

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 16204

MEPA Analyst: Purvi Patel

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: DUPLEX RESIDENTIAL DWELLING

Street Address: 859 WASHINGTON ST.

Municipality: S. EASTON, MA 02375

Watershed: TAUNTON RIVER

Universal Transverse Mercator Coordinates:
667223 E AND 4653341 N

Latitude: 42.01434 E
Longitude: 71.09158 N

Estimated commencement date: 8-1-2020

Estimated completion date: 8-1-2021

Project Type: NEW CONSTRUCTION

Status of project design: 95 %complete

Proponent: TOWN OF EASTON

Street Address: 136 ELM STREET

Municipality: EASTON

State: MA

Zip Code: 02356

Name of Contact Person: FRANK RIBELIN, PLS

Firm/Agency: RIBELIN LAND SURVEYORS, INC.

Street Address: 859 WASHINGTON ST.

Municipality: S. EASTON

State: MA

Zip Code: 02375

Phone: 508-230-0016

Fax: 508-230-0016

E-mail: F.RIBELIN@OUTLOOK.COM

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☒ Yes ☐ No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting: N/A

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

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

11.03(2)(b)(1) ALTERATION OF DESIGNATED SIGNIFICANT HABITAT AND 11.03(11)(b) DUPLEX IN ACEC

Which State Agency Permits will the project require?

NHESP - CONSERVATION & MANAGEMENT PERMIT

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	15.738		
New acres of land altered		1.84	
Acres of impervious area	0	0.701	0.701
Square feet of new bordering vegetated wetlands alteration		1640	
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	4800	4800
Number of housing units	0	1	1
Maximum height (feet)	0	26	26
TRANSPORTATION			
Vehicle trips per day	0	50	50
Parking spaces	0	16	16
WASTEWATER			
Water Use (Gallons per day)	0	880	880
Water withdrawal (GPD)	0	0 / no private wells	0
Wastewater generation/treatment (GPD)	0	880	880
Length of water mains (miles)	0	0.076	0.076
Length of sewer mains (miles)	0	0/ septic system	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site: SEE ATTACHMENT A

Describe the proposed project and its programmatic and physical elements: SEE ATTACHMENT A

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

SEE ATTACHMENT A

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

SEE ATTACHMENT A

If the project is proposed to be constructed in phases, please describe each phase:

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

☒ Yes (Specify HOCKOMOCK SWAMP)
☐ No

if yes, does the ACEC have an approved Resource Management Plan? ☐ Yes ☒ No;
If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ☒ Yes ☐ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.
YES. ALL STORMWATER RUNOFF EXCEEDS WPA STORMWATER MANAGEMENT STANDARDS.

IMPACTS ARE NEGLIGIBLE.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

☒ Yes (Specify PRIORITY HABITAT OF BLUE-SPOTTED SALAMANDER) ☐ No
AND BLANDING'S TURTLE

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

RIBELIN LAND SURVEYORS, INC.

859 WASHINGTON STREET • P.O. Box 627 • S. EASTON, MA 02375

email f.ribelin@outlook.com www.ribelinlandsurveyors.com

phone (508) 230-0016 fax (508) 230-0024

PROJECT DESCRIPTION

300 FOUNDRY STREET

S. EASTON, MA

5-15-2020

Existing Conditions

The subject property (the “site”) is located at 300 Foundry Street, South Easton, MA and is shown as parcel number 97 on the Town of Easton Assessor’s Map 16R. The site is zoned residential and is located on the south side of Foundry Street. It abuts the former Easton Town Landfill and is surrounded by residentially developed properties. The site consists of 15.738 acres (10.223 acres upland and 5.515 acres wetland) of mostly undeveloped land except for a cart path and culverted wetland crossing leading to a small, abandoned, and dilapidated storage shed (15’ W by 20’ L) and 0.5+ acres of cleared/disturbed land in the east central portion of the site. It is dominated by mixed woodlands throughout with a complex of forested wetlands and shrub swamps in the eastern and western portions of the site. The land was acquired by the Town of Easton in 1999 with the prospect of being developed as athletic fields. The existing cart path, wetland crossing/culvert pipes and cleared area were completed toward this endeavor yet the fields never came to fruition. The Town of Easton sold the land to Brockton Area Multi Services, Inc. (BAMSI) in January 2020.

