

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13587
MEPA Analyst: Anne Canada
Phone: 617-626-1035

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: Old English Square		
Street: Union Street (Route 139)		
Municipality: Holbrook, MA		Watershed: Weymouth & Weir
Universal Transverse Mercator Coordinates: 19 333154 E, 4668597 N		Latitude: 42.1517° N Longitude: 71.0194° W
Estimated commencement date: FALL 2005		Estimated completion date: FALL 2008
Approximate cost: \$42 Million		Status of project design: 25% Complete
Proponent: Old English Square LLC; c/o Mullins Company		
Street: 50 Braintree Hill Office Park, Suite 105		
Municipality: Braintree		State: MA Zip Code: 02184
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Frederick A. Keylor		
Firm/Agency: H.W. Moore Associates, Inc.		Street: 112 Shawmut Avenue
Municipality: Boston		State: MA Zip Code: 02118
Phone: (617) 357-8145	Fax: (617) 357-9495	E-mail: fkeylor@hwmoore.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): **Approximately \$2.5 million in financial assistance will be sought from the MHFA for the Phase IV affordable housing.**

Are you requesting coordinated review with any other federal, state, regional, or local agency? Yes (Specify _____) No

List Local or Federal Permits and Approvals: **National Pollutant Discharge Elimination System Notice and Storm Water Pollution Prevention Plan, Local Special Permit/Site Plan Approval, Subdivision Approval, Local Chapter 40B Comprehensive Permit, Orders of Conditions, and Building 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 checked="" type="checkbox"/> Rare Species | <input checked="" 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 checked="" 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>
Total site acreage	78.6±			
New acres of land altered		22.1±		
Acres of impervious area	1.1±	11.6±	12.7±	
Square feet of new bordering vegetated wetlands alteration		5,000±		
Square feet of new other wetland alteration		8,958±		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	12,060±*	457,300±	469,360±	
Number of housing units	0	264	264	
Maximum height (in feet)	20±*	40	40	
TRANSPORTATION				
Vehicle trips per day	532*	3,939	4,471	
Parking spaces	92*	698	790	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,760*	57,680	59,440	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	1,600*	52,435	54,035	
Length of water/sewer mains (in miles)	0	0.8±	0.8±	
ON-SITE				

*Existing 16 lane bowling alley

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

According to the Blue Hills Quadrangle of the 2003 edition of the *Natural Heritage Atlas* published by the Natural Heritage & Endangered Species Program (NHESP), the project site is not located in or near Priority or Estimated Habitat for rare species. However, the NHESP database does contain records for three Certified Vernal Pools – one located in the northeastern portion of the site (Wetland D) and the other two located northeast of the site on land of the Union Cemetery. The NHESP database also contains records for observations of spotted turtle, a Species of Special Concern, within the on-site Certified Vernal Pool (refer to Attachment 4 for details).

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: Six archaeological sites: MHC site #'s 19-NF-103, 19-NF-139; and 19-NF-449-452) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

The proposed Phase I Retail Village is located adjacent to Union Street (Route 139) on previously developed land and will not impact any undisturbed areas. The impact on the remaining portions of the parcel is unknown. However, a cultural resource management firm has been retained to conduct an intensive (locational) archaeological survey, per the request of the Massachusetts Historical Commission.

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 proposed Old English Square project is a 78.6-acre New England Village Community incorporating a mix of retail, commercial and residential development.

The project site is located at 229-231 Union Street in Holbrook, Norfolk County, Massachusetts. The overall site parcel borders along Union Street to the north, English and North Shore Road to the south, the Union Street Cemetery and an existing residential development to the east and an Industrial Park to the west. The northern portion of the site parcel adjacent to Union Street (Route 139) was previously developed as a bowling alley and golf driving range with associated bituminous parking area. The central portion of the site parcel is primarily undeveloped brush/meadow area that was extensively altered by past sand and gravel mining operations. The southern portion of the site parcel is primarily undeveloped woodland area.

The proposed Phase I development for the north portion of the site parcel adjacent to Union Street includes 50,300 sf of new retail/commercial space in 1 one-story building and 4 two-story buildings. An existing 16-lane bowling alley totaling 12,060 sf will remain. Parking for 280 vehicles will be provided on-site for the Phase I development in compliance with the Town of Holbrook Zoning By-Laws. An on-site private sewage disposal system will be constructed for the Phase I development and therefore no impact to the Holbrook municipal sewer system will occur.

