

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13658
 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: Lenox Farms		
Street: Lenox Drive		
Municipality: Braintree	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates (ft) 1105030.02 Easting 15333940.57 Northing	Latitude: 42° 11' 58" N Longitude: 70° 58' 37" W	
Estimated commencement date: Jun '06	Estimated completion date: Jan '09	
Approximate cost: \$73 million	Status of project design: 20	%complete
Proponent: Lenox Farms Limited Partnership		
Street: 5847 San Felipe, Suite 3600		
Municipality: Houston	State: TX	Zip Code: 77057
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert J. Ingram, Ph.D.		
Firm/Agency: Daylor Consulting Group, Inc.	Street: Ten Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2530	Fax: 781-849-0096	E-mail: ringram@daylor.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): None

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

List Local or Federal Permits and Approvals: EPA-NPDES;
 Braintree Planning Board – Special Permits;
 Braintree Conservation Commission – Notice of Intent

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 checked="" 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 checked="" 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	50.61			
New acres of land altered		20.87		
Acres of impervious area	6.35	13.00	19.35	
Square feet of new bordering vegetated wetlands alteration		2,770 ^a		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	93,368	576,632	670,00 ^b	
Number of housing units	0	338	338	
Maximum height (in feet)	30	47.50	47.50	
TRANSPORTATION				
Vehicle trips per day	332 ^c	+1,850	2,182 ^d	
Parking spaces	245	809	1,054	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	772	59,032	59,804	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	772	59,032	59,804	
Length of water/sewer mains (in miles)	0	0.66	0.66	

^aAll wetland alteration will be temporary; ^bIncluding garages, corridors and stairwells; ^cBased on ITE LUC 140, Manufacturing.; ^dBased on ITE LUC 220, Apartment.

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.)

Project Site: The project site consists of 18 lots (including the private access way known as Lenox Drive) totaling 50.61 acres (the "Site"), located in the Town of Braintree and immediately adjacent to the Weymouth town line (see Figure 1 – Project Locus and Figure 2 – Project Aerial). There are three existing concrete and metal block structures (Astro- Med) located on the Site which is bordered by State Route 3 to the North, the Weymouth town line to the east, Braintree-Weymouth Regional Recreation Conservation District to the South, and Liberty Street to the west. Access to the major areas of developable uplands (including the three existing buildings) is via Lenox Drive, a private drive. Lenox Drive is the only access that currently exists to the three existing buildings.

Proposed Project and Alternatives: The proposed development includes the construction of 41 residential multi-family buildings with a total of 338 units and associated parking and driveways. The proposed layout and grading is shown in Appendix B – Plans.

Mitigation Measures: Preliminary discussions with Braintree Water and Sewer's Senior Engineer, Ben Fehan, regarding the sewer service indicated that the Town of Braintree is currently under a DEP Consent Order for wastewater overflows to the Monatiquot River that occur north of the project site. The town is also under a DEP consent order requiring flow reductions for all new connections to the system. To mitigate for the wastewater overflows, the Town has been divided into four "sewer districts" in order to create "sewer banks" to allow for new development. The project site is located within Braintree's Northeast Sewer District.

The mitigation measure discussed with the Braintree Water and Sewer Department is to correct a hydraulic problem downstream of the Site. Recently, the Town installed a new 10" gravity sewer from Liberty/Pearl Street intersection north to the Liberty/Middle Street intersection. The current hydraulic configuration results in surcharging in the Town's sewer main just one manhole upstream of an existing connection to the MWRA 42" Trunk sewer. The project will pursue a direct connect permit with the MWRA to route the recently installed 10" gravity sewer into the MWRA trunk sewer. Please note that the new connection to the MWRA sewer will only divert Town of Braintree sewage flows that currently are discharged to the MWRA sewer at a different location.

A detailed Traffic Impact and Access Study has been prepared in support of the proposed project and in consultation with the Town of Braintree and the Massachusetts Highway Department that assesses the

anticipated impacts of the proposed residential community on the adjacent roadway network and includes a comprehensive transportation mitigation program that will be implemented in conjunction with the planned development. The transportation mitigation program for the project will consist of the following major elements:

- The reconstruction of Lenox Drive to form a boulevard-type roadway consisting of two 15-foot wide travel lanes separated by an 8-foot wide raised median, with a sidewalk provided along the north side between Liberty Street and the residential community.
- Providing the necessary additional funds to the Town of Braintree for the design and installation of a traffic control signal at the intersection of Liberty Street at Pearl Street and Lenox Drive.
- Improving signs and pavement markings at the intersections of Liberty Street at Middle Street and Liberty Street at Plain Street.
- Designing and implementing an optimal traffic signal timing and phasing plan for the intersection of Liberty Street at Union Street.

The development and implementation of a comprehensive Transportation Demand Management (TDM) program that will include: making available public transportation schedules to residents; coordinating with the Town of Braintree, MassRides, and the Metropolitan Area Planning Council with regard to car/vanpool resources; providing on-site amenities such as laundry service, vending machines, recreational activities, etc; and participating in the local Transportation Management Association.