

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: **13472**
 MEPA Analyst: **BRIAN ANGUS**
 Phone: 617-626-**1029**

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: Eaglebrook Village		
Street: Route 140, Franklin Street		
Municipality: Wrentham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: UTM Zone 19 (X,Y) 305195, 4661248	Latitude: 42.0791°N	Longitude: 71.3551°W
Estimated commencement date: Fall 2005	Estimated completion date: 2009	
Approximate cost: \$60 million	Status of project design: 20% complete	
Proponent: Eaglebrook Development, LLC c/o Thomas W. DiPlacido, Jr., Manager		
Street: 850 Franklin Street, Suite 8		
Municipality: Wrentham	State: MA	Zip Code: 02093
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Laura Rome		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978 897-7100	Fax: 978 897-0099	E-mail: lrome@epsilonassociates.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 (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)) 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

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:

- NPDES**
- Order of Conditions**
- Site Plan Review**
- Comprehensive Permit (Ch. 40B)**
- Board of Health, Title V approval**
- Special Permits**

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 checked="" type="checkbox"/> Wastewater | <input checked="" 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
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 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Groundwater Discharge Permit for commercial component of project.
Total site acreage	150			
New acres of land altered		98		
Acres of impervious area	3.44	31.86	35.30	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		587 s.f. (isolated federal wetland)		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	42,000 s.f.	480,663 s.f.	522,663 s.f.	
Number of housing units	0	104	104	
Maximum height (in feet)	35 ft	35 ft	35 ft	
TRANSPORTATION				
Vehicle trips per day	0	6,477	6,477	
Parking spaces	210	1,853	2,063	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,750	68,186	71,936	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	3,750	68,186	71,936	
Length of water/sewer mains (in miles)	0	~1 mile (water)	~1 mile (water)	

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 See attached correspondence.

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 See attached correspondence.

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.*)

Proposed Project

The proposed Eaglebrook Village project consists of a mixed-use residential and commercial development. Approximately 104 residential units consisting of 36 age-restricted townhomes, 32 townhouse condominiums, 36 single-family dwellings, and associated amenities will be constructed on approximately 63 acres of land on the eastern portion of an approximately 150 acre site. At least 25 percent of the residential units will be affordable. Approximately 17 acres of open space will be deeded to the Town of Wrentham and will be contiguous with existing protected open space. A trail system will be constructed to provide public access to the open space areas. Approximately 5,200 l.f. of water line will be constructed on-site to connect the development to the public water supply service located in Franklin Street (Route 140). Approximately 2,200 l.f. of the Franklin Street water line will be upgraded from six-inch diameter to sixteen-inch diameter to accommodate the development. Wastewater associated with the townhomes will be treated by two separately-owned, shared soil absorption systems, and wastewater from the single-family homes will be treated by individual systems.

The central portion of the site will accommodate approximately 133,800 s.f. of commercial and retail space and associated parking areas. Anticipated uses include small offices, restaurants, and shops. The commercial and retail facilities will also be serviced by public water supply and on-site wastewater treatment.

The western portion of the site is proposed to be rezoned to accommodate a commercial recreational facility, including four soccer fields, a baseball diamond, two full-size indoor basketball courts, one full-size indoor soccer field, and one half-size indoor soccer field, and a clubhouse with a café, salon, weight room, and management office. A petition to rezone this portion of the property is anticipated to be voted on by Town Meeting in April 2005.

Site Description

The approximately 150-acre project site is located adjacent to Franklin Street (Route 140) in Wrentham. Portions of the site have been previously altered by earth removal operations. The

southern portion of the site is occupied by two buildings leased as office space by the Town of Wrentham and other users. The site is bordered to the north by both protected open space and undeveloped, commercially-zoned property, to the east by undeveloped open space and residential uses, to the south by Franklin Street and commercial office space, and to the west by both developed and undeveloped commercial properties. The remainder of the site is occupied by wooded upland areas, wetlands and floodplain bordering on Eagle Brook.

