

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13267
MEPA Analyst:	Vick ZAVOLAS
Phone: 617-626-	1030

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: Fairfield Green at Mansfield		
Street: 792 to 864 West Street		
Municipality: Mansfield	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 15270532.91N 1026525.73E	Latitude: 42° 1' 12" N Longitude: 71° 15' 36" W	
Estimated commencement date: 11/04	Estimated completion date: 4/06	
Approximate cost: \$20,500,000.00	Status of project design: 85	%complete
Proponent: Fairfield Green at Mansfield, L.P.		
Street: 1424 Post Road		
Municipality: Fairfield	State: CT	Zip Code: 06430
Name of Contact Person From Whom Copies of this ENF May Be Obtained: W. Sterling Wall		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-849-7070	Fax: 781-849-0096	E-mail: swall@daylor.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 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: Wetlands Order of Conditions, Comprehensive Permit

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 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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MHD Indirect Access Permit
Total site acreage	30.06			
New acres of land altered		6.1		
Acres of impervious area	1.38	6.25	7.63	
Square feet of new bordering vegetated wetlands alteration		4,175		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	24,800-sf*	221,386-sf*	224,600-sf*	
Number of housing units	4	226*	228*	
Maximum height (in feet)	35	13	48	
TRANSPORTATION				
Vehicle trips per day	38	1,463*	1,501*	
Parking spaces	10	450*	460*	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,430	39,490*	40,260*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1,430	39,490*	40,260*	
Length of water/sewer mains (in miles)	0	0.24	0.24	

* reflects the removal of the farm buildings and two of the existing residences and appurtenant driveways, parking and septic systems and retention of the residential structures at #860 & #864 West Street .

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

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.)

The Project site is an assemblage of five parcels consisting of 3 residential properties and a former poultry farm site currently occupied by a residence and farm buildings. Together these properties comprise a 30.06+-acre site at 792 to 864 West Street in Mansfield, MA. The residences at 860 and 864 West Street will be retained, no work is proposed on the open space parcel. The proposed Project site is located south of the full cloverleaf intersection for Routes I-95 and I-495. The site is bounded on the north by Old West Street, by forested open space and the I-495 (S) highway layout to the east, the forested "Lowlands" to the south, and open space and single-family residential homes to the west (see Attachment C- Existing Conditions Plan ENF-1).

The proposed Fairfield Green at Mansfield Project will involve the demolition of two of the four existing residences and all of the farm buildings on the project site. A new primary site driveway entrance will be constructed at 864 West Street with the driveway extended through that property (including a 1,360-sf wetland crossing) to the South Uplands at 792 West Street. Emergency access to the Site will be provided off of West Street via Old West Street. The proponent will construct 228-units of new multi-family apartment homes on the upland at 792 & 804 West Street. A second wetland crossing (2,215-sf) will bridge over the Hodges Brook intermittent stream to connect the North and South uplands. This crossing currently exists in the form of an old farm road used in conjunction with the former farm activities. There are no other reasonable or practicable alternatives to these wetland crossings. Necessary public water and sewer services will be brought to the site, an internal driveway and site parking will be provided, flooding and storm water management facilities will be constructed. The Project will provide full mitigation for project activities in wetland and the 25-foot wide Mansfield BVW No-Disturb Buffer Zone. This work will be performed on 13.3-acres (579,600+-sf) of upland, including 5.24-acres (228,400+-sf) which is within the 100-foot Buffer Zone to bordering vegetated wetland. (See Attachment C- Layout Plan ENF- 2).

The proposed community of apartments consists of nine (9) three-story, four-story and combination

three/four-story individual apartment buildings consisting of 14 to 42 units per building. The majority of the buildings will have inside garage parking plus designated outdoor spaces, located in adjacent lots. The Project will also include a separate leasing office/club house with pool area and a common gathering area for residents on the North Upland portion of the site.

The residential development is expected to generate approximately 117 vehicular trips (19 inbound and 98 outbound) during the weekday morning peak period and approximately 142 vehicular trips (95 inbound and 47 outbound) during the weekday afternoon peak period.

Wetland resource areas exist on the Project site and the location and boundaries of these resource areas have been approved by the Mansfield Conservation Commission (see Attachment B). The most southern 0.65-acres of the South Uplands are within the FEMA 100-year flood zone associated with the Hodges Brook. This area is considered Bordering Land Subject to Flooding. The Bordering Vegetated Wetland (BVW) area includes a combination of previously disturbed shallow marsh-wet meadow areas and a Red Maple-Sweet Pepperbush wooded swamp system (in the undisturbed areas) bordering the 1,300+-foot long section of Hodges Brook intermittent stream that bisects the site. This intermittent stream and BVW separates the South Upland area of development from the West and North Upland development areas. Portions of the Buffer along each side of the BVW edge have been disturbed by the past agricultural activities (including the removal of topsoil). A wetland driveway crossing currently exists through the BVW to provide access from the North to the South Uplands area.