Phase II of the proposed project will be located in the central portion of the site parcel and will consist of 84 new residential condominium units for fifty-five years of age or older seniors in 2 three-story multiple unit buildings; 73 new residential condominium units in 73 two-story townhouses; and 54 new residential condominium units in 9 six-unit three-story walk-up buildings. On-site parking for 200 vehicles will be provided in 1 two-story parking garage along with 222 surface parking spaces, or 2 spaces per residential unit. Access to the multiple unit residential development will be provided off Union Street via the Phase I driveways.

Phase III of the proposed project consists of a 3-lot single-family subdivision at the end of English Road in the southern most portion of the site. A new cul-de-sac will be constructed for access to the new lots.

Phase IV of the proposed project is located in the south-eastern portion of the site parcel adjacent to the existing Ramblewood residential development and will consist of 50 new affordable rental units for fifty-five years of age or older seniors. The apartments will be housed in 2 three-story multiple unit buildings with 83 surface parking spaces. Access will be provided off Longmeadow Drive through Ramblewood.

The Mullins Company has worked extensively with the Town of Holbrook over the past few years planning the proposed mixed-use development for this site. Holbrook town meeting voters have rezoned the parcel during this planning stage specifically for the Old English Square project as presented herein and therefore no other alternative development scenarios or alternative sites have been considered.

The potential impacts associated with the Old English Square project include stormwater, wastewater, wetlands, rare species, traffic, and historical/archaeological resources.

A complete stormwater management system has been designed to mitigate impacts of the Phase I Retail Village and is currently being reviewed by the Holbrook Conservation Commission and Planning Board. The project will mitigate any potential stormwater impacts of future phases of the project by implementation of complete stormwater management systems in full compliance with the Stormwater Management Policy.

There will be no impact to the Town of Holbrook's municipal sewer system under Phase I as a private on-site sewage disposal system will handle wastewater flows. Mullins Company proposes to connect future phases of Old English Square to the municipal sewer system. To mitigate any potential impacts Mullins Company will work with the Holbrook DPW and MA DEP to locate and remove infiltration/inflow from the municipal sewer system in sufficient quantity to accommodate project sewage flows.

There will be no impact to any wetland resource area under the Phase I Retail Village project. Alteration of bordering vegetated wetland totaling approximately 5,000 sf is necessary to access the Phase II central portion of the project site and to access one of the Phase IV age-restricted housing sites. These impacts will be mitigated by construction of an equivalent area of wetland replication on-site. In addition, approximately 8,958 sf of isolated wetland will be filled under the Phase II housing component of the project. These isolated wetlands are not regulated by the Massachusetts DEP as Isolated Land Subject to Flooding. Mitigation of the impacts to the isolated wetlands will be coordinated through the Holbrook Conservation Commission under a future Notice of Intent filing for Phase II.

A Species of Special Concern, the spotted turtle, has been observed on a portion of the project site. Mullins Company has been working with NHESP to establish appropriate limits of development area on-site that will protect the spotted turtle habitat and preserve migration corridors. Phase I of the project is located adjacent to Union Street (Route 139) on previously developed land and will have no impact on spotted turtle habitat or migration routes. Future phases of Old English Square will be subject to a Conservation & Management Permit coordinated with NHESP to mitigate any potential impacts of the development on spotted turtle habitat.

Subject to approval by the Town of Holbrook, potential traffic impacts of the project will be mitigated by widening Union Street in front of the project site to provide dedicated left-turn lanes at the two proposed site driveways, and by installation of a traffic control signal system at the Union Street/Cedar Hill Road/easterly site driveway intersection. The Union Street widening will occur along the south side on property owned by Mullins Company and will not impact abutting property owners. These improvements will be paid for and implemented by Mullins Company under the Phase I Retail Village project.

Lastly, the proposed Phase I Retail Village is located adjacent to Union Street (Route 139) on previously developed land and will not impact any undisturbed areas or archaeological resources. The impact on the remaining portions of the parcel is unknown. However, a cultural resource management firm has been retained to conduct an intensive (locational) archaeological survey, per the request of the Massachusetts Historical Commission.