

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 12853
 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: Holbrook Crossing		
Street: Holbrook Street (Route 115)		
Municipality: Norfolk	Watershed: Charles	
Universal Transverse Mercator Coordinates: E-W:1004716.83 N:15313981.91	Latitude: 42.137568	Longitude: -71.344610
Estimated commencement date: 9/1/03	Estimated completion date: 9/1/10	
Approximate cost: \$60 million	Status of project design: 50% complete	
Proponent: DiPlacido Development Corporation		
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: John T. Smolak, Esq.		
Firm/Agency: Peabody & Arnold LLP	Street: 50 Rowes Wharf	
Municipality: Boston	State: MA	Zip Code: 02110
Phone: 617-951-2100	Fax: 617-951-2125	Email: jsmolak@peabodyarnold.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes 301 CMR 11.03(1)(a)(2) 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): __ N/A

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

List Local or Federal Permits and Approvals: EPA NPDES Stormwater NOI--Construction, Wetlands Order of Conditions, Site Plan Review and Special Permit from Norfolk Planning Board, Special

Permits for Signage and Wastewater Treatment Facility from Norfolk Zoning Board of Appeals.

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 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit
Total site acreage	62.4			
New acres of land altered		16.5		
Acres of impervious area	1.00	17.0	18.0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N.A.		
STRUCTURES				
Gross square footage	1,803	325,797	327,600	
Number of housing units	0	136	136	
Maximum height (in feet)	20+/-	35+/-	35+/-	
TRANSPORTATION				
Vehicle trips per day	0	1,946	1,946	
Parking spaces	0	Comm'l. 238 Resid'l. 272 Total 510	Comm'l. 238 Resid'l. 272 Total 510	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	Com'l. 20,400 Resd'l. 11,700 Total 32,100	Com. 20,400 Res. 11,700 Total 32,100	
GPD water withdrawal	0	Com'l. 20,400 Resd'l. 11,700 Total 32,100	Com. 20,400 Res. 11,700 Total 32,100	
GPD wastewater generation/ treatment	0	32,100	32,100	
Length of water/sewer mains (in miles)	--	Water .68 mi Sewer .68 mi	Water .68 mi Sewer.68 mi	

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 Site includes two certified vernal pools) No

Initial review of the most recent Massachusetts Natural Heritage Atlas by the proponent's consultant, BSC Group, has shown that the site is not located near any areas noted as estimated or priority habitats. On July 24, 2002, a letter was sent to the Massachusetts Natural Heritage and Endangered Species Program in order to notify them of the project and to request that they notify the proponent should any additional information be needed. See Attached Letter to NHESP.

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

Initial review of the Massachusetts Register of Historic Places shows that the proposed site does not lie near any State-listed historical or archeological sites. On July 24, 2002, the Proponent's engineering consultant, PMP Associates, LLC, sent a letter to the Massachusetts Historical Commission to request specific information regarding potential impacts. See Attached Letter to MHC.

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.*)

Project and Site Description – Holbrook Crossing consists of a mixed-use development, including an age-restricted senior living community development consisting of 136 units ranging between 1,600-2,000 square feet in size. The project will also include a 6,000 square foot club house, approximately 33,000 square feet of office and retail uses, associated parking areas, an on-site wastewater treatment facility, a stormwater management system, utilities and associated access roadways. The Project will require an Order of Conditions from the Norfolk Conservation Commission in accordance with the Massachusetts Wetlands Protection Act and Town of Norfolk Wetland Protection Bylaw. The Project's on-site wastewater treatment facility will require the issuance of a MA DEP Groundwater Discharge permit.

The site is approximately 62.4 acres in size and is located in the northwestern portion of Norfolk, off Holbrook Street and Rockwood Road (Route 115). The site is generally bounded to the north and west by Holbrook Street and Rockwood Road, to the east by residential areas, and to the south by a Boston Edison Company right of way. The Property is zoned C-4 (Mixed Use Commercial District), which permits the development of residential dwellings, as well as certain commercial uses, by special permit issued by the Town of Norfolk Planning Board. The majority of the site was previously disturbed through its use as a sand and gravel operation.

The site is characterized by both impervious areas associated with the former sand and gravel mining operations, as well as forested and wetland areas, including a previously developed riverfront area. As part of the project, the previously development riverfront area, consisting of 2.01 acres (87,609 s.f.), will be completely

restored and revegetated (except for a small stormwater detention area) with native species, along with wetland enhancement opportunities, along the perennial stream which is a tributary to Philips Pond. Impacts to certain isolated land subject to flooding (ILSF) will be compensated for on-site, resulting in a net gain of compensatory flood storage area, and reducing the potential for local flooding. The ILSF was created as a result of historic gravel operations and is located on previously altered land. A stormwater management plan will address compensatory flood storage issues as part of the Norfolk Conservation Commission and Norfolk Board of Health review process. Except for the restoration and revegetation of the degraded riverfront area and regrading work within the ILSF, no work will be conducted in any other wetland areas or associated buffer zone.

On-Site and Off-Site Alternatives and Mitigation – A No-Build Alternative would eliminate the development of needed senior (over 55) housing for the Town of Norfolk and surrounding areas. There are no off-site alternatives currently available to the Proponent, and the proposed Project would both comply with the objectives of the Town of Norfolk Master Plan, dated October, 1992, as stated in the Norfolk Zoning Bylaw C-4 Mixed Use District provisions, which includes the goal of providing housing opportunities to seniors, enhancing the fiscal stability of the Town, and providing additional opportunities for employment and services. Other than a no-build alternative, there are no other on-site alternatives to the proposed project. Moreover, no financial assistance will be needed from any state agency or the Town of Norfolk, and the completed project will result in a positive impact on the local tax base.

Overall, the project will provide a net benefit to the area, providing compensation and enhancement for minor impacts to ILSF, reducing both peak and total volume discharges to sensitive receptors, restoring and enhancing over 2.00 acres of significant upland and wetland habitat adjacent to the river, avoiding negative wetland and riverfront area impacts, and enhancing wildlife habitat values of the parcel and adjacent areas. The review process to be undertaken by the Norfolk Conservation Commission will ensure that the proposed stormwater management system will comply with the DEP's Stormwater Management Policy, that there will be no increase in post-development runoff rates, and Best Management Practices (BMPs) will be employed and incorporated into a long term operation and maintenance plan.