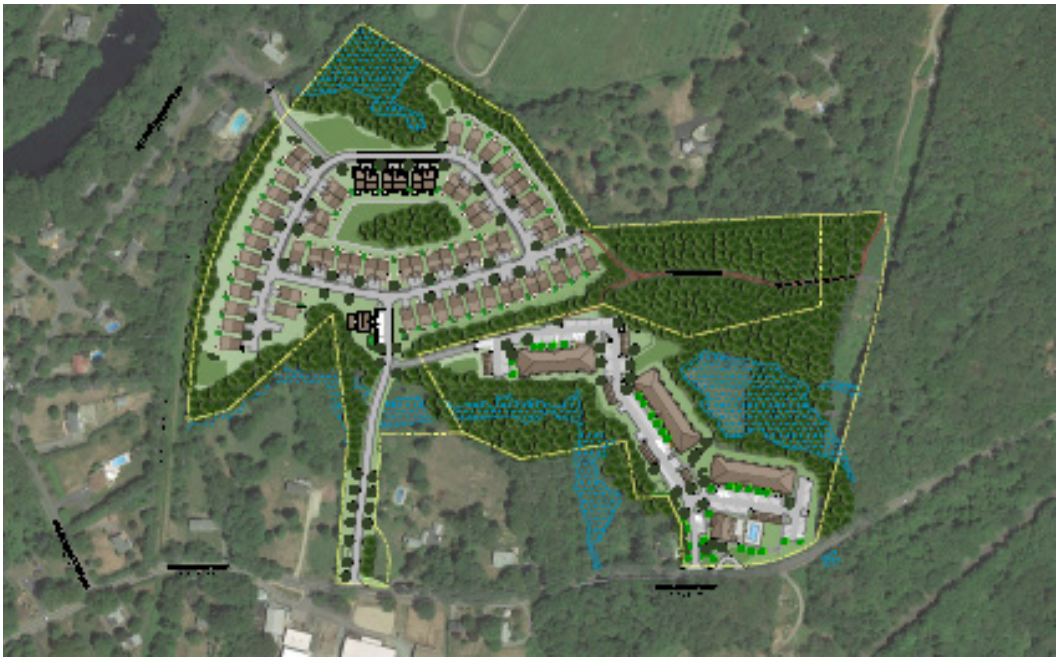
Environmental Notification Form

Submitted Pursuant to the Massachusetts Environmental Policy Act

Meadowbrook Commons
&
Coolidge Crossing



Submitted to:
The Executive Office of Energy and Environmental Affairs
MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754

Submitted by:
Pulte Homes of new England, LLC
115 Flanders Road, Suite 200
Westborough, MA 01581

In Association with:
CIVIL DESIGN GROUP, LLC
Coughlin Environmental Services, LLC
MDM Transportation Consultants
SWCA Environmental Consultants

Epsilon ASSOCIATES INC.

June 1, 2021

Environmental Notification Form

Submitted Pursuant to the Massachusetts Environmental Policy Act

Meadowbrook Commons & Coolidge Crossing

Submitted to:
Executive Office of Energy and Environmental Affairs
MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Submitted by:
Pulte Homes of new England, LLC
115 Flanders Road, Suite 200
Westborough, MA 01581

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754

In Association with:
CIVIL DESIGN GROUP, LLC
Coughlin Environmental Services, LLC
MDM Transportation Consultants
SWCA Environmental Consultants

June 1, 2021

Epsilon
ASSOCIATES INC.

Environmental Notification Form

Commonwealth of Massachusetts

Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: **Meadowbrook Commons and Coolidge Crossing**		
Street Address: **84, 86, & 104 Coolidge Street**		
Municipality: **Sherborn**	Watershed: **Charles**	
Universal Transverse Mercator Coordinates: **Easting -71.376142, Northing 4681861.81 Zone 19T**	Latitude: **42.264355** Longitude: **-71.376142**	
Estimated commencement date: **2022**	Estimated completion date: **2025**	
Project Type: **Residential**	Status of project design: **50** %complete	
Proponent: **Pulte Homes of New England, LLC**		
Street Address: **115 Flanders Road, Suite 200**		
Municipality: **Westborough**	State: **MA**	Zip Code: **01581**
Name of Contact Person: **David Hewett**		
Firm/Agency: **Epsilon Associates, Inc.**	Street Address: **3 Mill & Main Place, Suite 250**	
Municipality: **Maynard**	State: **MA**	Zip Code: **01754**
Phone: **(978) 897-7100**	Fax: **(978) 897-0099**	E-mail: **dhewett@epsilonassociates.com**

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
☒Yes ☐No. **301 CMR 11.03(4)(a)2 (and 301 CMR 11.03(5)(a)2) -**
The preferred alternative would require a New interbasin transfer of water (and wastewater) of 1,000,000 or more gpd or any amount determined significant by the Water Resources Commission (WRC). Note: The actual transfer is estimated to be only 36,570 GPD (Average) and 51,930 GPD (Max) from MWRA Supply via Framingham but this amount may be determined to be significant by the WRC based upon previous MWRA withdrawals.

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting: **N/A**

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

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
301 CMR 11.03(1)(b)2 - Creation of five or more acres of impervious area.
301 CMR 11.03(4)(a)2 - New interbasin transfer of water of 1,000,000 or more gallons per day (gpd) or any amount determined significant by the Water Resources Commission.
301 CMR 11.03(5)(a)2 - New interbasin transfer of wastewater of 1,000,000 or more gpd or any amount determined significant by the Water Resources Commission.
301 CMR 11.03 (6)(b)15 – Construction of 300 or more New parking spaces at a single location.

301 CMR 11.0(10)(b)1 - demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.

Which State Agency Permits will the project require?

- **Approval from the WRC for an Interbasin Transfer for Water and Wastewater**
- **Legislative approval of the proposed creation of a new North Sherborn Water District**
- **BRP WS32 - Distribution Modifications for Systems that serve more than 3,300 people**
- **MWRA 8m Permit**
- **MWRA Advisory Board Approval for Water and Wastewater**
- **MWRA Board of Directors Approval Water and Wastewater**

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 is not seeking any financial assistance or land transfer.**

Summary of Project Size & Environmental Impacts	**Existing**	**Change**	**Total**
LAND			
Total site acreage	**40.4**		
New acres of land altered		**±22.7**	
Acres of impervious area	**±0.1**	**±9.7**	**±9.8**
Square feet of new bordering vegetated wetlands alteration		**±3,500 2,700 permanent + 800 temporary**	
Square feet of new other wetland alteration		**0**	
Acres of new non-water dependent use of tidelands or waterways		**0**	
STRUCTURES			
Gross square footage	**1,400 sf**	**278,600**	**280,000**
Number of housing units (**note that one unoccupied, uninhabitable single-family home on site will be razed**)	**0**	**187**	**187**
Maximum height (feet)	**0**	**50**	**50**
TRANSPORTATION			
Vehicle trips per day	**0**	**900**	**900**
Parking spaces	**0**	**478**	**478**
WASTEWATER			
Water Use (Gallons per day)*	**16,810**	**35,120**	**51,930**
Water withdrawal (GPD)	**0**	**0**	**0**
Wastewater generation/treatment (GPD)*	**16,810**	**35,120**	**51,930**
Length of water mains (miles)	**0**	**±0.8**	**±0.8**
Length of sewer mains (miles)	**0**	**±0.4**	**±0.4**

Has this project been filed with MEPA before? ☐ Yes (EEA #_____) ☒No
Has any project on this site been filed with MEPA before? ☐ Yes (EEA #_____) ☒No

** Water use and wastewater generation are based on maximum day flow values. Existing use comprises existing Sherborn residents.*

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The irregularly shaped, 40.4-acre project site is located on the east side of Coolidge Street in a rural area of northern Sherborn, near the border with Natick (see Figure 1 USGS Locus and Figure 2 Aerial Locus). The site is bordered by the MWRA aqueduct right-of-way and residential homes along Meadowbrook Road to the north; by an orchard and golf course to the east; an electric transmission line right-of-way and forest to the south; and Coolidge Street, a railroad right-of-way, forest, and residences to the west. The site itself is mostly forested, but also includes one unoccupied, uninhabitable single-family house with an approximately 2-acre field cleared. The site also includes wetland areas in the northeast corner, south central area, and along its western border. Figure 3 presents an existing conditions plan and Figure 4 shows environmental constraints at and around the site.

Describe the proposed project and its programmatic and physical elements:

The Project includes two developments: Meadowbrook Commons and Coolidge Crossing. See Figure 5.

Meadowbrook Commons, to be built in the northern portion of the Project site, is a senior living development (age restricted to 55+) that will include 67 townhomes (40 duplexes and 27 single-family residences). Access will be from Coolidge Street, with a proposed gated emergency secondary access connection to Gray Road off of Meadowbrook Road. This development will have a centrally located 2,340± sf clubhouse. The total building square footage will be approximately 150,000± sf. It will include 278 parking spaces.

Coolidge Crossing, to be built in the southern portion of the Project site, is being proposed under the state's affordable housing law, Massachusetts General Laws Chapter 40B. It consists of three 3-story, "garden-style" apartment buildings. Building 1 will be 41,958± sf and contain 42 units; Building 2 will be 43,650±,000 sf and contain 42 units; and Building 3 will 38,952±,000 sf, and contain 36 units. Primary access will be from Coolidge Street, with this driveway entrance approximately 1,000 feet south of that for Meadowbrook Commons. It will include a 4,900± sf clubhouse with swimming pool near the main entrance off of Coolidge Street. Coolidge Crossing will provide 200 parking spaces.

Along with the proposed housing and amenities, the Project will include new internal roadways with sidewalks, landscaped areas, and a comprehensive stormwater management system to control and treat runoff. The stormwater management system will be designed to meet the MassDEP's Stormwater Management Regulations.

Water and Sewer. Sherborn does not provide municipal water and sewer; therefore, the Proponent is proposing to obtain water from the MWRA via the City of Framingham's municipal system and to dispose of wastewater to MWRA via the Town of Natick's sewer system. Both arrangements will require an Interbasin Transfer Act approval from the State's Water Resources Commission. This is discussed in more detail in the Water Supply and Wastewater sections of this ENF.

Because on-site wells have been determined not to be viable, the Proponent proposes to supply the Project via a water main to be constructed beginning at the Sherborn/Framingham Town/City line and extending along Kendall Avenue and Coolidge Street to the Project Site, a distance of approximately 4,000 feet.

As part of the proposed Project, the Proponent and the Town of Sherborn will be organizing the North Sherborn Water District which will require approval by the State Legislature and will be structured, organized, managed, and operated to be a self-sustaining quasi-municipal enterprise.

Because on-site wastewater disposal has been determined to not be financially feasible and/or viable due to site conditions, the Proponent proposes to send the Project's wastewater to MWRA through the Town of Natick's sewer system. As with the water supply, this will require that a new connection be built. The proposed new forced sewer line will run from the Project Site along Coolidge Street just over the Natick town line on Speen Street, a distance of approximately 3,300 feet.

