

# ENF Environmental Notification Form

EOEA No.: 12863  
MEPA Analyst: Arthur Pugsley  
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: The Villages at Danforth Farm		
Street: Vicinity of Danforth Street, Riverpath Drive		
Municipality: Framingham, MA	Watershed: Concord and Sudbury	
Universal Transverse Mercator Coordinates: 19 302975 E; 4689033 N	Latitude: 42° 19' 50" N	Longitude: 71° 23' 29" W
Estimated commencement date: June 2003	Estimated completion date: 2004 thru 2014	
Approximate cost: \$ 90 million	Status of project design: 5%complete	
Proponent: National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William Noll		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: wnoll@vhb.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. 8107)  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): \_\_\_\_\_

The Project does not involve any state financial assistance or land transfer.

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

List Local or Federal Permits and Approvals: Federal: NPDES Filing for Construction Activities.  
 Local: PUD Special Permit, Subdivision Approval (Plan. Bd.); Order of Conditions (Conservation Comm)

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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: MWRA Sec. 8M Permit</i>
Total site acreage	± 169.8 acres			
New acres of land altered		± 11.7 acres		
Acres of impervious area	± 6.4 acres	± 26.9 acres	±33.3 acres	
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		-0-		
<b>STRUCTURES</b>				
Gross square footage	± 65,000	±1,310,000	±1,375,000	
Number of housing units	-0-	724	724	
Maximum height (in feet)	± 30 ft	± 10 ft	40 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	unknown	± 4,220	± 4,220	
Parking spaces	± 100	± 1,440	± 1,540	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	± 2,500	± 182,500	± 185,000	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/ treatment	± 2,500	± 167,500	± 170,000	
Length of water/sewer mains (in miles)	Water: ± 0.7 Sewer: ± 0.5	Water ± 2.4 Sewer ± 3.3	Water ±3.1 Sewer ±3.8	

**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 includes non-certified vernal pool)  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 includes inventoried archaeological sites)  No

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

Yes (Specify Phase III data recovery operation expected)  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.*)

National Development, Inc. (the "Proponent"), proposes to develop The Villages at Danforth Farms, a new residential community in the Saxonville section of Framingham, Massachusetts. The Villages at Danforth Farms (the "Project") is a redevelopment of an approximately 170-acre site that has been used for decades by the Generazio Family and the New England Sand & Gravel Company as a gravel extraction and processing operation. The Project involves the construction of 724 residential units of various types including town houses, multi-family condominiums, rental apartments, duplexes, and single-family homes.

The project site is bounded by the Sudbury River to the north and west, by Pod Meadow and undeveloped land to the northeast, by Town of Framingham land to the southeast, and by residential neighborhoods to the south. Figure 1 shows the site locus and Figure 2 depicts existing conditions. The Sudbury River flows generally south to north on the western edge of the site. The river splits at an oxbow, and most of the flow continues north. The oxbow primarily serves as a collection point for drainage from the northern portion of the project site as well as from Pod Meadow Brook at the far northeast corner of the site. A very small portion (2.7 acres) of the easterly end of the property is located within the Town of Wayland (the Project does not involve development on that land). The site has access to Old Connecticut Path (Route 126) via Riverpath Drive and to Danforth Street (a local roadway) via Meadow Street, Derby Street, and the recently constructed Hialeah Lane. Off site, Danforth Street connects to Elm/Concord Street to the west and to Old Connecticut Path to the east.

The Massachusetts Water Resources Authority (MWRA) Hultman Aqueduct traverses the center of the site on an east-to-west axis. This Aqueduct is located within a separate, linear parcel owned by the MWRA that bisects the site (see Figure 2). The Aqueduct is covered by a grassed berm that rises 10 to 30 feet above the surrounding prevailing grade. The MWRA has various slope easements contiguous to a portion of the Aqueduct Parcel, as well as an additional easement for its new subsurface Metrowest Water Supply Tunnel (which is 400 feet below surface). There also is a 250-foot wide Boston Edison/NStar easement running north-south through the far east edge of the site.

