

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13159
 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: Westville Village Estates		
Street: North Walker Street		
Municipality: Taunton	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: 4639770 mN/323052mE	Latitude: 41°53'24"N Longitude: 71°07'58"W	
Estimated commencement date: Fall 2004	Estimated completion date: 2008	
Approximate cost: \$12,000,000	Status of project design: 75 %complete	
Proponent: Melo Investment Trust		
Street: 43 Taunton Green		
Municipality: Taunton	State: MA	Zip Code: 02780
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Walter P. Galuska		
Firm/Agency: Tibbetts Engineering Corp.	Street: 716 County Street	
Municipality: Taunton	State: MA	Zip Code: 02780
Phone: 508-822-6934	Fax: 508-880-7811	E-mail: wgaluska@tibbettsengineering.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X 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 _____) X No

List Local or Federal Permits and Approvals: **Local Development Impact Review Board Approval**
Special Permits for Definitive Cluster Subdivision and Inclusionary Zoning

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

301 CMR 11.03(2)(b) 2.

- | | | |
|---------------------------------|--|--|
| <input 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 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	54 acres			
New acres of land altered		18 acres		
Acres of impervious area	0	4.4 acres	4.4 acres	
Square feet of new bordering vegetated wetlands alteration		2,960 SF		
Square feet of new other wetland alteration		122,800 SF (BLSF)		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	72,800 SF	72,800 SF	
Number of housing units (25 buildings)	0	64	64	
Maximum height (in feet)	0	APX. 28	APX. 28	
TRANSPORTATION				
Vehicle trips per day	0	446	446	
Parking spaces	0	128	128	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	15,510 GPD	15,510 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	15,510 GPD	15,510 GPD	
Length of water/sewer mains (in miles)	0	APX. 0.5	APX. 0.5	

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 **Estimated Habitat and Priority Sites of Rare Species.**) 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.*) **The project site, located in an area of the City of Taunton known as Westville, consists of an approximate 54 acre parcel located north of Winthrop Street (Rt. 44) and bordering on the Three Mile River. Zoning for the majority of the site is Rural Residential -2 with an approximate 3.9 acre portion of the site zoned Suburban Residential. Of the 54 acres approximately 22 acres are undeveloped woodlands and 32 acres are agricultural (hay) fields. There are currently no structures located on site. According to the DEP/BWSC Priority Resources Map the site is located within the F.E.M. A. 100 year Floodplain, Fresh Water Wetlands and N.H.E.S.P. Wetlands Habitat.**

The proposed project consists of the construction of 25 residential condominium buildings totaling 64 housing units and an approximate 2,500 linear foot access roadway. The proposed development area will occupy approximately 18 acres of the 54 acre site. The proposed project will require a local special permit as Inclusionary Housing meaning that 25% of the condominium units will be reserved for moderate income families as defined by the City of Taunton Zoning Ordinance.

Two (2) other development scenarios were considered by the proponent for this site, both of which would have been filed as Chapter 40B Massachusetts State affordable housing projects.

One scenario would involve the construction of 46 residential condominium buildings totaling 122 housing units and an approximate 3,400 linear foot access roadway. As compared to the proposed project this alternative would create 268 bedrooms instead of the 141 bedrooms currently proposed. The construction activities for both of these scenarios would generally occur within the same approximate 18 acre portion of the property and neither would create more or less direct impacts to the wetland resource areas on site. As compared to the 46-building development scenario the currently proposed 25-building project would reduce the intensity of use associated with a greater number of occupants residing in generally the same physical area and will lessen wastewater and traffic impacts as well as reduce the need for municipal educational services.

The second on site alternative considered by the proponent involved the construction of 38 single family homes with 25% of the homes designated as affordable. This alternative would also include the construction of an approximate 3,400 linear foot access roadway. These construction activities would occur within the same 18 acre portion of the property previously discussed. This 38-building development would provide housing for approximately the same number of persons as the currently proposed 25-building development but the increase in buildings would reduce the buffer space between them. Under this single family home alternative the maintenance of the site roadway and associated stormwater collection and treatment systems would become the responsibility of the municipality as opposed to a private condominium association.

The fact that the proposed project will develop 18 acres out of the 54 acre subject parcel allows for on site mitigation of potential impacts related to wetlands, rare species habitat, open space and recreation.

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 **X** No; if yes, specify each threshold:

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	0	1.7	1.7
Roadways, parking, and other paved areas	0	2.7	2.7
Other altered areas (describe) Agricultural Fields	32	-15.8	16.2
Undeveloped areas(Woodlands)	22	-2.2	19.8

B. Has any part of the project site been in active agricultural use in the last three years?

X Yes ___ No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use? **15.8 ACRES**

C. Is any part of the project site currently or proposed to be in active forestry use?

___ Yes **X** 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 **X** No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricult preservation restriction or watershed preservation restriction? ___ Yes **X** No; if yes, does the project involve t 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 **X** 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 **X**; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **Stormwater impacts from the proposed project will consist of roadway and roof runoff. The proposed**