Impacts

The proposed Project is not expected to have significant environmental impacts. It will require only a minor amount of wetland filling to allow for a roadway crossing; it will not impact any rare species habitat; it will include a comprehensive stormwater management system designed to comply with MassDEP's Stormwater Management Regulations; it will generate only a modest number of vehicle trips (estimated at 900 trips per day unadjusted and 473 adjusted); water is proposed to be obtained via the MWRA's system in Framingham which has been extensively reviewed and determined to have ample capacity; wastewater is proposed to be sent to the MWRA sewer system through the Natick municipal sewer system, which also has been thoroughly reviewed and determined to have adequate capacity. The Project involves the demolition of MHC# SHR.10, at 84 Coolidge Street, also known as the Thompson House, which is listed in the Inventory of Historic and Archaeological Assets of the Commonwealth; however, the house is not likely to be eligible for listing in the National Register. The house is in severe disrepair and is not habitable. Finally, the project will include a host of sustainable design features that will reduce water usage, energy consumption, and greenhouse gas emissions.

Construction period impacts will be temporary and minor, such as minor increases in traffic, noise, and equipment emissions. The proponent will implement a construction management plan (CMP) to minimize disturbances.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

The Proponent has looked at four alternatives: 1) The No-build, i.e., leaving the site in its current undeveloped condition, 2) the Preferred Alternative as described in this ENF, 3) an alternative that would use on-site water wells, but send wastewater off-site, and 4) an alternative that includes on-site water supply wells and on-site in-ground wastewater disposal.

No-Build Alternative

The No-Build Alternative would leave the Project site as it currently exists. Although the No-Build would eliminate all environmental impacts, it would not provide the desperately needed senior and affordable multi-family diverse housing that is being proposed. The housing need would go unmet unless provided elsewhere in Sherborn. The proposed Project Site allows for a development with minimal impacts.

Preferred Alternative

The proposed Project, its impacts and proposed mitigation are described in this ENF.

On-site Well Water and Off-site Wastewater Disposal Alternative

This alternative would require the installation of multiple on-site wells, water treatment facilities, a 150,000-gallon ground storage tank and a water booster station (see Figure 6). Sewer would be extended to Natick similar to the Preferred Alternative. This alternative has been repeatedly denied by the Town of Sherborn due to concerns over aquifer over-pumping and due to concerns regarding the potential migration and/or accelerated migration of groundwater contaminants that have been detected in this area. Contaminant detection has occurred in area supply wells, surface waters and in the MWRA aqueduct, and given that Sherborn residents use the Town's aquifer as its sole source of supply, do not want to jeopardize creating widespread contamination or over-pumping. The Town's Conservation Commission, Board of Health, and Board of Selectmen have all raised objection to allowing large groundwater withdrawals from the aquifer in order to be as conservative as possible relative to future contamination migration. These Boards have indicated that past studies dealing with the contamination migration have been inadequate to properly define the aquifer and groundwater movement and therefore have insufficiently defined the risk to the Town's water supply. On this basis, the Town has consistently rejected the use of on-site wells for the proposed developments. As such this alternative was found to be infeasible at this time.

On-site Well Water with On-site Wastewater Disposal Alternative

This alternative would require the installation of multiple on-site wells, water treatment facilities, a 150,000-gallon ground storage tank, and a water booster station. In addition, this alternative would also require provisions for a wastewater collection system, wastewater pumping facilities as may be required, a wastewater treatment plant, and an effluent disposal fields. This type of alternative was proposed for this site by a previous developer (see Figure 7). With this alternative, the extent of the on-site well and wastewater occupied and restricted the use of large portions of the property, resulting in a significant reduction of residential units, which in turn made the alternative economically infeasible. This alternative was also found to be unfavorable by the Town due to the need for the larger higher density buildings necessitated by the water/wastewater land restrictions. Further examination has also found that because of the soils, groundwater conditions, and the close proximity of the on-site wells to the wastewater disposal area, it is highly unlikely that this alternative is even feasible as originally proposed by the prior developer. The wells would certainly be expected to be recharged by the disposal area given the close proximity and very short travel time through the groundwater regime. Advanced wastewater treatment options including bacteria and TOC removal would likely be needed, making the economic feasibility of this alternative even less likely. Given the relatively shallow nature of the surficial soils at the site, the potential for contamination from the wastewater disposal facilities of the aquifer and nearby private water supply wells was also raised as a concern by the Town project reviewers. The proximate wetland resource areas could also be impacted by the on-site facilities, due to direct recharge of these areas from the mounded effluent disposal plume, posing potential water quality concerns. In summary, this alternative was found to be economically infeasible since the onsite water and wastewater methods would require a project size reduction insufficient to support the on-site facilities required.

The table below summarizes the four alternatives considered.

Project Alternatives	Number of Units	Building Size (sf)	Impervious area (ac)	Daily Trips	Water Use (GPD)	Wastewater (GPD)
No Build	**0**	**1,400+/-**	**0.1**	**0**	**0**	**0**
Preferred Alternative	**187**	**280,000+/-**	**900**	**900**	**35,120**	**35,120**
On-site Wells and Off-site Wastewater Alternative	**187**	**280,000**	**900**	**900**	**35,120**	**35,120**
On-site Wells and On-site Wastewater Alternative	**155**	**250,000**	**727**	**727**	**29,110***	**29,110***

*** Estimated Based upon unit reduction, but not found to be sustainable given site restrictions**

NOTE*: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:
The proponent will undertake practicable mitigation efforts to minimize the project's anticipated impacts.

<u>Transportation</u> – The Proponent will work with the MetroWest Regional Transit Authority (MWRTA) to investigate the possibility of extending bus service to the Project site via Speen Street and Coolidge Street with a bus waiting area and bus shelter provided near the driveway for the apartment component of the Site. If MWRTA provides a stop at our Project, the Proponent will continue to work with the MWRTA to provide a bus turnaround area to the south of the apartment portion of the project so that the transit bus can reverse direction to return to Speen Street. The Proponent will provide sidewalks on-site connecting the parking area and amenity buildings to the residential buildings and will provide bicycle accommodations within the property including bike racks in the common areas and near the building entrances to encourage and facilitate this mode of transportation within and to/from the site.

<u>Stormwater</u> - The project will also include a comprehensive stormwater management system that incorporates Best Management Practices (BMP's) sufficient to meet MassDEP Stormwater standards. Among the BMPs expected to be included are proprietary water quality units, groundwater infiltration structures, and stormwater detention areas.

<u>Water Supply</u> - As part of the proposed Project, the Proponent will be organizing the North Sherborn Water District. The new district will adopt demand management principals, water conservation measures, leak detection, system flushing and other preventative maintenance principals. Asset management principals including preventative maintenance will be applied to operate and maintain the water main extension in optimal performance.

The proposed Project will include water conservation measures within the construction and operation of its facilities. All units will employ low flush toilet fixtures, low flow faucet aerators and shower heads and will reduce irrigation requirements using drought tolerant plantings and drip irrigation in planting beds. Demand and drought management controls will also be in place to reduce/restrict outdoor water uses consistent with Framingham guidelines.

Wastewater - As part of the Project's entrance into the Natick/MWRA sewer system, a 4:1 Inflow remediation requirement will be instituted. The Proponent and the Town of Natick have identified sewer manhole frame and cover work in the Natick sewer system that will conservatively remove over 140,500 gallons of inflow from the existing sewer system. Work will involve repairs to broken frames, frame seat and corbel leaks, sunken covers susceptible to ponding and cover replacement which have open vent and pick holes. In addition to this work, the Town also identified rehabilitation measures to be conducted on the receiving sewer system to remediate structure defects. This will further help to reduce I/I as an added benefit beyond the required 4:1 removal rate.

Sustainable Design. Among the many sustainable, green features that the project will employ, are the following:

Meadowbrook Commons

- **Installation of one Electric Vehicle Charging Station at the clubhouse, with more to be added if there is demand for them.**
- **All townhomes will be designed to be solar-ready with the appropriate structural capacity and electrical infrastructure to support PV systems at a future date. Condominium documents will not prohibit a unit owner's ability to install solar**
- **The Proponent will offer for sale an optional electric car charging outlet in the garage to all townhome unit purchasers**
- **The Proponent will provide water conservation fixtures including low-flow faucets in bathrooms and kitchens and low flow showerheads and toilets in bathrooms**
- **The Proponent will provide Energy Star qualified appliances**
- **The Proponent will provide energy efficient LED lighting**
- **The Proponent will provide Low E – energy efficient windows and insulation specs creating a high-performance building envelope.**
- **The Proponent will provide energy efficient heating and cooling equipment with programmable thermostats**

Coolidge Crossing

- **Installation of one port Electric Vehicle Charging Station at each residential building (3 total), with more capable of being added at garage locations if there is demand for them and excess power provided to the project.**
- **Residential buildings will be designed to be solar-ready with the appropriate structural capacity and roof pitches to support PV systems at a future date.**
- **The Applicant shall provide water conservation fixtures including low-flow faucets in bathrooms and kitchens and low flow showerheads and toilets in bathrooms**
- **The Applicant shall provide Energy Star qualified appliances**
- **The Applicant shall provide energy efficient LED lighting**
- **The Applicant shall provide Low E Argon Gas Filled– energy efficient windows and insulation specs creating a high-performance building envelope.**
- **The Applicant shall provide energy efficient heating and cooling equipment with programmable thermostats**

Construction impacts will also be mitigated to the extent practicable. Exterior construction is expected to occur between 7AM to 6PM Monday through Saturday with no exterior work on Sundays or holidays. The number of workers required during the construction period will vary. The workforce will generally arrive prior to peak traffic periods, and these trips are not expected to significantly impact traffic conditions.

If the project is proposed to be constructed in phases, please describe each phase: **The project is expected to be built in a single phase. Phasing plans may be refined at a later date during the local approval process.**

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:
Is the project within or adjacent to an Area of Critical Environmental Concern?
☐Yes (Specify_____)
☒No
if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;
If yes, describe how the project complies with this plan.
_____
Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No; If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.
_____

RARE SPECIES:
Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)
☐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: MHC# SHR.10, 84 Coolidge Street, 19-MH-1220, 19-MD-1220) ☐No
If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☒Yes (Specify: **MHC# SHR.10, 84 Coolidge Street, 19-MH-1220, 19-MD-1220**) ☐No

WATER RESOURCES:
Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___Yes **X** No; if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? ___Yes **X** No; if yes, identify the water body and pollutant(s) causing the impairment: _____.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___Yes **X** No

STORMWATER MANAGEMENT:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations: **The Project proposes a comprehensive stormwater management system that will include measures for controlling, treating, and infiltrating stormwater runoff from the proposed development. The system will be designed to meet all applicable Massachusetts Stormwater Standards. Consistent with Low Impact Development (LID) design practices, the Project minimizes impervious area by utilizing a compact design approach. In lieu of a large centralized stormwater management area, smaller basins have been distributed around the site in accordance with LID practices. There are no known illicit discharges currently at the site nor are any illicit discharges proposed as part of the Project.**

MASSACHUSETTS CONTINGENCY PLAN:
Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?
Yes ___ No **X**; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):_____

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes ___ No **X** ;
if yes, describe which portion of the site and how the project will be consistent with the AUL: _____.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?
Yes ___ No **X** ; if yes, please describe:_____

SOLID AND HAZARDOUS WASTE:

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood: **During construction, the proponent will implement a construction cardboard recycling program. Any metals, copper etc. will be separated on site and scrapped as appropriate. Concrete & asphalt will be processed and reused onsite, if practical and applicable.**

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials? Yes ___ No ___; **Unknown at this time. An asbestos survey will be conducted on the existing house prior to demolition. If any is discovered, it will be handled and disposed of in full compliance with all applicable regulations.**
if yes, please consult state asbestos requirements at http://mass.gov/MassDEP/air/asbhom01.htm

Describe anti-idling and other measures to limit emissions from construction equipment:
Agreements will encourage contractors to shut construction equipment down for any extended periods of time when not in use to comply with anti-idling regulations.

