Commonwealth of Massachusetts

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

Environmental Notification Form

For Office Use Only

EEA#: 16286

MEPA Analyst: Eva Murray

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: Lawler Lane		
Street Address: 379 Walnut Street		
Municipality: Stoughton	Watershed: Taunton	
Universal Transverse Mercator Coordinates: E: 327235.33, N: 4665991.36 Zone 19T	Latitude: 42.1270N Longitude: 71.0902W	
Estimated commencement date: 11/20	Estimated completion date: 11/21	
Project Type: Residential Subdivision	Status of project design: 90 %complete	
Proponent: Amp Development, LLC		
Street Address: 1667 Central Street		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person: Eric Dias, P.E.		
Firm/Agency: Strong Point Engineering Solutions, Inc.	Street Address: 340 Manley St., Unit 2	
Municipality: W. Bridgewater	State: MA	Zip Code: 02379
Phone: (508) 682-0229	Fax: N/A	E-mail: edias@strongpointengineering.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:

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)?
(3)(b)c. alteration of 1,000 or more sf of salt marsh or outstanding resource waters

Which State Agency Permits will the project require?
DEP Order of Conditions, 401 Water Quality Certification.

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	11.45		
New acres of land altered		3.08	
Acres of impervious area	0.12	0.96	1.08
Square feet of new bordering vegetated wetlands alteration		3,365	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	4,250	13,300	17,370
Number of housing units	1	8	9
Maximum height (feet)	<35	<35	<35
TRANSPORTATION			
Vehicle trips per day	21.96	75.52	97.48
Parking spaces	6	16	22
WASTEWATER			
Water Use (Gallons per day)	1,140±	3,920±	5,060±
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	990±	3,410±	4,400±
Length of water mains (miles)	0	0.21	0.21
Length of sewer mains (miles)	0	0.15	0.15

Has this project been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

Has any project on this site been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:
The existing site is located on approximately 11.5 acres of land on a paper street (Johnson Avenue) off Walnut Street in Stoughton, Massachusetts. The existing site consists of ten (10) parcels and several paper streets which will hereinafter be referred to collectively as the project site. A three-family residential dwelling is located on one of the parcels and will remain. The western and southern portions of the project site contain areas of Bordering Vegetated Wetland (BVW) to an intermittent stream located to the southwest. The intermittent stream is the result of municipal stormwater discharge. A small pocket of BVW is located along the eastern property border. The western portion of the site also contains two areas of Isolated Vegetated Wetland (IVW).

Describe the proposed project and its programmatic and physical elements: _____
The proposed project consists of the construction of a cul-de-sac roadway, infrastructure, and a stormwater basin to service a proposed nine-lot residential subdivision. The proposed roadway will be located fully outside the 100 ft. BVW Buffer. Minor roadway grading is proposed within the outer 100 ft. BVW buffer. All the stormwater structures will be located outside of the BVW buffer by being installed within the roadway. A portion of the stormwater basin will be located within the outer 50-100 ft. BVW buffer. A 2 ft. high field-stone retaining wall will be installed along the rear grade of the proposed basin in order to limit grading to the 50-100 ft. buffer zone only. Without the proposed retaining wall, grading would be required within the outer 0-50 ft. BVW buffer. Proposed lot development will include areas of grading, lawn, rooftop and driveway within the 50-100 ft BVW buffer.

A proposed sewer main will be installed to connect to an existing main located in an existing 20 ft. sewer easement to the southwest. This configuration eliminates the need of a force main to pump sewerage up the proposed roadway into an existing sewer line in Walnut Street, which the Town of Stoughton Engineering Department specifically stated they did not recommend. Following review of preliminary subdivision plans, the Town requested that sewerage flow via gravity through a connection to the existing easement line. A portion of the existing sewer main within the southwestern easement already travels underneath the BVW and contains an existing manhole, to which the proposed connection will be routed. Only one additional sewer manhole will be installed within the BVW buffer outside of the BVW boundary. The proposed design generates the least amount of disturbance to the BVW and buffer. A 30 ft. easement will be granted for the proposed sewer connection to allow for access and maintenance. Based on Conservation comments, the proposed sewer connection has been designed to cross the BVW at the shortest possible length from border to border. The table below has been updated to provide revised improvements to the proposed stormwater and utility design.

