

**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.: <b>13/68</b>
MEPA Analyst: <b>Nick ZAVOLAS</b>
Phone: 617-626- <b>1030</b>

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>South Purchase Estates</b>		
Street: <b>557 and 575 Wareham Street</b>		
Municipality: <b>Middleboro</b>	Watershed: <b>Cape Cod</b>	
Universal Transverse Mercator Coordinates: <b>N: 4,636,204 E: 649,600 Zone: 42T</b>	Latitude: <b>41° 51' 49.6" N</b> Longitude: <b>70° 48' 9.2" W</b>	
Estimated commencement date: <b>June 2004</b>	Estimated completion date: <b>June 2007</b>	
Approximate cost: <b>\$11,000,000</b>	Status of project design: <b>90 %complete</b>	
Proponent: <b>EMNACA, Inc.</b>		
Street: <b>P.O. Box 10</b>		
Municipality: <b>Wareham</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Lee Fuller</b>		
Firm/Agency: <b>Coler &amp; Colantonio, Inc.</b>	Street: <b>101 Accord Park Drive</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Phone: <b>781-982-5479</b>	Fax: <b>781-982-5490</b>	E-mail: <b>lfuller@col-col.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))            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11)  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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:

**Order of Conditions, Middleboro Conservation Commission**  
**Zoning Board of Appeals Approval**  
**Title 5**

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 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
<b>LAND</b>				<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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	52.7			
New acres of land altered		16.1		
Acres of impervious area	0	5.72	5.72	
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		
<b>STRUCTURES</b>				
Gross square footage	0	114,128	114,128	
Number of housing units	0	45	45	
Maximum height (in feet)	0	25	25	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	450	450	
Parking spaces	0	45	45	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	9,900	9,900	
GPD water withdrawal	0	9,900	9,900	
GPD wastewater generation/treatment	0	9,900	9,900	
Length of water/sewer mains (in miles)	0	Water-0.56 Sewer-0.26	Water-0.56 Sewer-0.26	

**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 proposed development will consist of 22 buildings containing a total of 45 residential units with an access driveway entering the site from Wareham Street (Route 28), east of the South Middleboro Cemetery. The proposed main access roadway, Sarah Reed Hunt Way, is approximately 2,124 feet in length and will consist of a 24-foot wide, two-lane paved surface terminating at a 100-foot diameter cul-de-sac. Williams Way is approximately 400 feet long and consists of a 24-foot wide, two-lane paved surface also ending in a 100-foot diameter cul-de-sac. A cape cod berm is proposed to maintain a gutter line and roadway edge. A five-foot wide bituminous concrete sidewalk and four-foot wide grass strip is proposed along the edge of the roadway throughout the development. The roadways have been designed to follow the natural topography of the land and will be approximately 2,500 feet long in total. The existing "Access Easement" will remain at the end of Williams Way. An opening in the cape cod berm will allow unimpeded access to the agricultural land located to the north of the site as well as pedestrian access to the dirt trails throughout the site. All of the dwellings will be constructed with a bituminous concrete driveway and garage. In addition, a total of 45 visitor parking spaces have been provided within the development.

Water will be supplied to the residences through a proposed eight-inch ductile iron main. The new main will interconnect with an existing eight-inch main located in Wareham Street. Fire hydrants are proposed throughout the development at a spacing of one hydrant per 500-feet of roadway in compliance with local and state regulations. An on-site wastewater disposal system will be designed and constructed in accordance with local and state regulations. Underground electric, telephone, cable and gas are proposed to service each new home and will be installed under the access driveways.