DESIGNATED WILD AND SCENIC RIVER:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes ___ No **X** ;
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River?
Yes ___ No ___ ; if yes, specify name of river and designation: _____;
if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River.
Yes ___ No ___ ;
if yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.

ATTACHMENTS:

1. List of all attachments to this document. **See List below, numbers 2 through 13.**
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries. **See Attachment 1, Figure 1**
3. Aerial Locus Map. **See Attachment 1, Figure 2**
4. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities. **See Attachment 1, Figure 3.**
5. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts. **See Attachment 1, Figure 4.**
6. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase). **See Attachment 1, Figure 5.**
7. **On-site Wells and Off-site Wastewater Disposal Alternative. See Attachment 1, Figure 6.**
8. **On-site Wells and On-site Wastewater Disposal Alternative. See Attachment 1, Figure 7.**
9. **Proposed North Sherborn Water District. See Attachment 1, Figure 8.**
10. **Proposed Water and Sewer Line Routes. See Attachment 1, Figure 9.**
11. **Correspondence from Massachusetts Natural Heritage and Endangered Species Program. Attachment 2.**
12. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2). **See Attachment 3**
13. List of municipal and federal permits and reviews required by the project, as applicable. **See Attachment 4.**

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)
X Yes ___ No; if yes, specify each threshold:

II. Impacts and Permits

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

	Existing	Change	Total
Footprint of buildings	**±0.1**	**±4.5**	**±4.6**
Internal roadways	**0**	**0**	**0**
Parking and other paved areas[1]	**0**	**±5.2**	**±5.2**
Other altered areas	**0**	**±13.0**	**±13.0**
Undeveloped areas	**±40.3**	**-22.7**	**±17.6**
Total: Project Site Acreage	**40.4**	**0**	**40.4**

B. Has any part of the project site been in active agricultural use in the last five years?
___ Yes **X** No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
___ Yes **X** No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes **X** No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes **X** No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes **X** No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No **X**; if yes, describe:

III. Consistency

A. Identify the current municipal comprehensive land use plan
Title: Town of Sherborn Community Development Plan**, Dated:** June 30, 2004

B. Describe the project's consistency with that plan with regard to:

1) economic development

The Town of Sherborn Community Development Plan (the Development Plan) notes that one of the factors supporting growth in Sherborn is the regional access to Interstate 95 and 495 with connection to numerous employment centers including Boston, Framingham, and the Route 128 corridor. The Project will support economic growth in Sherborn by providing much needed multi-family housing in close proximity to numerous economic centers and transportation corridors. The Project will also generate increased tax revenues for Sherborn.

2) adequacy of infrastructure

The Development Plan acknowledges that Sherborn has no water/sewer infrastructure. The water main extension planned in Sherborn is consistent with the 2017 City of Framingham Water System Master Plan and the mitigation funding provided by the Proponent to Framingham will enhance the implementation of system improvements as detailed in that planning document. The proposed preventative maintenance tasks proposed for the new system are also consistent with the master plan recommendations for system flushing, leak detection, valve exercising and hydrant maintenance. The Sewer Extension to Natick and the targeted improvements is also consistent with Natick's infrastructure and asset management plans which call for existing infrastructure upgrades. The extension is also consistent with their past measures to provide utility services to nearby developments.

3) open space impacts

The Development Plan supports development that is compact, conserves land, integrates uses and fosters a sense of place. The Project's layout that clusters development and provides concentrated living as opposed to large single family homes conserves land and leaves much of the site undisturbed. The Project is not anticipated to have negative impacts on protected open space or recreational space in the surrounding area.

4) compatibility with adjacent land uses

The Development Plan supports the construction of housing to meet the needs of people of all abilities, income levels and household types. Further the Plan seeks to coordinate the provision of housing with the location of jobs, transit and services; and foster the development of housing, particularly multifamily, that is compatible with the community's character and vision. The Project will provide housing, including much needed affordable housing, in close proximity to suburban and urban centers and transportation corridors.

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)

RPA: Metropolitan Area Planning Council

Title: MetroFuture Dated: June 2009

D. Describe the project's consistency with that plan with regard to:

1) economic development

The MetroFuture Plan (the Plan) aims that the region will have more housing options that meet the diverse needs, especially those of seniors and families. The Project is consistent with the goals of the Plan and will provide both affordable housing and housing for seniors and families.

2) adequacy of infrastructure

The Town of Sherborn does not provide water and sewer infrastructure. The Project proposes to add the needed infrastructure to support the proposed development. Water will be provided by a main extension to the City of Framingham which has adequate capacity to supply the project while wastewater will be sent to the Town of Natick's sewer system which also has capacity to receive the Project's wastewater.

3) open space impacts

The Plan contemplates that new growth will be balanced to reinforce the region's strong patterns of development and open space. The Project site has been chosen for its prime location near existing development, multiple economic centers such as Natick, Framingham, and Boston, as well as its proximity to transportation corridors. The Project is not anticipated to have negative impacts on protected open space or recreational space in the surrounding area.

RARE SPECIES SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to **rare species or habitat**? ___ Yes **_X_** No

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes **_X_** No.

D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits

A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes **__X_** No. If yes,

1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? **_ X** __Yes ___No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species? **_ X** __ Yes ___ No; if yes, attach the letter of determination to this submission. **See three letters, Tracking Nos 19-38365, 19-38364, 20-39778 in Attachment 2.**

2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes **_X**__ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts

3. Which rare species are known to occur within the Priority or Estimated Habitat? **NA**

4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ___ Yes ___ No **NA**

4. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ___ Yes ___ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ___ Yes ___ No

B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes **_ X** __ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? **_X_** Yes ___ No; if yes, specify which permit: **Local Order of Conditions**

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? **_X_** Yes ___ No; if yes, has a Notice of Intent been filed? ___ Yes **_X_** No; if yes, list the date and MassDEP file number: _____; if yes, has a local Order of Conditions been issued? ___ Yes ___ No; Was the Order of Conditions appealed? ___ Yes ___ No. Will the project require a Variance from the Wetlands regulations? ___ Yes **_X_** No.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site: **Please see wetland impacts narrative below**.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

Coastal Wetlands	Area (square feet) or Length (linear feet)	Temporary or Permanent Impact?
Land Under the Ocean	_____	_____
Designated Port Areas	_____	_____
Coastal Beaches	_____	_____
Coastal Dunes	_____	_____
Barrier Beaches	_____	_____
Coastal Banks	_____	_____
Rocky Intertidal Shores	_____	_____
Salt Marshes	_____	_____
Land Under Salt Ponds	_____	_____
Land Containing Shellfish	_____	_____
Fish Runs	_____	_____
Land Subject to Coastal Storm Flowage	_____	_____
Inland Wetlands		
Bank (lf)	**0**	**0**
Bordering Vegetated Wetlands	**3,500 (2,700± permanent and 800± sf temporary)**	
Isolated Vegetated Wetlands	**0**	**0**
Land under Water	**0**	**0**
Isolated Land Subject to Flooding	**0**	**0**
Bordering Land Subject to Flooding	**0**	**0**
Riverfront Area	**0**	**0**

D. Is any part of the project:
   1. proposed as a **limited project**? ___ Yes **_X_** yes, what is the area (in sf)?____
   2. the construction or alteration of a **dam**? ___ Yes **_X_** No; if; if yes, describe:
   3. fill or structure in a **velocity zone** or **regulatory floodway**? ___ Yes **_X_** No
   4. dredging or disposal of dredged material? ___ Yes **_X_** No; if yes, describe the volume of dredged material and the proposed disposal site:
   5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ___ Yes **_X_** No
   6. subject to a wetlands restriction order? ___ Yes **_X_** No ; if yes, identify the area (in sf):
   7. located in buffer zones? **X** Yes __ No **198,000 sf on site; 14,520 temporary off-site.**

E. Will the project:
   1. be subject to a local wetlands ordinance or bylaw? **X** Yes __ No
   2. alter any federally-protected wetlands not regulated under state law? Yes **_X_** No ; if yes, what is the area (sf)?

Wetland Impacts

The housing developments have been designed to avoid and to minimize wetland and buffer zone impacts. The only direct wetland impact is on the Meadowbrook Commons development site and is the access road from Coolidge Street, which crosses a wetland that cannot be avoided. The construction of the Meadowbrook Commons buildings, driveways, and internal infrastructure avoids work in wetlands, and respects the 50-foot no work buffer required by the Town of Sherborn (Coolidge Crossing being permitted under Chapter 40B does propose a small amount of work in the local 50-foot no work buffer.) The Meadowbrook Commons access roadway crosses a wetland seep, which is classified as a wet meadow Bordering Vegetated Wetland. The wetland boundaries for both Projects have been reviewed and verified by the Town of Sherborn Conservation Commission, and two Order of Resource Area Determinations (ORAD) have been issued. There is no stream channel or channelized flow, and no trees within the wetland impact area. These wetlands have been previously mowed and maintained as an open field. The roadway has been designed with retaining walls to minimize the direct wetland impacts to 3,500 square feet, (2,700 permanent and 800 temporary) of anticipated temporary impacts for the construction of the retaining walls. To mitigate for the wetland loss, an in-kind wetland of approximately 4,400 square feet will be constructed in compliance with DEP wetland replication regulations and policies, and the Town of Sherborn Wetland Bylaw requirements.

Off-site sewer and water infrastructure will be built mostly within the footprint of paved town roads. At the present time, there is no final design plan for crossing a small stream (Course Brook) on Coolidge Street spanned by a twin culvert. The goal will be to develop a plan that minimizes wetland impacts for the sewer and water line crossing by using either horizontal boring under the stream, or by constructing an aboveground span over the culvert. The option of trenching within the wetlands is the least desirable option and would need to be permitted as a Limited Project with the Town and MassDEP. The 12-inch water line will require a sleeve beneath the stream, while the 3-inch sewer force main would require another sleeve. The Proponent has committed to perform certain upgrades to the Natick sewer line within the paved surface of Speen Street. These upgrades are within the buffer zone to adjacent wetlands, but no wetland impacts are anticipated or proposed. Assuming the culvert crossing can be maintained within the roadway limits, the offsite water and sewer pipeline work will involve only temporary buffer zone construction impacts. Assuming a 5-foot trench width, it is estimated that the offsite temporary buffer zone impacts would include 5,660 square feet for sewer and 8,680 square feet for water.

