

<p style="text-align: center;"><i>For Office Use Only</i></p> <p style="text-align: center;">Executive Office of Environmental Affairs</p> <p>MEPA Analyst: <u>Holly Johnson</u></p> <p>Phone: 617-626- <u>X1023</u></p>
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# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: <b>Greenbrier Condominiums</b>		EOEA #: <b>13450</b>	
Street: <b>Fall River Avenue (Route 114A) and Cole Street as primary access; Howland Street as secondary (emergency-only) access</b>			
Municipality: <b>Seekonk</b>		Watershed: <b>Narragansett Bay</b>	
Universal Transverse Mercator Coordinates: <b>N-839900 M, E-214300 M</b>		Latitude: <b>41° 48' 30"</b> Longitude: <b>71° 19' 35"</b>	
Status of project construction: <b>20 % complete</b>			
Proponent: <b>RI Seekonk Holdings LLC</b>			
Street: <b>PO Box 6648</b>			
Municipality: <b>Providence</b>		State: <b>RI</b>	Zip Code: <b>02940</b>
Name of Contact Person From Whom Copies of this NPC May Be Obtained: <b>Scott S. Hobson</b>			
Firm/Agency: <b>Caputo and Wick Ltd.</b>		Street: <b>1150 Pawtucket Avenue</b>	
Municipality: <b>Rumford</b>		State: <b>RI</b>	Zip Code: <b>02916</b>
Phone: <b>(401) 434-8880</b>	Fax: <b>(401) 434-1615</b>	E-mail: <b>shobson@cwLtd.net</b>	

In 25 words or less, what is the project change? The project change involves . . .  
**An expanded project scope to include 280 new residential units and one community building, including utilities, driveways, parking areas, stormwater-management BMPs, and pond creation/wetland enhancement.**  
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **February 9, 2005**

Was an EIR required?  Yes  No; if yes,

was a Draft EIR filed?  Yes (Date: )  No

was a Final EIR filed?  Yes (Date: )  No

was a Single EIR filed?  Yes (Date: )  No

Have other NPCs been filed?  Yes (Date(s): )  No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **"ATTACHMENTS & SIGNATURES"** on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **Groundwater Discharge Permit (MADEP File No. SE 0-823); Order of Conditions (MADEP File No. SE 69-592); Access Permit (MHD Permit No. 5-2006-0602).**

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  
 Yes     No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 Yes     No; if yes, attach the Certificate.

Are you requesting a change to a Scope in a previously-issued Certificate?  
 Yes     No; if yes, attach Certificate and describe the change you are requesting.

Summary of Project Size & Environmental Impacts	Previously Reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	76.1	2.5	78.6
Acres of land altered	23.6	22.8	46.4
Acres of impervious area	8.4	9.1	17.5
Square feet of bordering vegetated wetlands alteration	1,260 (to be replicated)	99,550 (enhancement)	100,810
Square feet of other wetland alteration * local jurisdiction only; ACOE JD issued 1/06	0	9,256*	9,256* (to be replicated)
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	253,000	359,000	612,000
Number of housing units	160	280	440
Maximum height (in feet)	40	15	55
<b>TRANSPORTATION</b>			
Vehicle trips per day	1,000	1,520	2,520
Parking spaces	224 (exterior) 200 (interior)	290 (exterior) 250 (interior)	514 (exterior) 450 (interior)
<b>WATER / WASTEWATER</b>			
Gallons/day (GPD) of water use	46,250 / 120,500	74,250 / 0	120,500
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment † 120,500 gpd was the expanded design capacity identified on pages 11 and 12 of the ENF. 46,250 gpd was the capacity required to sustain the single project under ENF review at that time.	46,250 / 120,500	74,250 / 0	120,500†
Length of water/sewer mains (in miles)	0.85 (Water) 0.75 (Sewer)	0.40 (Water) 0.40 (Sewer)	1.25 (Water) 1.15 (Sewer)

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?  
 Yes     No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?  
 Yes     No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?  
 Yes     No
4. impact on 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     No  
if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  
 Yes     No
5. impact upon an Area of Critical Environmental Concern?  
 Yes     No

If you answered 'Yes' to any of these 5 questions, explain below: **N/A**

### **PROJECT CHANGE DESCRIPTION**

The project change description should include (attach additional pages as necessary):

