Soil Erosion Control Measures - Appropriate erosion control devices will be installed prior to construction and maintained for the duration of the project by the selected contractor. are associated wetland displacement.