The site is located within a Zone II drinking water supply aquifer. Delineated local and state wetland resource areas have been reviewed and approved by the Wrentham Conservation Commission. According to correspondence received from the Massachusetts Natural Heritage and Endangered Species Program, the site is not located in an area of mapped estimated habitat of rare wetlands wildlife nor are there any certified vernal pools on the subject property. The Massachusetts Historical Commission has provided correspondence confirming that the project is unlikely to affect significant historic or archaeological resources.

Project Alternatives

Approval for a preliminary subdivision plan, consisting of 37 lots that could be developed into over 40 single-family homes and townhouses on approximately 60 acres of the subject property, was issued by the Wrentham Planning Board in 2001. Notwithstanding the preliminary approval, the Planning Board suggested that the proponent consider the inclusion of affordable housing as part of a project to address the need for affordable housing in the community. According to the Massachusetts Department of Housing and Community Development Subsidized Housing Inventory, as of October 1, 2001 (revised through February 1, 2004), affordable housing constitutes 4 percent of Wrentham's total housing stock, a percentage well below the ten percent threshold established under the Massachusetts Comprehensive Permit Law (Chapter 40B).

The proposed development incorporates a mixed-use community design, consistent with smart growth principles, and provides much-needed affordable housing for the Town of Wrentham. In addition, the commercial component of the development will contribute to the tax base of the community.

A No-Build scenario would deprive the community of affordable housing, an increase in the commercial tax base, and assured preservation of open space.

