

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

**Environmental Notification Form**

*For Office Use Only*

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*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: <b>Meadowbrook Commons and Coolidge Crossing</b>		
Street Address: <b>84, 86, &amp; 104 Coolidge Street</b>		
Municipality: <b>Sherborn</b>	Watershed: <b>Charles</b>	
Universal Transverse Mercator Coordinates: <b>Easting -71.376142, Northing 4681861.81 Zone 19T</b>	Latitude: <b>42.264355</b> Longitude: <b>-71.376142</b>	
Estimated commencement date: <b>2022</b>	Estimated completion date: <b>2025</b>	
Project Type: <b>Residential</b>	Status of project design: <b>50 %complete</b>	
Proponent: <b>Pulte Homes of New England, LLC</b>		
Street Address: <b>115 Flanders Road, Suite 200</b>		
Municipality: <b>Westborough</b>	State: <b>MA</b>	Zip Code: <b>01581</b>
Name of Contact Person: <b>David Hewett</b>		
Firm/Agency: <b>Epsilon Associates, Inc.</b>	Street Address: <b>3 Mill &amp; Main Place, Suite 250</b>	
Municipality: <b>Maynard</b>	State: <b>MA</b>	Zip Code: <b>01754</b>
Phone: <b>(978) 897-7100</b>	Fax: <b>(978) 897-0099</b>	E-mail: <b>dhewett@epsilonassociates.com</b>

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

☒ Yes ☐ No. **301 CMR 11.03(4)(a)2 (and 301 CMR 11.03(5)(a)2) -**

**The preferred alternative would require a New interbasin transfer of water (and wastewater) of 1,000,000 or more gpd or any amount determined significant by the Water Resources Commission (WRC). Note: The actual transfer is estimated to be only 36,570 GPD (Average) and 51,930 GPD (Max) from MWRA Supply via Framingham but this amount may be determined to be significant by the WRC based upon previous MWRA withdrawals.**

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

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

**301 CMR 11.03(1)(b)2 - Creation of five or more acres of impervious area.**

**301 CMR 11.03(4)(a)2 - New interbasin transfer of water of 1,000,000 or more gallons per day (gpd) or any amount determined significant by the Water Resources Commission.**

**301 CMR 11.03(5)(a)2 - New interbasin transfer of wastewater of 1,000,000 or more gpd or any amount determined significant by the Water Resources Commission.**

**301 CMR 11.03 (6)(b)15 – Construction of 300 or more New parking spaces at a single location.**

**301 CMR 11.0(10)(b)1 - demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.**

Which State Agency Permits will the project require?

- Approval from the WRC for an Interbasin Transfer for Water and Wastewater
- Legislative approval of the proposed creation of a new North Sherborn Water District
- BRP WS32 - Distribution Modifications for Systems that serve more than 3,300 people
- MWRA 8m Permit
- MWRA Advisory Board Approval for Water and Wastewater
- MWRA Board of Directors Approval Water and Wastewater

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: **The project is not seeking any financial assistance or land transfer.**

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage	40.4		
New acres of land altered		±22.7	
Acres of impervious area	±0.1	±9.7	±9.8
Square feet of new bordering vegetated wetlands alteration		±3,500 2,700 permanent + 800 temporary	
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	1,400 sf	278,600	280,000
Number of housing units (note that one unoccupied, uninhabitable single-family home on site will be razed)	0	187	187
Maximum height (feet)	0	50	50
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	900	900
Parking spaces	0	478	478
<b>WASTEWATER</b>			
Water Use (Gallons per day)*	16,810	35,120	51,930
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)*	16,810	35,120	51,930
Length of water mains (miles)	0	±0.8	±0.8
Length of sewer mains (miles)	0	±0.4	±0.4

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

*\* Water use and wastewater generation are based on maximum day flow values. Existing use comprises existing Sherborn residents.*

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

Describe the existing conditions and land uses on the project site:

The irregularly shaped, 40.4-acre project site is located on the east side of Coolidge Street in a rural area of northern Sherborn, near the border with Natick (see Figure 1 USGS Locus and Figure 2 Aerial Locus). The site is bordered by the MWRA aqueduct right-of-way and residential homes along Meadowbrook Road to the north; by an orchard and golf course to the east; an electric transmission line right-of-way and forest to the south; and Coolidge Street, a railroad right-of-way, forest, and residences to the west. The site itself is mostly forested, but also includes one unoccupied, uninhabitable single-family house with an approximately 2-acre field cleared. The site also includes wetland areas in the northeast corner, south central area, and along its western border. Figure 3 presents an existing conditions plan and Figure 4 shows environmental constraints at and around the site.