The Mansfield Conservation Commission has approved the project (see Attachment B) and all BVW impacts resulting from the construction of the two proposed driveway crossings and the underground utilities crossings. These impacts will be fully mitigated by the construction of a 6,900±-sf replication area, larger than the disturbed area (4,175±-sf). The compensatory wetland construction will be performed in the same reach and in areas on both sides of Hodges Brook to provide BVW with similar ground water and surface elevations and unrestricted hydraulic connections to this intermittent stream.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

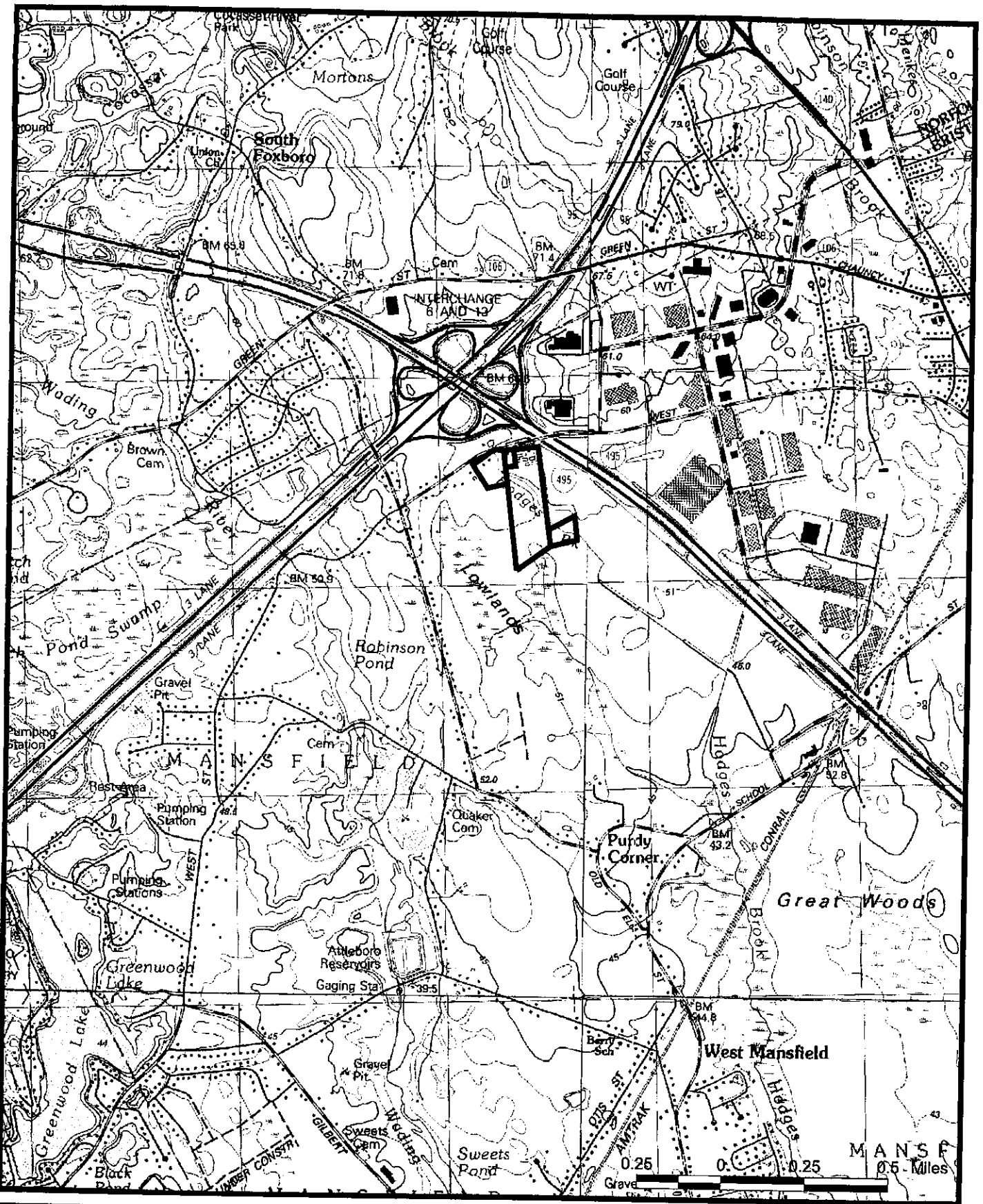
A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

Greater than 5 acres of new impervious area.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	
	<u>Total</u>		
Footprint of buildings	<u>1.08</u>	<u>1.7</u>	<u>2.78</u>
Roadways, parking, and other paved areas	<u>0.3</u>	<u>4.5</u>	<u>4.5</u>
Other altered areas	<u>1.3</u>	<u>4.4</u>	<u>5.7</u>
Undeveloped areas	<u>12.4</u>	<u>0</u>	<u>13.3</u>



Daylor
Consulting
Group
Inc.

Ten Forbes Road Braintree, MA 02184 781-849-7070

Created by: Scott FitzGerald

Project Locus

Fairfield Residential, Mansfield MA

Scale 1" = 2,083 ft.



Figure

1

Sources: MassGIS, USGS

2091.epr