A water main will also be installed within the proposed easement in parallel to the proposed sewer main, as per the request of the Town of Stoughton Department of Public Works (DPW). The proposed water main will travel farther south within the existing easement and connect to the existing main in Walnut Court to create a looped system. The utility lines will be laid on a crushed stone base for stability. Clay dams will be installed along the length of the proposed utility lines to prevent the crushed stone from becoming a conduit in which groundwater would freely flow. This practice will help to combat alterations in the natural hydrology of the area.

Portions of BVW and buffer will be temporarily trenched approx. 10 ft. wide for each utility main. Proposed utility work will occur during low or no-flow conditions, upon coordination with the Town Engineer and Conservation Agent, and will be performed as quickly as practicable to reduce the extent of disturbance to wetland resource areas. Since the proposed utility construction will occur within a period of low or no-flow, it is not anticipated that the stream will require diversion. The utility lines are proposed to be jacked underneath the intermittent stream, and only the proposed water line will continue farther south under a section of well-defined bank, which measures approx. 6 ft. in width. As the connections are installed, the jacking pits will be backfilled as soon as possible. When seasonal conditions allow, the areas of temporary disturbance will be seeded with an appropriate seed mix or will be otherwise stabilized by appropriate means (i.e. jute mesh, coconut matting)

as needed until the vegetation becomes established. The jacking process for utility installation will ensure that no areas of the flagged bank will be disturbed. Proper erosion controls will be established for the duration of proposed work within the BVW boundaries.

Disturbance shall be kept to the minimum extent practicable to perform the required site work, and in no case shall permanent alterations extend beyond the limits of work at the 50 ft. BVW buffer boundary. All proposed disturbance involving the installation of the sewer and water main connections within the BVW and 100 ft. buffer zone will be temporary in nature. Required site clearing will be kept to a minimum and will be mostly limited to the proposed 30 ft. easement. Temporarily disturbed areas in the easement will be seeded or otherwise stabilized by appropriate means to allow the area to revegetate naturally. Performing utility work during low or no-flow conditions will reduce impacts within wetland resource areas. The anticipated window for utility jacking will typically be in July or August and will take approx. 30 days maximum to perform the work from start to finish. All proposed impervious areas within the site will be located outside of the BVW and the 100 ft. BVW buffer. The limits of clearing will be marked with applicable erosion control barriers and will be monitored throughout the course of active site work to ensure appropriate performance

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:
During the development of the project, several alternative utility installations were considered and initially proposed. The sewer main was originally intended to flow to a proposed pump chamber that would be located within the cul-de-sac of the roadway. Effluent would then be pumped through a force main to the existing sewe trunk line in Walnut Street. No impacts to wetland areas or buffer zones were required by this alternative. Th alternative was ultimately denied by the Stoughton Engineering Department, noting that their preferred method of installation was to flow gravity to the existing manhole in the BVW as is currently proposed in order to eliminate the need for a pumped system.

The water main was originally intended to be a "dead end" water main that would be located within the propose right of way and would not require any disturbance to wetland resource areas or their buffer zones. The Stoughton Department of Public Works ultimately denied this alternative as well, noting that they prefer the wat main to be a "looped" system and requesting the connection to Walnut Court through the wetland resource area as currently proposed.

The currently proposed utility installation requiring excavation within the BVW is proposed at the direction of Town of Stoughton officials and as such, no viable alternatives exist that were permissible to those officials

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:
All disturbance within the BVW are considered temporary. The areas disturbed by utility trenching shall be restored to the pre-construction conditions and allowed to revegetate naturally.

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