There is no Estimated or Priority Habitat within the onsite or off-site project work areas. A vernal pool assessment conducted within the Project site found no breeding sites. There are known vernal pool locations near the paved Town roads where sewer and water line upgrades are proposed.

III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ___ Yes **_X_** No; if yes, is there a current Chapter 91 License or Permit affecting the project site? ___ Yes ___ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

C. Does the project require a new or modified license or permit under M.G.L.c.91? ___ Yes **_X_** No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current ___ Change ___ Total ___

If yes, how many square feet of solid fill or pile-supported structures (in sf)?

C. For non-water-dependent use projects, indicate the following: **N/A**

Area of filled tidelands on the site:_____

Area of filled tidelands covered by buildings:_____

For portions of site on filled tidelands, list ground floor uses and area of each use:

_____

Does the project include new non-water-dependent uses located over flowed tidelands? Yes ___ No ___

Height of building on filled tidelands_____

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands? ___ Yes **_X_** No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? ___Yes **_X_** No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? ___ Yes **_X_** No; *(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)*

G. Does the project include dredging? ___ Yes **_X_** No; if yes, answer the following questions:

What type of dredging? Improvement ___ Maintenance ___ Both ____

What is the proposed dredge volume, in cubic yards (cys) _____

What is the proposed dredge footprint ____length (ft) ___width (ft)____depth (ft);

Will dredging impact the following resource areas?

Intertidal Yes__ No__; if yes, ___ sq ft

Outstanding Resource Waters Yes__ No__; if yes, ___ sq ft

Other resource area (i.e. shellfish beds, eel grass beds) Yes__ No__; if yes __ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? __Yes ___No: if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ___Yes ____No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment ___
Unconfined Ocean Disposal ___
Confined Disposal:
Confined Aquatic Disposal (CAD) ___
Confined Disposal Facility (CDF) ___
Landfill Reuse in accordance with COMM-97-001 ___
Shoreline Placement ___
Upland Material Reuse____
In-State landfill disposal____
Out-of-state landfill disposal ____
(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ___ Yes **_X_** No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ___ Yes **_X_** No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

WATER SUPPLY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? **X** Yes ___ No; if yes, specify, in quantitative terms:

Threshold: 301 CMR (4)(a)2 New interbasin transfer of water of 1,000,000 or more gallons per day (gpd) or any amount determined significant by the Water Resources Commission. DCR Water Resources has made a preliminary determination that all additional MWRA withdrawals would be significant based upon the MWRA having already exceeded its five percent drought year withdrawal allowance threshold as defined within the Interbasin Transfer (IBT) regulations. As such, even though the desired water allocation for this project of 51,930 GPD (Max Day Use) is relatively insignificant (de minimis) as compared to the usual 1 MGD MEPA Threshold limit, DCR believes additional review is mandated by the language in their current regulations. Note: The MWRA supply connection for the Project would be through the City of Framingham's Water System to a new water main extended into Sherborn to service the proposed North Sherborn Water District, to be established.

B. Does the project require any state permits related to **water supply**? **X** Yes ___ No; if yes, specify which permit:

Approval from the Water Resources Commission for an Interbasin Transfer of Water
BRP WS32 - Distribution Modifications for Systems that serve more than 3,300 people.
MWRA Advisory Board Approval for Water
MWRA Board of Directors Approval Water

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

The MWRA connection would be through the City of Framingham Water System to a newly established North Sherborn Water District. Currently there are several straddle properties in Sherborn that are being serviced and which will become part of the new water district. All use values are Maximum Daily Use projections. (Total Average Day Use values would be closer to 36,600 GPD total for all users.)

	Existing (GPD)	Change (GPD)	Total (GPD)
Municipal or regional water supply	**16,810**	**35,120**	**51,930**
Withdrawal from groundwater	**0**	**0**	**0**
Withdrawal from surface water	**0**	**0**	**0**
Interbasin Transfer **(GPD)***	**4,380**	**47,550**	**51,930**

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

**** The 35,120 GPD wastewater conveyance to Natick from the Project site would constitute an interbasin transfer from MWRA (Quabbin Reservoir in the Chicopee basin) to MWRA (Deer Island in the Coastal basin) which is essentially the same for all MWRA users with both MWRA water and sewer.***

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? **_X_** Yes ___ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ___ Yes **_X_** No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. _____
D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? **300 million GPD (Safe Yield), Currently averaging about 165 MGD.** Will the project require an increase in that withdrawal? ___Yes **_X_** No; if yes, then how much of an increase (gpd)?

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ___ Yes **_X_** No. If yes, describe existing and proposed water supply facilities at the project site:

	Permitted Flow	Existing Avg Daily Flow	Project Flow	Total
Capacity of water supply well(s) (gpd)	_____	_____	_____	_____
Capacity of water treatment plant (gpd)	_____	_____	_____	_____

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?
The anticipated water source is the MWRA which obtains its water from the Quabbin Reservoir located in the Chicopee Watershed. The water supply connection would be from the existing MWRA water user, the City of Framingham, which lies in the SuAsCo Watershed (Sudbury, Assabet and Concord Rivers watershed). The area of the Town of Sherborn proposed to be serviced is also located in the SuAsCo watershed. The proposed water main extension in Sherborn would cross municipal boundaries but the water use would remain dedicated for properties that are also located in the SuAsCo watershed. The new transfer of 51,930 GPD (Max Day) would essentially be an increase in the existing transfer from the Chicopee to the SuAsCo via the Framingham service connection. In 2020, Framingham was using an average of about 5.9 MGD from MWRA making the proposed extension about 0.8% of the current Framingham use and 0.00017% of the Quabbin Reservoir safe yield.

G. Does the project involve:
1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? **_X_** Yes ___ No
2. a Watershed Protection Act variance? ___ Yes **_X_** No; if yes, how many acres of alteration?
3. a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? ___ Yes **_X_** No

III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

As part of the proposed Project, the Proponent will be creating the North Sherborn Water District which will be established by legislative act and will be structured, organized, managed, and operated to be a self-sustaining quasi-municipal enterprise. A plan showing the proposed North Sherborn Water District (NSWD) limits is provided as Figure 8 The new district will adopt demand management principals, water conservation measures, leak detection, system flushing and other preventative maintenance principals already in use in Framingham and other MWRA member communities. Asset management principals including preventative maintenance will be applied to operate and maintain the water main extension in optimal performance. Based upon water system

modeling conducted by the City of Framingham's water consultant on the Proponent's behalf, both suitable water supply, pressure and quality are projected to be maintained within the extension service area. Although the existing City of Framingham and MWRA supply facilities are currently ample to supply the proposed extension, additional mitigation funding is anticipated to be paid to Framingham to help improve and maintain their water system, further enhancing facilities and services.

The project involves replacing an 8-inch asbestos cement (AC) water main extending from Framingham into Sherborn, which currently services "straddle properties" in Sherborn. These properties were allowed to connect to the Framingham water system several decades ago, primarily due to known groundwater contamination. Current water use for these existing connected properties is estimated to be about 4,380 GPD (Max Day) based upon consumption data. The AC water main would be replaced with a 12-inch cement lined ductile iron (CLDI) pipe which would extend further into Sherborn along Kendall Street then down Coolidge Street to the proposed Project Site (with an estimated Max Day use of 35,120 GPD).

Once the new water main is built and activated, the existing Sherborn users would be re-connected and become part of the new North Sherborn Water District. The new CLDI water main would significantly increase the pipeline reliability and also better safeguard water quality. A master meter station would be built in Sherborn near the Framingham City line as part of the water extension, allowing the ability to compare total individual meter use with total flow travelling into Sherborn. This will facilitate the determination of unaccounted water as well as un-metered uses (hydrant flows). These values could also be used to provide general indicators for leak detection issues. Pressure and flow monitoring at the metering station will incorporate alarm features to provide notification of any major water main break in the Sherborn system. Isolation gates will be periodically placed to help limit outages and facilitate pipeline repair as may be needed.

Given that there is a known contamination plume in this area of Sherborn, the properties abutting the new water pipeline and within the general realm of the down-gradient plume as shown on the NSWD limits map (Figure 8) would be allowed to connect to the water main extension, subject to the rules and regulations of the NSWD, if water quality issues arose with their existing private supply wells. Although trace levels of contamination have been found in many wells in past testing, there are currently no violations of the Massachusetts drinking water limits for these wells. Given the future uncertainty of how well water quality will change over time, the Town of Sherborn would like to provide these homes with a back-up water supply alternative to guard against the future possibility of contamination. The anticipated water use estimated for these properties is 12,430 GPD (Max Day) and is included in the proposed use values previously listed. There is a likely possibility that this flow allocation will not be fully utilized. Those "abutting" parcels would be connected solely for domestic water use and outdoor irrigation would be restricted.

The new Water District will use the services of a licensed water distribution system operations firm to operate and maintain the water system, including emergency response and water quality monitoring in accordance with state guidance and permitting, as well MWRA and City of Framingham system guidelines. The Proponent expects that mutual aid agreements may also be established with Framingham and Sherborn to enhance emergency response aspects, helping to further increase and improve system reliability.

The proposed Project will also include water conservation measures within the construction and operation of its facilities. All units will employ low flush toilet fixture, low flow faucet aerators and shower heads and will reduce irrigation requirements using drought tolerant plantings and drip irrigation in planting beds. Demand and drought management controls will also be in place to reduce/restrict outdoor water uses consistent with Framingham guidelines.

The water main replacement planned in Sherborn is also consistent with the 2017 City of Framingham Water System Master Plan and the mitigation funding provided by the Proponent to Framingham will enhance the implementation of system improvements as detailed in that planning document. The proposed preventative maintenance tasks proposed for the new system are also consistent with the master plan recommendations for system flushing, leak detection, valve exercising and hydrant maintenance.

WASTEWATER SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

Although no wastewater threshold is exceeded, the proposed sewer connection to Natick (MWRA sewer) is being considered an Interbasin Transfer by the DCR-WRC as it takes source water from the MWRA Quabbin Reservoir (Chicopee Basin), converts it to wastewater and then transfers it back to the MWRA (Massachusetts Coastal Basin). Although the estimated 35,120 GPD (Max day) flow is negligible (de minimis) to the MWRA collection system and Deer Island treatment facility and is easily handled by the existing Natick sewer system, a DCR-WRC determination of insignificance could not be issued since the MWRA water withdrawal had via past extensions exceeded the DCR regulation threshold. For this reason, supplemental information is being supplied for this section.

