

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13446
MEPA Analyst: Briana Angus
Phone: 617-626-1029

ENF Environmental Notification Form

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: STONY BROOK FALLS	
Street: MAPLE STREET	
Municipality: KINGSTON	Watershed: STONY BROOK
Universal Tranverse Mercator Coordinates:	Latitude: 41° 59' 58" N Longitude: 70° 43' 38" W
Estimated commencement date: 5-05	Estimated completion date: 5-08
Approximate cost:	Status of project design: 85% complete
Proponent: MAPLE KINGSTON ASSOC. L.P.	
Street: c/o THE CONANT GROUP, INC. 100 ACCESS ROAD	
Municipality: NORWOOD	State: MA Zip Code: 02062
Name of Contact Person From Whom Copies of this ENF May Be Obtained: PETER CONANT	
Firm/Agency: CONANT GROUP	Street: 100 ACCESS ROAD
Municipality: NORWOOD	State: MA Zip Code: 02062
Phone: 781-551-2722	Fax: 781-551-3443 E-mail: PILOTCONANT@AOL.COM

- 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 No
- Has any project on this site been filed with MEPA before? Yes (EOEA No. _____) No
- 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): 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: ZONING BOARD APPROVAL
(LOCAL) PLANNING BOARD APPROVAL
CONSERVATION ORDER OF CONDITIONS

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	13.4			
New acres of land altered		4.8		
Acres of impervious area	0.9	2.0	2.9	
Square feet of new bordering vegetated wetlands alteration		4,800 + 1,400 = 6,200		
Square feet of new other wetland alteration		23,383		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	20,000	74,287	94,287	
Number of housing units	0	87	87	
Maximum height (in feet)	20	20	40	
TRANSPORTATION				
Vehicle trips per day	5	145	150	
Parking spaces	20	241	261	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	75	6,015	6,090	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	75	6,015	6,090	
Length of water/sewer mains (in miles)	0	0.24	0.24	

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.)

A. Project Description

Stony Brook Falls proposes to combine three land parcels for the purpose of construction senior housing. The site contains an old mill building foundation, along with a pond and waterfall leading out to a tidal river. Portions of the site have been contaminated with fuel oil from an oil distributorship which has been active since 1917 and which was abandoned over a dozen years ago. The town of Kingston has voted to re-zone the property for residential use and has granted all zoning, planning and conservation permits necessary to construct the proposed project. Advantages of the project to the town and region include (1) cleanup of a 21-E site, (2) provision of new parkland for the enjoyment of residents and citizens of the town, (3) contribution of significant funds toward the construction of a Senior Center for the town of Kingston, (4) returning abandoned and derelict property to the tax rolls, (5) construction of senior housing in the downtown region of Kingston, consistent with the state's "smart growth" guidelines and enabling seniors to walk to post office, bank, pharmacy, food stores and restaurants, and (6) provision of affordable housing (10%) for seniors in need of subsidized housing.

B. On-site and Off-site Alternatives

The unique location of the site in the downtown region of Kingston cannot be duplicated by any off-site alternatives. Impacts include removal of two derelict buildings, removal of unheated and unused fire station, conversion of mill building foundation to housing use, removal of oil contamination to DEP standards, and creation of parkland. On-site alternatives considered for the contaminant removal include (a) capping the location of the oil, and venting the volatile hydrocarbons on-site, (b) injecting the soil with peroxide and permanganate to oxidize and neutralize the oil contamination, and (c) physical removal of the contaminated soil, replacement with clean fill, and monitoring the subsequent groundwater levels for nine months. Alternative (c) is considered the best solution, although not the most inexpensive. It is this alternative which has been submitted to DEP as part of a RAM plan.

C. Potential On-site and Off-site mitigation measures

It is proposed that the solid waste generated by the demolition of the buildings and structures be crushed and re-used as solid fill to partially replace the void created by removal of the contaminated soil. Specifically, oil storage tank cradles formed by thick vertical slabs of concrete will be demolished, crushed to acceptable thickness, and used as structural fill. The fire station walls of brick will likewise be demolished, crushed, and re-used. This method will reduce the need to transport significant amounts of solid waste (concrete and brick) from the site.

Work near and in the historic riverfront area and in the wetlands has been mitigated by proposing wetland replication in excess of the areas which must be filled. Creating new parkland land in the location of the former fire station returns the riverfront area to natural vegetated cover where formerly asphalt and building footprint were located.