The site is located in the Hocomock Swamp Area of Critical Environmental Concern and is within an area mapped by the Massachusetts Natural Heritage Atlas, 14th Edition (effective August 1, 2017) as Priority Habitat of Rare Species for the blue-spotted salamander (*Ambystoma laterale*), a State-listed Species of Special Concern, and the Blanding’s turtle (*Emydoidea blandingii*), a Threatened species. Additional resource areas on the site that are subject to protection under the WPA and/or the Easton Wetland Bylaw are a potential vernal pool, three bordering vegetated wetland areas and two intermittent streams. These resource areas and their applicable buffer zones are depicted on the Proposed Duplex Plan prepared by this office March 9, 2020 for Global Property Services.

Proposed Conditions

The Applicant, Town of Easton Affordable Housing Trust Fund, (AHT), wishes to permit the construction of an 8-bedroom, 4,800 sf., duplex affordable residential dwelling at 300 Foundry Street, South Easton, MA (the “site”) for the current owner, Brockton Area Multi Services, Inc. (BAMSI). The duplex will be accessed by a paved driveway, provide 16 parking spaces, shall utilize municipal drinking water, natural gas, and electricity, and shall have an on-site sanitary disposal system. The municipal and/or regional infrastructure have ample capacity to sustain these services into the future. The net post-development disturbed area shall be 1.84 acres.

RIBELIN LAND SURVEYORS, INC.

859 WASHINGTON STREET • P.O. Box 627 • S. EASTON, MA 02375

email f.ribelin@outlook.com www.ribelinlandsurveyors.com

phone (508) 230-0016 fax (508) 230-0024

Housing has become significantly less affordable in Easton over the past 15 years. Home prices and rents have increased more than incomes and Easton's Housing Production Plan identifies an estimated 651 significantly cost-burdened renters. While Easton is a high-income community relative to Bristol County and the state as a whole, that status is driven by family households. Non-family households, which include individuals living alone and unrelated people living together, have much lower median incomes.

Mindful of the high need for affordable rental housing options, especially for physically and cognitively disabled individuals, the AHT advocated for the disposition of the site, a Town-owned property with a potentially developable upland area, for affordable housing. On November 14, 2016, Easton Special Town Meeting approved the site for the purpose of developing the parcel as group housing for intellectually disabled individuals.

As identified in Easton's State-approved 2017 Housing Production Plan, about 7% of Easton's residents have disabilities according to the American Community Survey, rising to nearly one in five residents over the age of 65. Disabilities may include mental, cognitive, or physical disabilities. Building affordable group housing for individuals with disabilities on the developable upland area while protecting in perpetuity 85% of the property (i.e., 13.398 acres of which 8.535 acres are upland would remain undeveloped and deeded to the Town of Easton for as Conservation Land) fulfills a long-identified need for such housing in Easton and the surrounding area and preserves wildlife habitat for the good of the environment and community as a whole.

Impacts will be minimized by utilizing the existing disturbed area and wetland crossing, improving migratory habitat under the roadway with an open box amphibian culvert crossing that exceeds MA DEP Stream Crossing Standards, and by avoiding impacts to the majority of the upland forest adjacent to potential blue-spotted salamander breeding habitat in the southern half of the site. The combined limited disturbance and proposed conservation land protects the remainder of the tract from further development which in turn protects the rare species that use the potential vernal pool and surrounding wetland resources and buffers. The project meets the qualifications for a Conservation & Management Permit under the MA Endangered Species Act (MESA) with the proposed on-site land protection as follows:

The footprint of the proposed limit of work would encompass 1.84 acres of the 15.738 acres site, plus 0.5 acres of land within the new proposed footprint are existing disturbed habitat consisting of the cart path, culverted crossing and abandoned shed. The remainder of the property (13.398 acres) would be permanently protected via a Deed in Fee to the Town of Easton.