B. Does the project require any state permits related to **wastewater**? **_X_** Yes **___** No; if yes, specify which permit: **Approval from the Water Resources Commission for an Interbasin Transfer of Wastewater**

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	Existing	Change	Total
Discharge of sanitary wastewater	**0 GPD**	**35,120 GPD**	
Discharge of industrial wastewater	**0 GPD**	**0 GPD**_____	_____
TOTAL	**0 GPD**	**35,120 GPD**	

	Existing	Change	Total
Discharge to groundwater	_____	_____	_____
Discharge to outstanding resource water	_____	_____	_____
Discharge to surface water	_____	_____	_____
Discharge to municipal or regional wastewater facility	**0 GPD**	**35,120 GPD**	
TOTAL	**0 GPD**	**35,120 GPD**	

B. Is the existing collection system at or near its capacity? ___ Yes **_X_** No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Is the existing wastewater disposal facility at or near its permitted capacity? ___ Yes**_X_** No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility? ___ Yes **_X_** No; if yes, describe as follows:

	Permitted	Existing Avg Daily Flow	Project Flow	Total
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)

MWRA Quabbin Reservoir (Chicopee Basin) supplies the drinking water via a connection and extension on Kendall Street from the City of Framingham into the Town of Sherborn and to the Project Site off of Coolidge Street. After use by the proposed Project, the resulting wastewater generated will be collected by both gravity and pressure sewers and conveyed by individual building grinder pumps (E/One) and a centralized wastewater pumping station (equipped with grinder pumps) and then transported via a 3-inch diameter 200 psi class common force- main to the Town of Natick gravity sewer system on Speen Street which then flows to an MWRA interceptor, ultimately transferring the wastewater to the MWRA treatment facility at Deer Island (Massachusetts Coastal Basin). The Total Max Day wastewater flow is estimated at 35,120 GPD. The proposed new water and sewer connections are shown on Figure 9.

F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district? ___ Yes **_X_** No
Since the project is in Sherborn (an MWRA non-member community) it will require a formal MWRA sewer connection application but the service connection would be to the private development condominium association and not to the Town of Sherborn or a new sewer district. The MWRA receiving or transporting community is the Town of Natick and their sewer system has been evaluated and found to have ample capacity for the anticipated wastewater flows.

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ___ Yes **_X_** No; if yes, what is the capacity (tons per day):

	Existing	Change	Total
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

The sewer system design for Meadowbrook Commons will include individual grinder pumps and low-pressure sewers which have an inherent low susceptibility to inflow and infiltration (I/I) into the sewer system. The Coolidge Crossing development's three multi-story rental apartment buildings will convey wastewater via gravity sewers to a new centralized grinder pump station. The forcemain from this pump station will combine with the low-pressure sewer from the Meadowbrook Commons portion of the Project and together travel to Natick's gravity sewer system by traveling in or adjacent to Sherborn roadways as shown on Figure 9. Given that a significant portion of the sewer system is pressure piping, I/I influence will be prevented from most of the system. The limited portions of the wastewater system that will be gravity sewer will be examined annually for I/I influences by the contract operations firm hired and retained by the Proponent to operate and maintain all system components. The annual inspection will also include any minor maintenance repairs associated with manhole and riser leaks which may be observed.

As part of the Project's entrance into the Natick/MWRA sewer system, a 4:1 Inflow remediation requirement will be instituted. The Proponent and the Town of Natick have identified sewer manhole frame and cover work in the sewer system which, based upon state guidelines, will conservatively remove over 140,500 gallons of inflow from the existing sewer system. Work will involve repairs to broken frames, frame seat and corbel leaks, sunken covers susceptible to ponding and cover replacement which have open vent and pick holes. The Town anticipates that this work can be effectively implemented as a change order to an existing 3-year sewer rehabilitation contract. In addition to this work, the Town also identified rehabilitation measures to be conducted on the receiving sewer system to remediate structure defects. This will further help to reduce I/I as an added benefit beyond the required 4:1 removal rate.

III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

The receiving or transporting community is the Town of Natick, which is relatively built out in terms of its anticipated wastewater collection system. Although increased density and re-development may occur with time, little in terms of new sewer expansion is envisioned. Given this and the fact that they are a MWRA wastewater community, a Comprehensive Wastewater Management Plan (CWMP) has not been prepared for the community. Instead, the Town uses its 2019 Comprehensive Master Plan and its periodic municipal utility Asset Management Plan as the primary long term planning tools governing its wastewater infrastructure. The Master Plan recommends detailed analysis of the municipal infrastructure and the creation of capital asset and facility planning documents. Currently there is a Draft 2020 Asset Management Plan, which is a direct response to that requirement, and it details system condition, capacity, and future needs. The Draft Asset Management Plan specifically references the sewer connection proposed for the proposed Project as well as other recent expansions to service straddle properties and potential future expansions to service projects with regional benefit. The proposed expansion to service the proposed Project is consistent with that document and is consistent with the long-term preventative maintenance actions proposed by both planning documents. Similar to Framingham, Natick and the MWRA require financial contributions to remove I/I from the sewer system at a 4:1 ratio as well as to fund sewer repairs and upgrades to down-gradient facilities.

The proposed Project will be addressing these aspects with MWRA and Natick and is in the process of detailing both remediation measures and cost associated with such upgrades. The financial payments and infrastructure improvement to be implemented as part of the project are consistent with accelerating the recommendations detailed in the Town's planning documents.

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ___ Yes **_X_** No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))? **_X_** Yes ___ No; if yes, specify, in quantitative terms:

301 CMR 11.03 (6)(b)15. – Construction of 300 or more New parking spaces at a single location.

B. Does the project require any state permits related to **state-controlled roadways**? ___ Yes **_X_** No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	Existing	Change	Total
Number of parking spaces[1]	**0**	**+478**	**478**
Number of ITE vehicle trips per day	**0**	**+900**	**900**
Number of ITE adjusted trips per day[2]	**N/A**	**221 & 252**	**473**

[1] **Proposed parking includes 237± surface parking spaces and 97± garage spaces.**

[2] **Proposed: ITE 10th Edition, LUC 221 – Multifamily Housing (Mid-Rise) applied to 120 Dwelling Units, and ITE 10th Edition, LUC 252 – Senior Adult Housing (Attached) applied to 67 Dwelling Units.**

B. What is the estimated average daily traffic on roadways serving the site?

	Roadway	Existing	Change	Total
1.	**Speen Street – East of Coolidge Street**	**12,170**	**+360**	**12,530**
2.	**Kendall Ave – West of Coolidge Street**	**8,170**	**+135**	**8,305**
3.	**N. Main Street – East of Coolidge Street**	**9,690**	**+135**	**9,825**
4.	**N. Main Street – West of Coolidge Street**	**17,035**	**+270**	**17,305**

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement: **N/A**

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

There are no sidewalks or bicycle facilities located in proximity of the site that would allow the Proponent to promote or leverage their use; however, the Proponent is working with the MetroWest Regional Transit Authority (MWRTA) to explore extending service to the Project Site via Speen Street and Coolidge Street with a bus waiting area and bus shelter provided near the driveway for the apartment component of the Project Site. If MWRTA provides a stop at the Project, the Proponent will continue to work with the MWRTA to provide a bus turnaround area to the south of the apartment portion of the project so that the transit bus can reverse direction to return to Speen Street. The Proponent will provide sidewalks on-site connecting the parking area and amenity buildings to the residential buildings and will provide bicycle accommodations within the property including bike racks in the common areas and near the building entrances to encourage and facilitate this mode of transportation within and to/from the site.

C. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? ____ Yes **_X_** No; if yes, describe if and how will the project will participate in the TMA:

D. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? ____ Yes **_X_** No; if yes, generally describe:

E. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)? **N/A**

III. Consistency

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

The proposed Project is located within an area of the Town that was amended at Town meeting to include the proposed uses, including age-restricted units and an affordable housing complex, and the Project will meet all requirements of that district. All work to be completed by the Proponent will comply with local requirements and there are no improvements required within State Highway Layout roadways or require MassDOT review. The Proponent will provide sidewalks on-site connecting the parking area and amenity buildings to the residential buildings and will provide bicycle accommodations within the property including bike racks in the common areas and near the building entrances to encourage and facilitate this mode of transportation within and to/from the site. The Proponent will continue to work with the MWRTA to explore extending bus service to the site.

TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**? ___ Yes **_X_** No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

B. Will the project involve any

1. Alteration of bank or terrain (in linear feet)? _____
2. Cutting of living public shade trees (number)? _____
3. Elimination of stone wall (in linear feet)? _____

III. Consistency -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

ENERGY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**? ___ Yes **_X_** No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

II. Impacts and Permits

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	Existing	Change	Total
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

B. If the project involves construction or expansion of an electric generating facility, what are:

1. the facility's current and proposed fuel source(s)?
2. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ___Yes ___No; if yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

AIR QUALITY SECTION

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**? ___ Yes **_X_** No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? ___ Yes ___ No; if yes, describe existing and proposed emissions (in tons per day) of:

	Existing	Change	Total
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ___ Yes **_X_** No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**? ___ Yes **_X_** No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ___ Yes ___ No; if yes, what is the volume (in tons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ___ Yes ___ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____
Disposal	_____	_____	_____

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos? ___ Yes ___ No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts

A. Have you consulted with the Massachusetts Historical Commission? **X** Yes ___ No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ____Yes ____ No; if yes, attach correspondence

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? **X** Yes ___ No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? **X** Yes ___ No; if yes, please describe:

The Project involves the demolition of MHC# SHR.10, 84 Coolidge Street, also known as the Thompson House.

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? **X** Yes ___ No; if yes, does the project involve the destruction of all or any part of such archaeological site? **X** Yes ___ No; if yes, please describe:

The Project will occur within the mapped units of 19-MH-1220 and 19-MD-1220.

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

The Project consists of the construction of a new housing development including buildings, roadways, utilities, and parking areas. The construction of the Project necessitates the removal of MHC# SHR.10, 84 Coolidge Street, also known as the Thompson House. The building has not been determined eligible for listing on the National Register of Historic Places and the present documentation on the property does not convey historic significance to the house so much as to the property and its ownership by the Phipps family. The building would not likely be eligible for listing in the National Register.

Additionally, the Project will occur within the mapped units of 19-MH-1220 and 19-MD-1221. These sites were identified as part of MHC requested archaeological surveys for this Project. Both sites are findspots and have not been determined eligible for listing on the National Register and are unlikely to be determined such. The MHC upon reviewing the archaeological reports associated with these sites found that no further work was required.

III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

The MHC previously reviewed this project as part of its review and compliance process (MHC #RC.65854) and found that no historic properties would be affected by the Project. This ENF is submitted in compliance with State Register review (950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254) and Section 106 of the National Historic Preservation Act (36 CFR Part 800). Should there be any further affects to historic properties, additional consultation with MHC will be conducted in accordance with applicable regulations governing affects to historic and archaeological resources.

CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

   (Name) **MetroWest Daily News** (Date) **June 3, 2021**

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

6/1/21		6/1/21	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing ENF (if different from above)

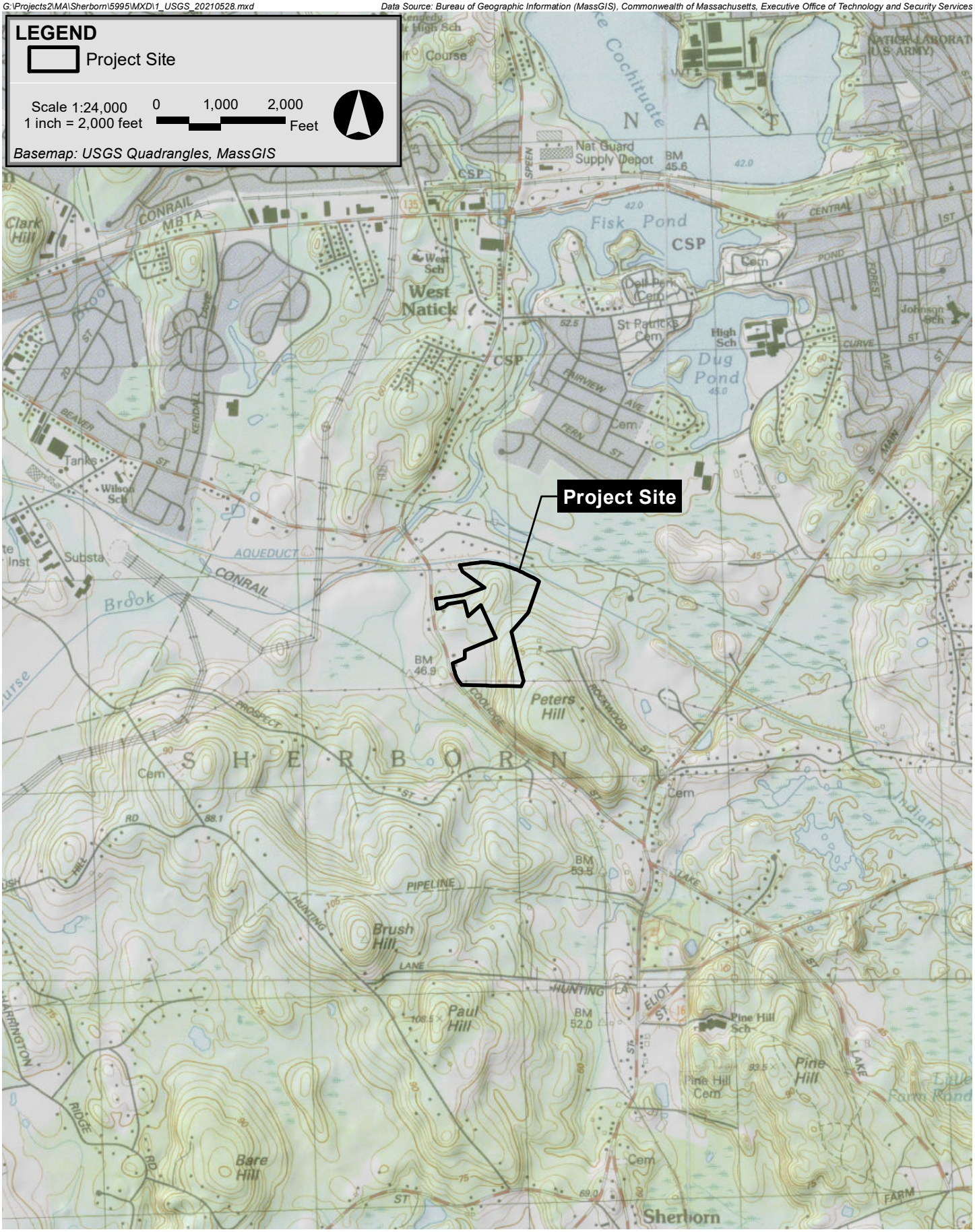
Mark Mastroianni	**David Hewett**
Name (print or type)	Name (print or type)
Pulte Homes of New England, LLC	**Epsilon Associates, Inc.**
Firm/Agency	Firm/Agency
115 Flanders Road, Suite 200	**3 Mill and Main Place, Suite 250**
Street	Street
Westborough, MA 01581	**Maynard, MA 01754**
Municipality/State/Zip	Municipality/State/Zip
(508) 870-9999	**(978) 897-7100**
Phone	Phone

Attachment 1

ENF Figures

Figure 1	USGS Locus Map
Figure 2	Aerial Locus Map
Figures 3a	Existing Conditions Plan Meadowbrook Commons
Figures 3b	Existing Conditions Plan Coolidge Crossing 84 Coolidge Street
Figures 3c	Existing Conditions Plan Coolidge Crossing 84 Coolidge Street
Figure 4	Environmental Constraints
Figure 5	Proposed Site Plan
Figure 6	On-site Wells and Off-site Wastewater Disposal Alternative
Figure 7	On-site Wells and On-site Wastewater Disposal Alternative
Figure 8	Proposed North Sherborn Water District
Figure 9	Proposed Water and Sewer Line Routes

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

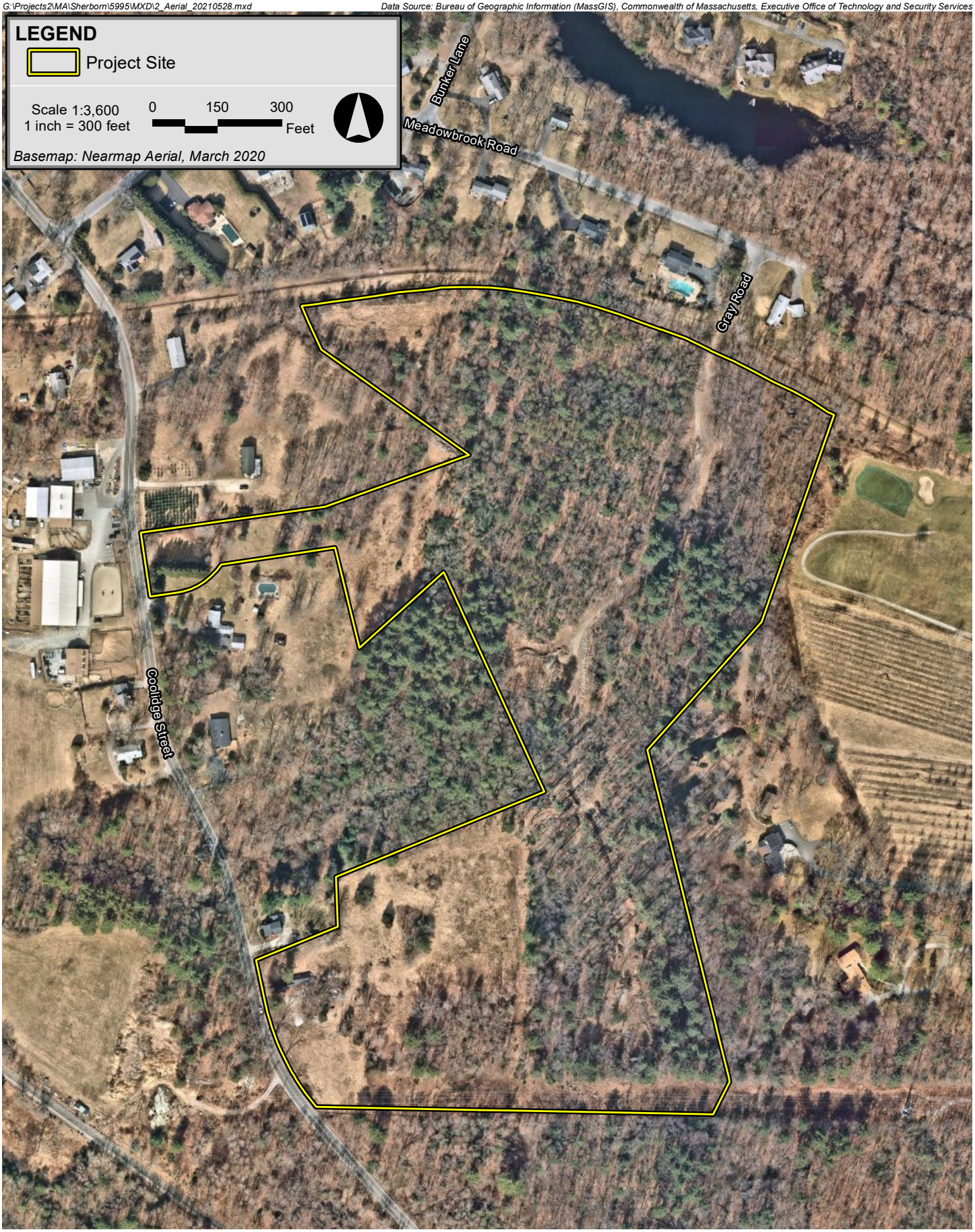


Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 1

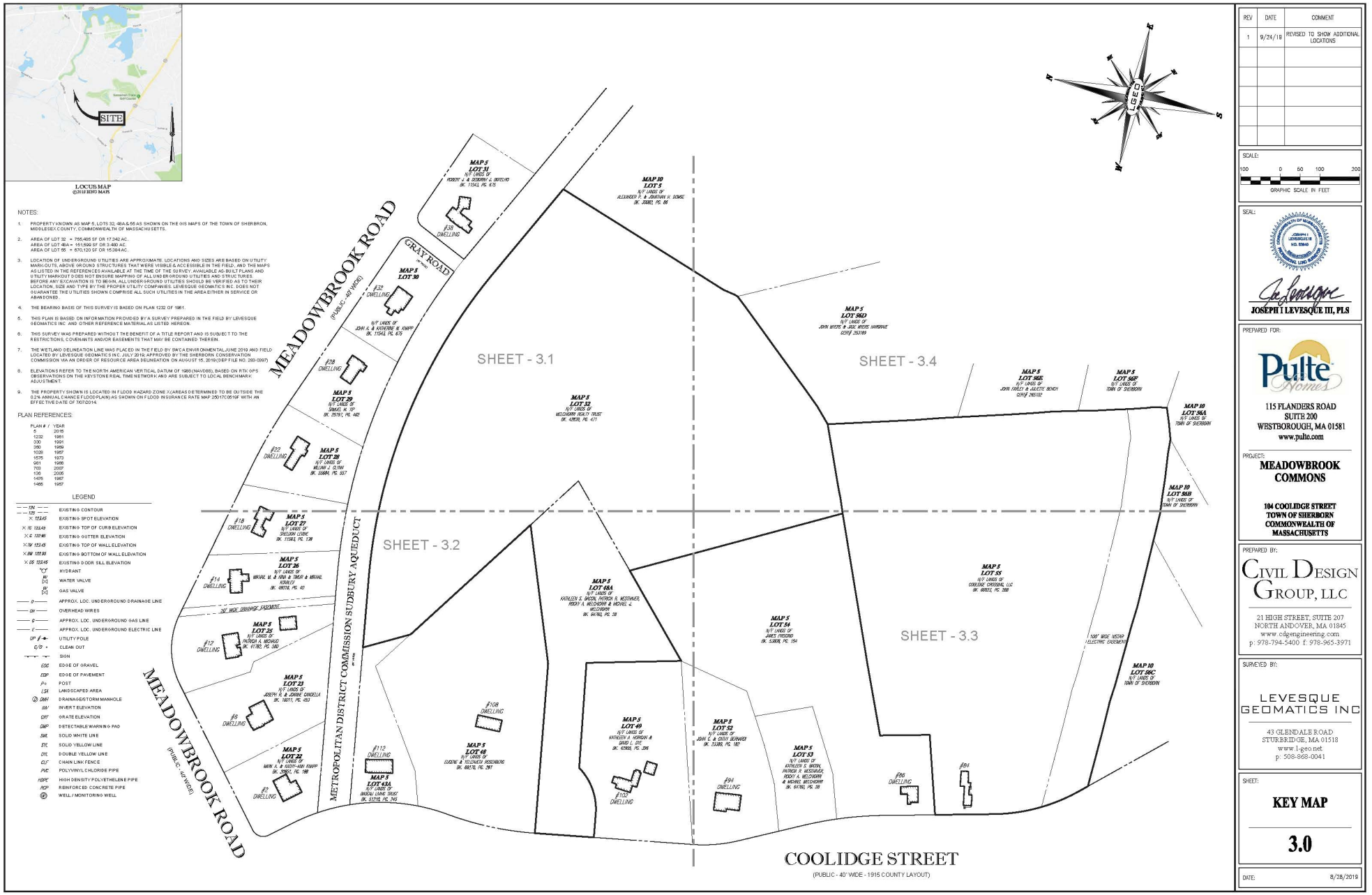
USGS Locus Map



Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon Associates Inc.