Describe the proposed project and its programmatic and physical elements:

The Project includes two developments: Meadowbrook Commons and Coolidge Crossing. See Figure 5.

Meadowbrook Commons, to be built in the northern portion of the Project site, is a senior living development (age restricted to 55+) that will include 67 townhomes (40 duplexes and 27 single-family residences). Access will be from Coolidge Street, with a proposed gated emergency secondary access connection to Gray Road off of Meadowbrook Road. This development will have a centrally located 2,340± sf clubhouse. The total building square footage will be approximately 150,000± sf. It will include 278 parking spaces.

Coolidge Crossing, to be built in the southern portion of the Project site, is being proposed under the state's affordable housing law, Massachusetts General Laws Chapter 40B. It consists of three 3-story, "garden-style" apartment buildings. Building 1 will be 41,958± sf and contain 42 units; Building 2 will be 43,650±,000 sf and contain 42 units; and Building 3 will 38,952±,000 sf, and contain 36 units. Primary access will be from Coolidge Street, with this driveway entrance approximately 1,000 feet south of that for Meadowbrook Commons. It will include a 4,900± sf clubhouse with swimming pool near the main entrance off of Coolidge Street. Coolidge Crossing will provide 200 parking spaces.

Along with the proposed housing and amenities, the Project will include new internal roadways with sidewalks, landscaped areas, and a comprehensive stormwater management system to control and treat runoff. The stormwater management system will be designed to meet the MassDEP's Stormwater Management Regulations.

Water and Sewer. Sherborn does not provide municipal water and sewer; therefore, the Proponent is proposing to obtain water from the MWRA via the City of Framingham's municipal system and to dispose of wastewater to MWRA via the Town of Natick's sewer system. Both arrangements will require an Interbasin Transfer Act approval from the State's Water Resources Commission. This is discussed in more detail in the Water Supply and Wastewater sections of this ENF.

Because on-site wells have been determined not to be viable, the Proponent proposes to supply the Project via a water main to be constructed beginning at the Sherborn/Framingham Town/City line and extending along Kendall Avenue and Coolidge Street to the Project Site, a distance of approximately 4,000 feet.

As part of the proposed Project, the Proponent and the Town of Sherborn will be organizing the North Sherborn Water District which will require approval by the State Legislature and will be structured, organized, managed, and operated to be a self-sustaining quasi-municipal enterprise.

Because on-site wastewater disposal has been determined to not be financially feasible and/or viable due to site conditions, the Proponent proposes to send the Project's wastewater to MWRA through the Town of Natick's sewer system. As with the water supply, this will require that a new connection be built. The proposed new forced sewer line will run from the Project Site along Coolidge Street just over the Natick town line on Speen Street, a distance of approximately 3,300 feet.

### Impacts

The proposed Project is not expected to have significant environmental impacts. It will require only a minor amount of wetland filling to allow for a roadway crossing; it will not impact any rare species habitat; it will include a comprehensive stormwater management system designed to comply with MassDEP's Stormwater Management Regulations; it will generate only a modest number of vehicle trips (estimated at 900 trips per day unadjusted and 473 adjusted); water is proposed to be obtained via the MWRA's system in Framingham which has been extensively reviewed and determined to have ample capacity; wastewater is proposed to be sent to the MWRA sewer system through the Natick municipal sewer system, which also has been thoroughly reviewed and determined to have adequate capacity. The Project involves the demolition of MHC# SHR.10, at 84 Coolidge Street, also known as the Thompson House, which is listed in the Inventory of Historic and Archaeological Assets of the Commonwealth; however, the house is not likely to be eligible for listing in the National Register. The house is in severe disrepair and is not habitable. Finally, the project will include a host of sustainable design features that will reduce water usage, energy consumption, and greenhouse gas emissions.

Construction period impacts will be temporary and minor, such as minor increases in traffic, noise, and equipment emissions. The proponent will implement a construction management plan (CMP) to minimize disturbances.

*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:

The Proponent has looked at four alternatives: 1) The No-build, i.e., leaving the site in its current undeveloped condition, 2) the Preferred Alternative as described in this ENF, 3) an alternative that would use on-site water wells, but send wastewater off-site, and 4) an alternative that includes on-site water supply wells and on-site in-ground wastewater disposal.

### ***No-Build Alternative***

The No-Build Alternative would leave the Project site as it currently exists. Although the No-Build would eliminate all environmental impacts, it would not provide the desperately needed senior and affordable multi-family diverse housing that is being proposed. The housing need would go unmet unless provided elsewhere in Sherborn. The proposed Project Site allows for a development with minimal impacts.