

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13160</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</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: <u>WINTHROP HEIGHTS III</u>		
Street: <u>WINTHROP STREET</u>		
Municipality: <u>TAUNTON</u>	Watershed: <u>TAUNTON</u>	
Universal Tranverse Mercator Coordinates:	Latitude: <u>71 08 45</u>	Longitude: <u>41 52 35</u>
Estimated commencement date: <u>JUNE 2004</u>	Estimated completion date: <u>JUNE 2009</u>	
Approximate cost: <u>\$20,000,000</u>	Status of project design: <u>100</u>	%complete
Proponent: <u>OSCAR SQUARES INC. - RICHARD O. FEDOROFF, PRESIDENT</u>		
Street: <u>54 LONGMEADOW ROAD</u>		
Municipality: <u>TAUNTON</u>	State: <u>MA</u>	Zip Code: <u>02780</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>CHRIS J. GALLAGHER, P.E.</u>		
Firm/Agency: <u>GALLAGHER ENGINEERING INC.</u>	Street: <u>35 GALLAGHER PLACE</u>	
Municipality: <u>RAYNHAM</u>	State: <u>MA</u>	Zip Code: <u>02767</u>
Phone: <u>508-880-3759</u>	Fax: <u>508-880-3759</u>	E-mail:

- 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 (DEP File No SE 73-1709)

List Local or Federal Permits and Approvals: TAUNTON PLANNING BOARD, CONSERVATION COMMISSION
TAUNTON CITY COUNCIL (SEWER EXTENSION), PLANNING BOARD CURRENTLY UNDER APPEAL

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 <i>(FILED)</i> <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) - Specify: <u>- PLANNING BOARD APPROVAL</u> <u>- CITY COUNCIL SEWER EXTENSION APPROVAL</u>
Total site acreage	81			
New acres of land altered		26		
Acres of impervious area	0	6	6	
Square feet of new bordering vegetated wetlands alteration		0		
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	69000 S.F.	69000 S.F.	
Number of housing units	0	46	46	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	5	230	
Parking spaces	0	92	92	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	24,800	15,200	40,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	40,000	40,000	
Length of water/sewer mains (in miles)	0	2.3 Miles 12000 L.F.	2.3 Miles 12000 L.F.	

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.)

THE "WINTHROP HEIGHTS III" PROJECT PROPOSES A 46 LOT SINGLE FAMILY HOME "CLUSTER" RESIDENTIAL DEVELOPMENT ON AN 81 ACRE SITE. THE PROPOSAL WILL LEAVE 47% OF THE SITE, ABOUT 38 ACRES, OF OPEN SPACE UPON PROJECT COMPLETION. THE DEVELOPMENT IS TO BE SERVICED BY ABOUT 4400 FEET OF ROADWAY OFF ONE ENTRANCE OFF WINTHROP STREET. A 12000 FEET SEWER EXTENSION IS PROPOSED WITH 4800 FEET IN THE DEVELOPMENT AND 7200 FEET OUTSIDE THE DEVELOPMENT PROVIDING SERVICE TO ABOUT 75 EXISTING HOMES. THE PRESENT SITE ZONING ALLOWS FOR 60,000 S.F. LOTS. THE PROPOSED "CLUSTER" DEVELOPMENT WOULD CREATE 30,000 S.F. LOTS. THE CLUSTER DESIGN MAXIMIZES OPEN SPACE WHILE MINIMIZING LENGTH OF ROADWAY AND UTILITIES AND REDUCES THE AMOUNT OF NEW IMPERVIOUS AREA. NO DEVELOPMENT WILL OCCUR IN WETLANDS. THE PROPOSED DRAINAGE SYSTEM COMPLIES WITH DEP STANDARDS, IT DOES NOT INCREASE THE PRE AND POST DEVELOPMENT RATES AND CLOSELY FOLLOWS THE EXISTING DRAINAGE PATTERNS.

THE SITE AT PRESENT IS MOSTLY WOODED. THE PROPOSED DEVELOPMENT WILL RETAIN ABOUT 38 ACRES OF OPEN SPACE WHILE THE VEGETATION AND MATURE TREES WILL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE ON EACH INDIVIDUAL HOUSE LOT.

THIS PROPOSAL HAS BEEN DESIGNED TO BE CONSISTENT WITH THE TAUNTON ZONING BY-LAWS AND PLANNING RULES AND REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION ACT.