Figure 2
Aerial Locus Map



REV	DATE	COMMENT
1	9/24/19	REVISED TO SHOW ADDITIONAL LOCATIONS

SCALE: 100 0 50 100 200

PREPARED FOR: Pulte Homes

PROJECT: MEADOWBROOK COMMONS

PREPARED BY:

SURVEYED BY:

SHEET:

DATE:

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Figure 3a-1

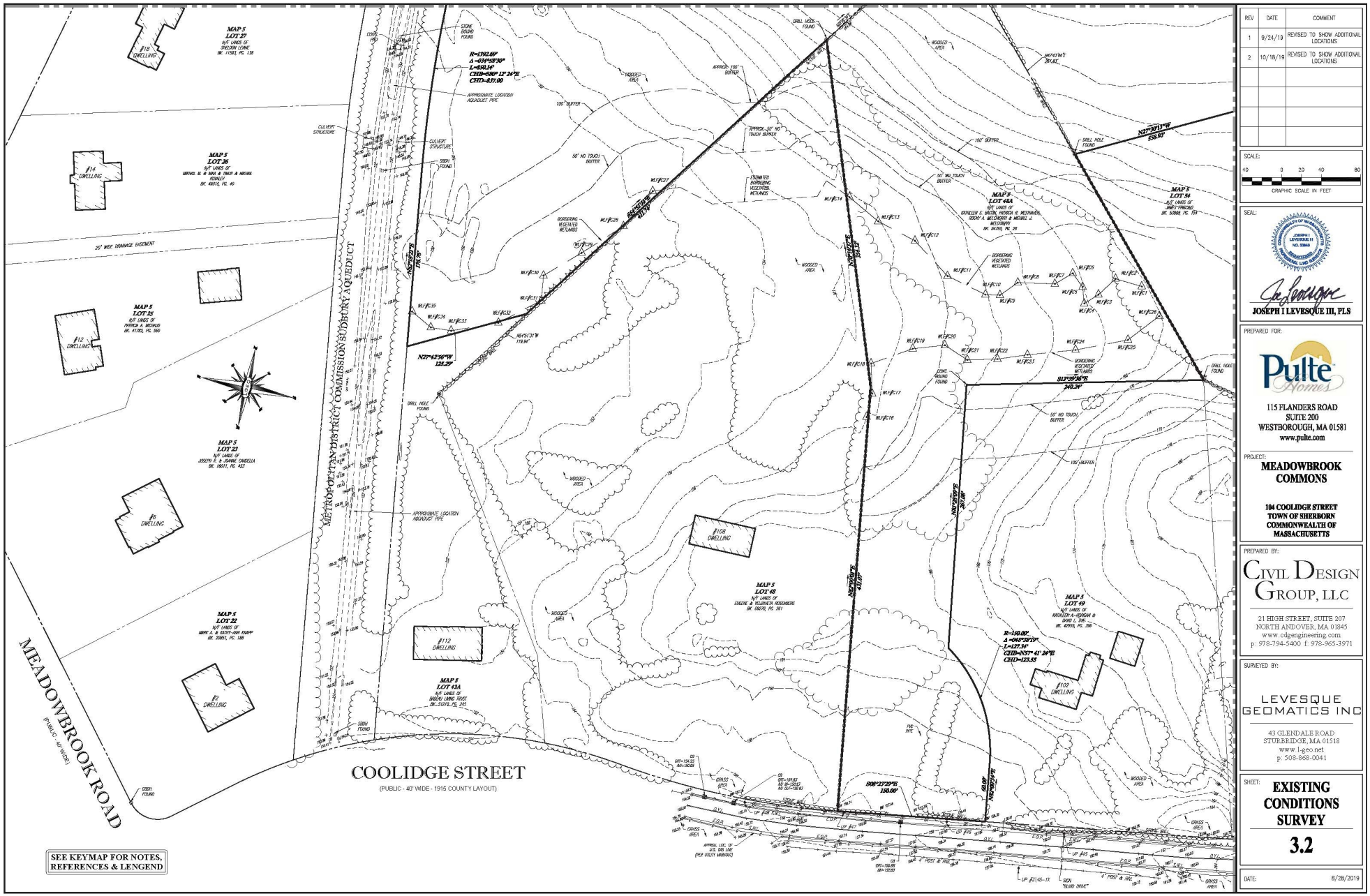
Existing Conditions Plan – Meadowbrook Commons

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3a-2

Existing Conditions Plan – Meadowbrook Commons

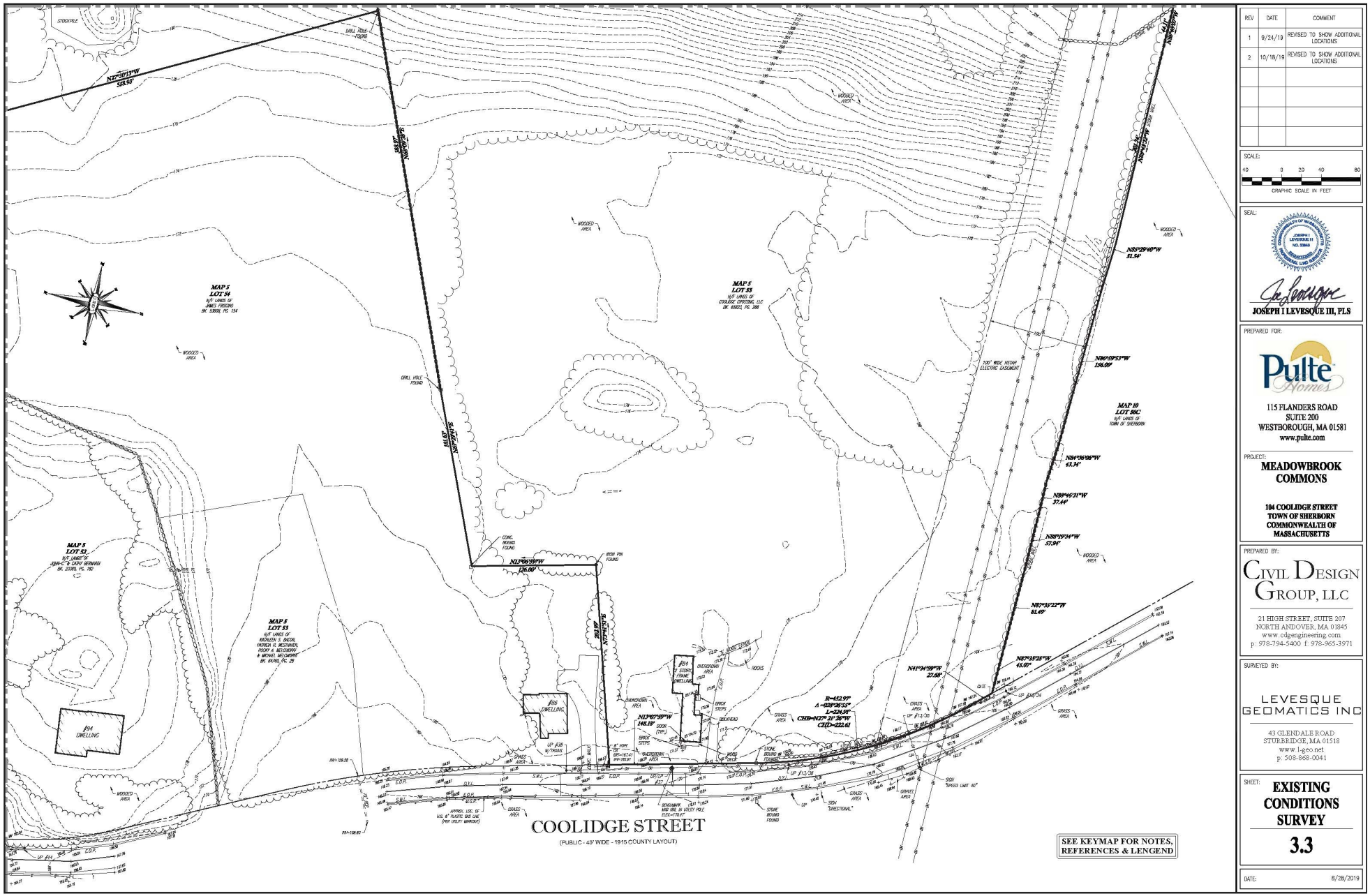


Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3a-3

Existing Conditions Plan – Meadowbrook Commons



REV	DATE	COMMENT
1	9/24/19	REVISED TO SHOW ADDITIONAL LOCATIONS
2	10/18/19	REVISED TO SHOW ADDITIONAL LOCATIONS

SCALE: 40 0 20 40 80
GRAPHIC SCALE IN FEET

SEAL:
JOSEPH I LEVESQUE III, PLS

PREPARED FOR:
Pulte Homes
115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:
MEADOWBROOK COMMONS
104 COOLIDGE STREET
TOWN OF SHERBORN
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