The site is currently used for the processing of imported gravel material with limited surface extraction operations. The existing gravel operation facilities include processing structures, paved/unpaved access drives and parking areas, materials stockpiles, and areas of exposed soil. In addition, for the past six years the MWRA has used part of the project site as a staging area for construction of its new subsurface Metrowest Water Supply Tunnel. Facilities associated with the MWRA construction/staging area include an access shaft for the

(CONTINUED ON NEXT PAGE)

**Environmental Notification Form**  
**Project Description (continued)**  
**The Villages at Danforth Farms – Framingham, Massachusetts**

construction of the tunnel, several temporary steel structures and construction trailers, vehicle and equipment storage areas, stockpiles, and sediment basins.

A significant portion of the project site has been altered due to the ongoing gravel extraction operations over many decades, as well as the more recent MWRA construction. Topographically, the onsite terrain is a complex matrix of piles, pits, embankments, and natural slopes. The existing grades range from 220 feet MSL at the southern end of the site to 118 feet at points along the riverbank.

Most of the site (131± acres) is located within the General Manufacturing District established under the Town's Zoning By-Law. Some of the southern end of the site is within the R-1 Residential District, and the Sudbury River oxbow area at the northern edge of the site is within the R-3 Residential District (see Figure 2). For more than a decade the property has been the subject of local land use planning for its long-term reuse and redevelopment. In 1989, the Framingham Town Meeting amended the Zoning By-Law to create a Planned Unit Development (PUD) District as an Overlay District on the manufacturing-zoned land, and specifically amended the Zoning Map to impose the PUD District as an overlay upon the approximately 131-acre area. The PUD regulations allow for single-family and multi-family clustered residential development and other uses as set forth within the District through a Special Permit process. At the time of the establishment of the PUD District, numerous meetings and public hearings were conducted to review the potential impacts of the development of up to 735 housing units on the site. As a result, the Town Meeting authorized the PUD Overlay District to include up to 735 units within the Overlay District. The Proponent is currently advancing the review of the Project at the local level and has filed a Special Permit Application for the Preliminary Development Plan in accordance with the PUD provisions of the By-Law. The Framingham Planning Board also has appointed an ad hoc Design Review Committee for the PUD.

The Proponent has only considered a mixed residential development for this location, given the Town's prior specific zoning of most of the project site as a PUD designed for residential uses. The Proponent has not considered other land use types or alternatives. The proposed use is most consistent with local land use planning. The underlying general manufacturing zone would allow for continued operation of the existing gravel mining/processing use as well as potential development of as much as 1.5 million square feet of industrial uses on this property (which is surrounded by primarily residential land uses). The Proponent will work with local officials to develop a mitigation program for traffic and other impacts of the Project. With regards to sewer service, the Proponent will work with local and state officials regarding the strategy for required sewer system improvements or, alternatively, will assess the feasibility of constructing an onsite sewer treatment facility for the Project.

The Villages at Danforth Farm is a redevelopment of a site that has been significantly altered by extraction, industrial processing, and construction activities. The proposed development plan (see Figure 3) envisions construction of 724 new residential units, employing a residential cluster design with a New England village theme that defines neighborhoods, preserves significant open space, provides fitness/recreation areas, and incorporates a small amount of ancillary retail use to provide services/amenities for the new residents. The program for the PUD District portion of the site involves construction of 698 residences (37 less than authorized for the PUD District) and is designed substantially in accordance with the preliminary concepts completed and reviewed in 1989. The PUD program will include a variety of housing types (apartments, senior housing, single-family residences, town houses). The exact mix will be determined by market conditions and 10 percent of the units will be developed as affordable housing. The Project involves almost no disturbance of onsite wetland resource areas (the Framingham Conservation Commission has reviewed and approved delineation of the resource areas). The preliminary plans incorporate four site access points—via the new Hialeah Lane, Riverpath Drive, and extensions of the existing Derby and Meadow Streets. On the southern end of the site within the R-1 District, the Proponent proposes to develop 26 single-family detached homes on lots to be created along the planned extensions of Derby and Meadow Streets. The Project will be developed in four (4) or more phases depending on market conditions, over an expected time period of 10 to 12 years.