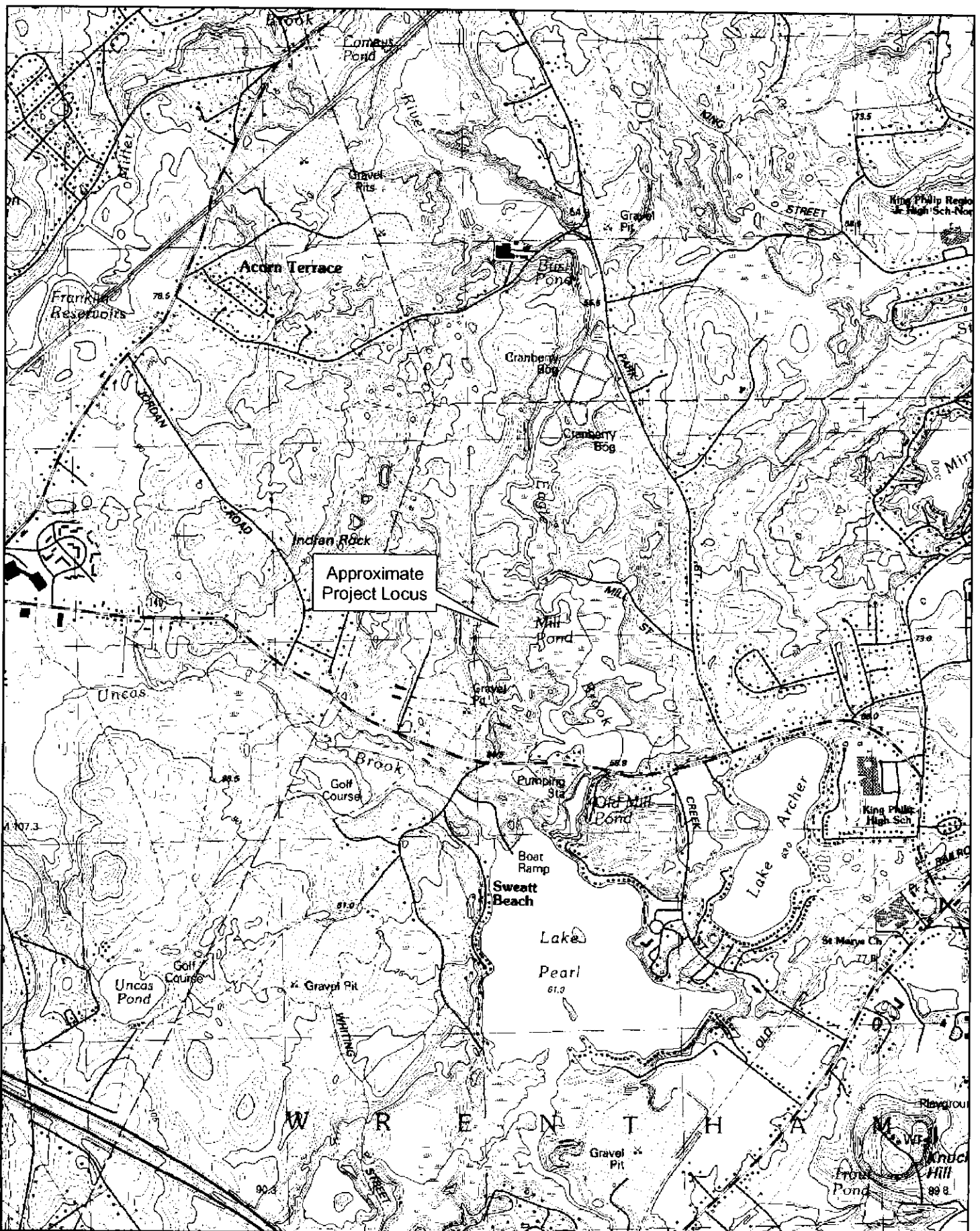
Mitigation

The project layout has been designed to avoid or minimize impacts to wetlands. Approximately 587 s.f. of isolated federal wetlands will be impacted by proposed roadway improvements. Wetland replication will be provided at a minimum 1:1 ratio and erosion control measures and best management practices will be implemented throughout project. Stormwater management will be designed to comply with the DEP Stormwater Management Guidelines.

Access to the site will be from Franklin Street and from Industrial Road. This design will provide the site with two means of access. The project's access road was initially proposed to intersect Franklin Street approximately 200 feet east of Elysium Street, which intersects Franklin Street at an angle of less than 60 degrees. To mitigate the impacts of project-generated traffic, the proponent will reconstruct and relocate a segment of Elysium Street so that it intersects Franklin Street across from the site access to create a four-way intersection. It is these changes to Elysium Street that necessitate the project's proposed impacts to the isolated federal wetland described above.

Abutting Project Site

Rice Associates, a firm which has no relationship with the Eaglebrook Village proponent, had filed a separate application for a 40B project immediately adjacent to the Eaglebrook Village site which is known as Maplewood Village. As part of the Maplewood Village project, Rice Associates proposed approximately 36 residential units with access from Franklin Street. The Wrentham Zoning Board of Appeals had requested that Eaglebrook Development, LLC and Rice Associates each redesign its project so that both projects may share one access road, rather than create two new access points on Franklin Street. Eaglebrook Development, LLC is pleased to accommodate this request should the Maplewood Village project receive a comprehensive permit approval, and the project's site plan depicts a proposed roadway easement providing for a connection to the Maplewood Village project site (see attached ENF Figure 3). Based on discussions with the MEPA Office, Eaglebrook Development, LLC understands that the MEPA Office will consider the two projects independently under MEPA regulations, provided it receives an ENF for each project. We note, however, that since discussions with the MEPA Office took place, the Wrentham Zoning Board of Appeals, in February, 2005, voted to deny the Maplewood Village project, and, as of this date, the Board's denial decision has not been issued. Should the Maplewood Village project be approved, we anticipate that the proponent of the Maplewood Village project will file an ENF at the appropriate time in that project's development.



Scale 1:25,000

1,000 0 1,000 2,000 Feet



Figure 1
Locus Map

Basemap: 1987 USGS Quadrangles, MassGIS

Eaglebrook Village
Wrentham, Massachusetts

EPSILON ASSOCIATES INC.
Engineers & Environmental Consultants