- (a) a brief description of the project as most recently reviewed;
- (b) a description of material changes to the project since previously reviewed;
- (c) the significance of the proposed changes, with specific reference to the factors listed under 301 CMR 11.10(6); and,
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

The previously-reviewed Greenbrier Condominiums project proposed construction of a 160-unit residential condominium development with associated infrastructure and ancillary amenities under MGL Chapter 40B. The ENF outlined potential development alternatives for the remainder of the parcel, two of which would require a local zone change. This NPC is being filed for proposed project expansion as one of the alternatives requiring a zone change (multi-family housing). A zone change implemented by the Town of Seekonk in August 2006 created a multi-family overlay district, such that the entire project has been designed in conformance with the Town's Zoning By-Laws (no longer under MGL Chapter 40B). The expanded project was presented to the local Planning Board, and approval was granted on September 11, 2007.

The expanded project proposes modification of the previously-reviewed residential development (located in the northern portion of the site) and creation of a contiguous new residential development in the southern portion of the site. Greenbrier Condominiums will be a gated residential community, offering ownership condominium units in its northern portion and rental condominium units in its southern portion.

The expanded project proposes no net change in the number of residential buildings comprising the previously-reviewed, or northern, portion of the project. The townhouse style of development will largely remain, but the development footprint has been reconfigured, the building types have been modified, and the number of units has increased to 248 (or 88 more than the 160 units identified in the ENF). A new loop-road extension has been designed, and the creation of an interior landscaped "pond" is proposed. The reconfiguration creates a community affect and has typically lessened the density of buildings to be located near wetland resource areas.

In the southern portion of the site, a new cluster-development of six residential condominium buildings and a community center is proposed. It will provide an additional 192 condominium units offered predominantly as rental units. The acquisition of an additional 2.5-acre parcel by the proponent has enabled separate vehicular ingress and egress off Cole Street, such that the development of rental units will essentially be isolated from the previously-reviewed portion of the project to the north (emergency-only through access will be provided via a grassed driveway). The community center will be sited on the recently-acquired parcel, near the proposed roadway entrance at Cole Street. It will service the rental condominium units and will accommodate the management office, a community common area, and laundry-service facility.

The development will be serviced by municipal water supply, and the relevant permit was issued by the local authority (Seekonk Water District) on October 25, 2007. The wastewater-treatment plant previously reviewed (and subsequently permitted through MADEP) was sized to accommodate future expansion and will adequately handle the proposed project. Accordingly, the groundwater discharge permit remains applicable for the expanded project, but new permitting will be required with MADEP to install new sewer pipe. Energy for the expanded project will be provided by public utility companies and by proposed on-site, co-generation facilities. Consistent with the previously-reviewed portion of the project, outdoor recreational opportunities will be provided under the expanded project. These will include extended walking trails, overlooks of open-water wetland areas, a gazebo, and a designated fishing area.

### EIR Thresholds

EIR thresholds for land ( $\geq 10$  acres of new impervious surface; 301 CMR 11.03(1)(a)(2)) and wetlands ( $\geq 1$  acre of bordering vegetated wetland alteration; 301 CMR 11.03(3)(a)(1)) will be triggered under the expanded project. Brief overviews of both are described below. It should be noted that thresholds for transportation will be not be triggered, but a brief discussion of transportation is included in this section in recognition of the number of vehicle trips anticipated to be generated by the project (new adt; 301 CMR 11.03(6)(a)(6)) and in recognition of the total number of exterior and interior parking spaces (new parking spaces; 301 CMR 11.03(6)(a)(7)).

### Land

A number of "build" alternatives have been considered for the parcel, ranging from full-scale commercial to solely residential (under single- and multiple-family layouts), and combinations thereof. Similarly, varying roadway alternatives have been considered in an attempt to reduce the amount of paved surface, and the relatively low density of structures under the selected alternative is believed to have reduced the volume of roof-generated runoff (the merits of utilizing permeable pavement in portions of the development are being explored). The ENF identified that nearly all of the previously-reviewed project proposed development in land areas that had been significantly altered by the former gravel operation. Much of the land area associated with the proposed project expansion has similarly been altered, such that  $\pm 15.0$  acres of the expansion will occur in disturbed areas and  $\pm 7.8$  acres will occur in currently-forested areas.