SURVEYED BY:
LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

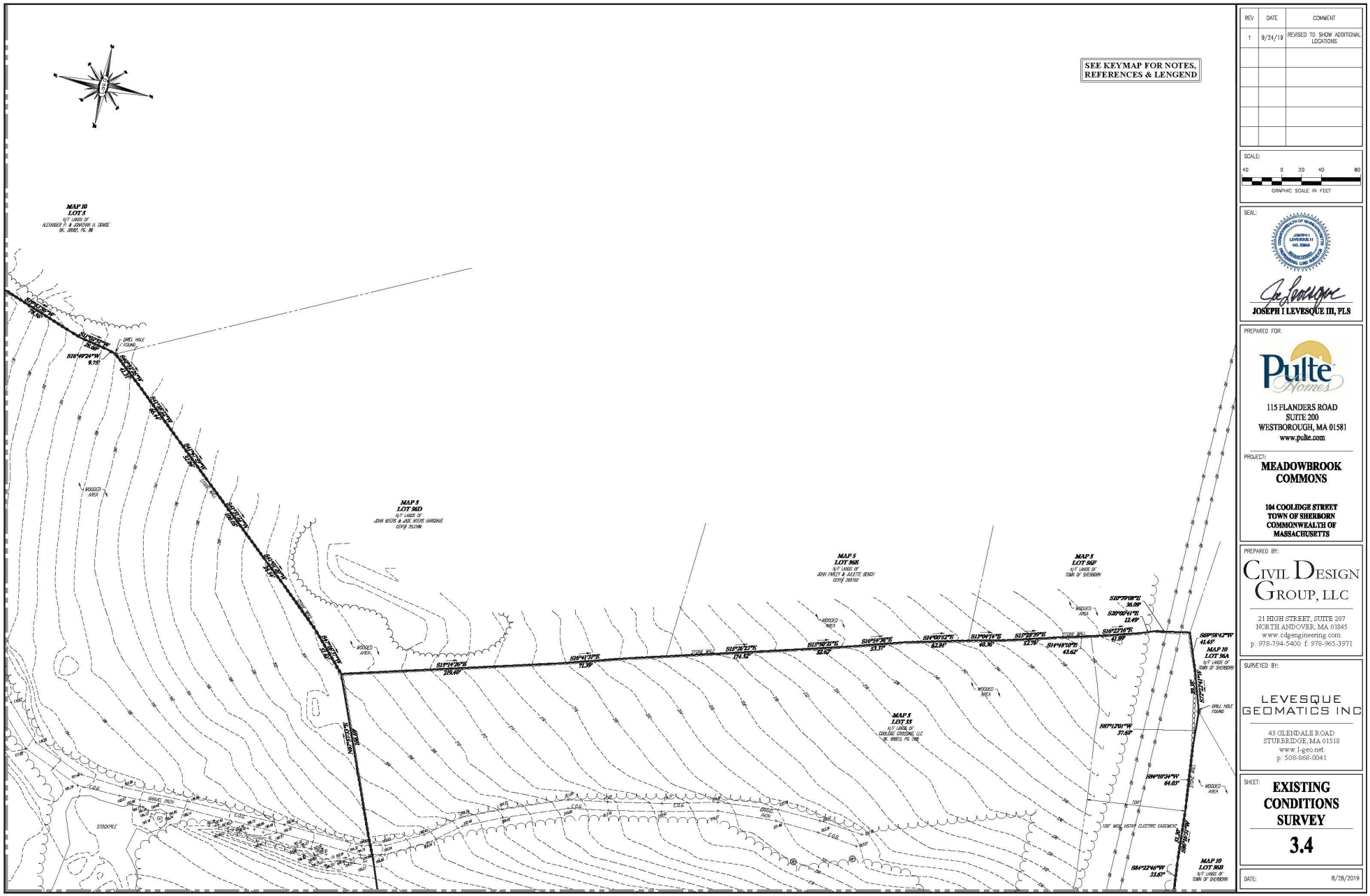
SHEET:
EXISTING CONDITIONS SURVEY
3.3

DATE: 8/28/2019

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3a-4
Existing Conditions Plan – Meadowbrook Commons

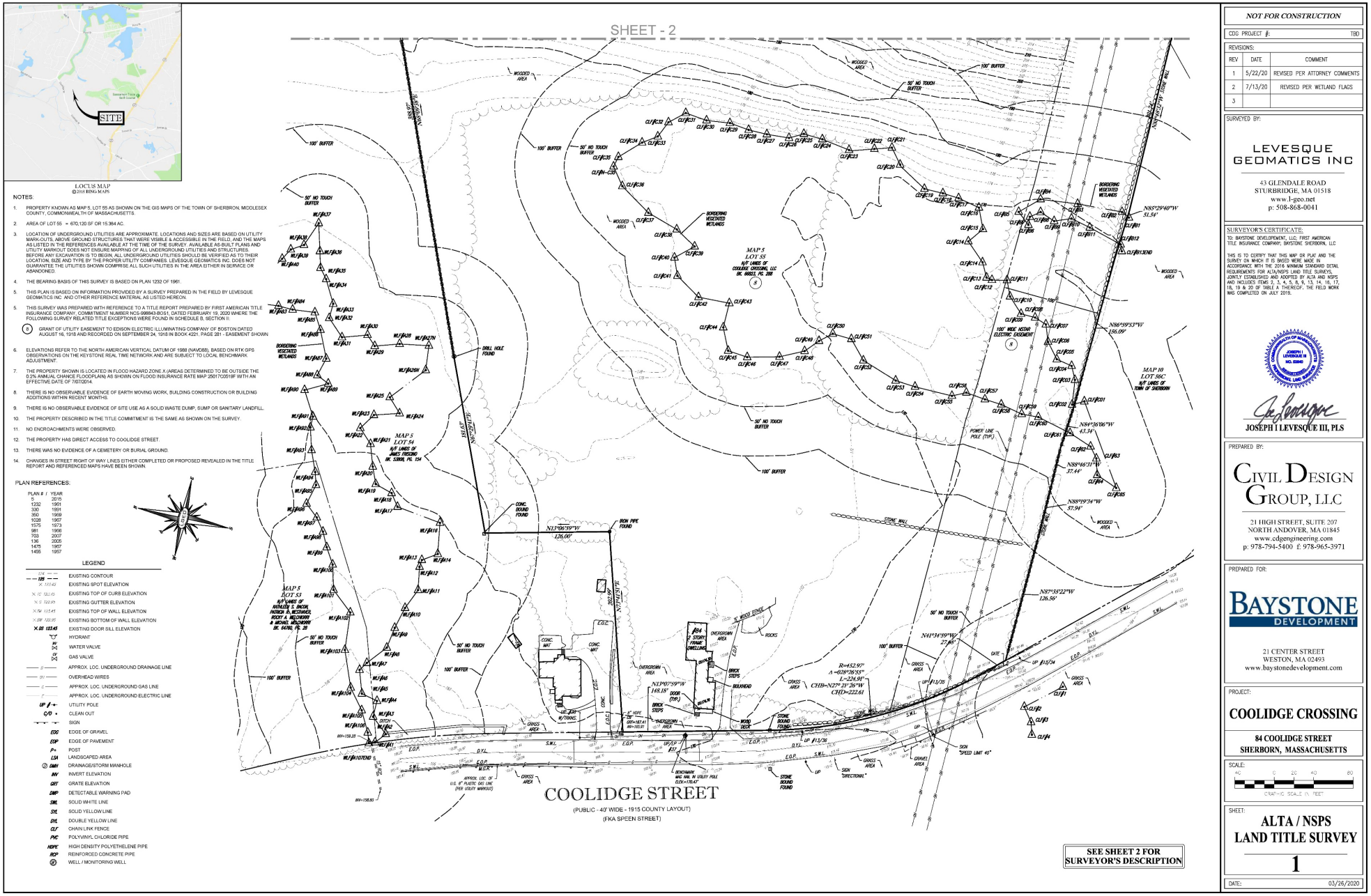


Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3a-5

Existing Conditions Plan – Meadowbrook Commons



NOT FOR CONSTRUCTION

CDG PROJECT #: TBD

REVISIONS:

REV	DATE	COMMENT
1	5/22/20	REVISED PER ATTORNEY COMMENTS
2	7/13/20	REVISED PER WETLAND FLAGS
3		

SURVEYED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

SURVEYOR'S CERTIFICATE:

TO: BAYSTONE DEVELOPMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; BAYSTONE SHERBORN, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2019.

COMMONWEALTH OF MASSACHUSETTS — JOSEPH I LEVESQUE III — No. 50042 — REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH I LEVESQUE III, PLS

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

BAYSTONE DEVELOPMENT

21 CENTER STREET
WESTON, MA 02493
www.baystonedevelopment.com

PROJECT:

COOLIDGE CROSSING

84 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE: 40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

ALTA / NSPS LAND TITLE SURVEY

1

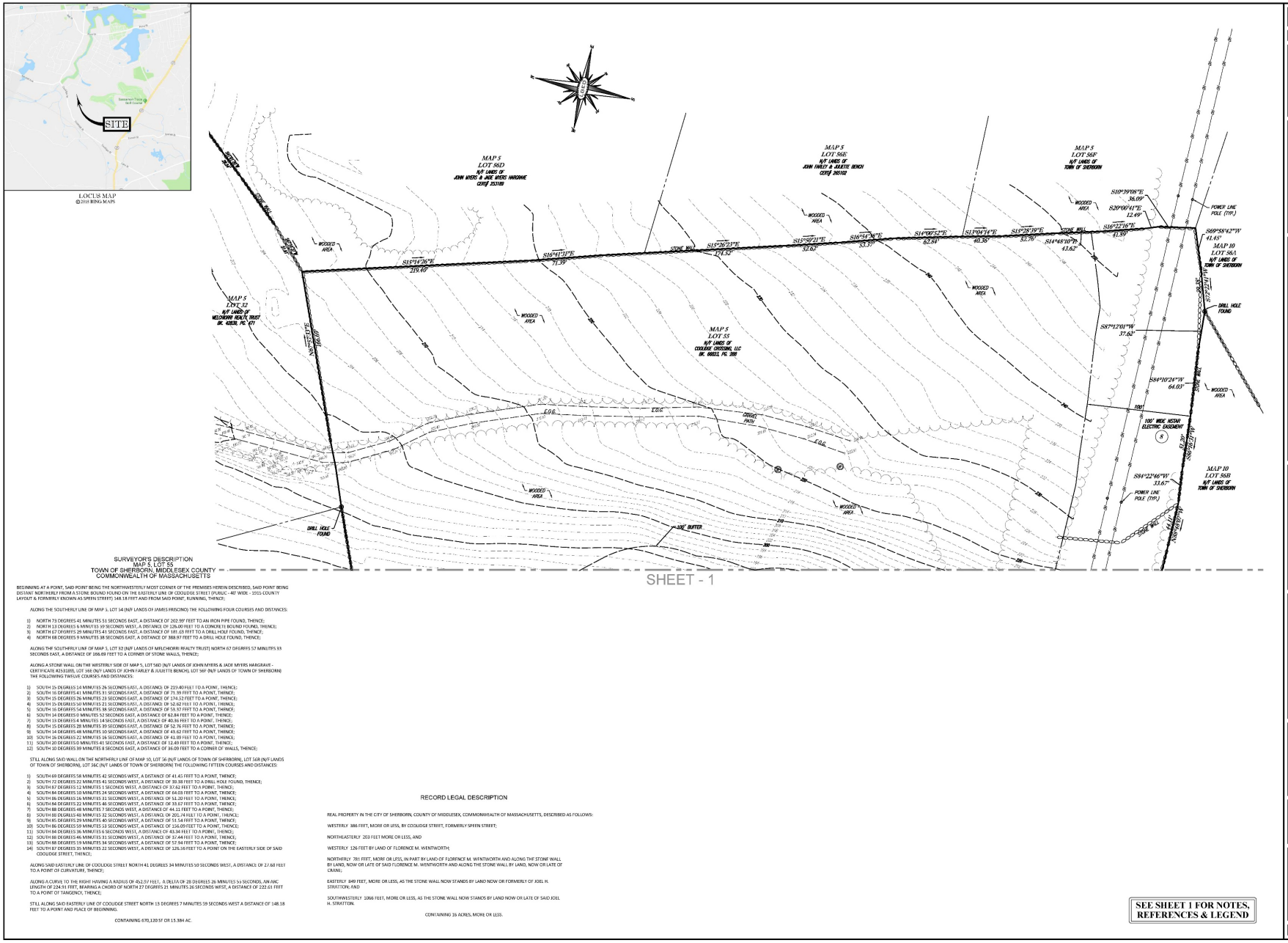
DATE: 03/26/2020

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3b-1

Existing Conditions Plan – Coolidge Crossing (84 Coolidge Street)

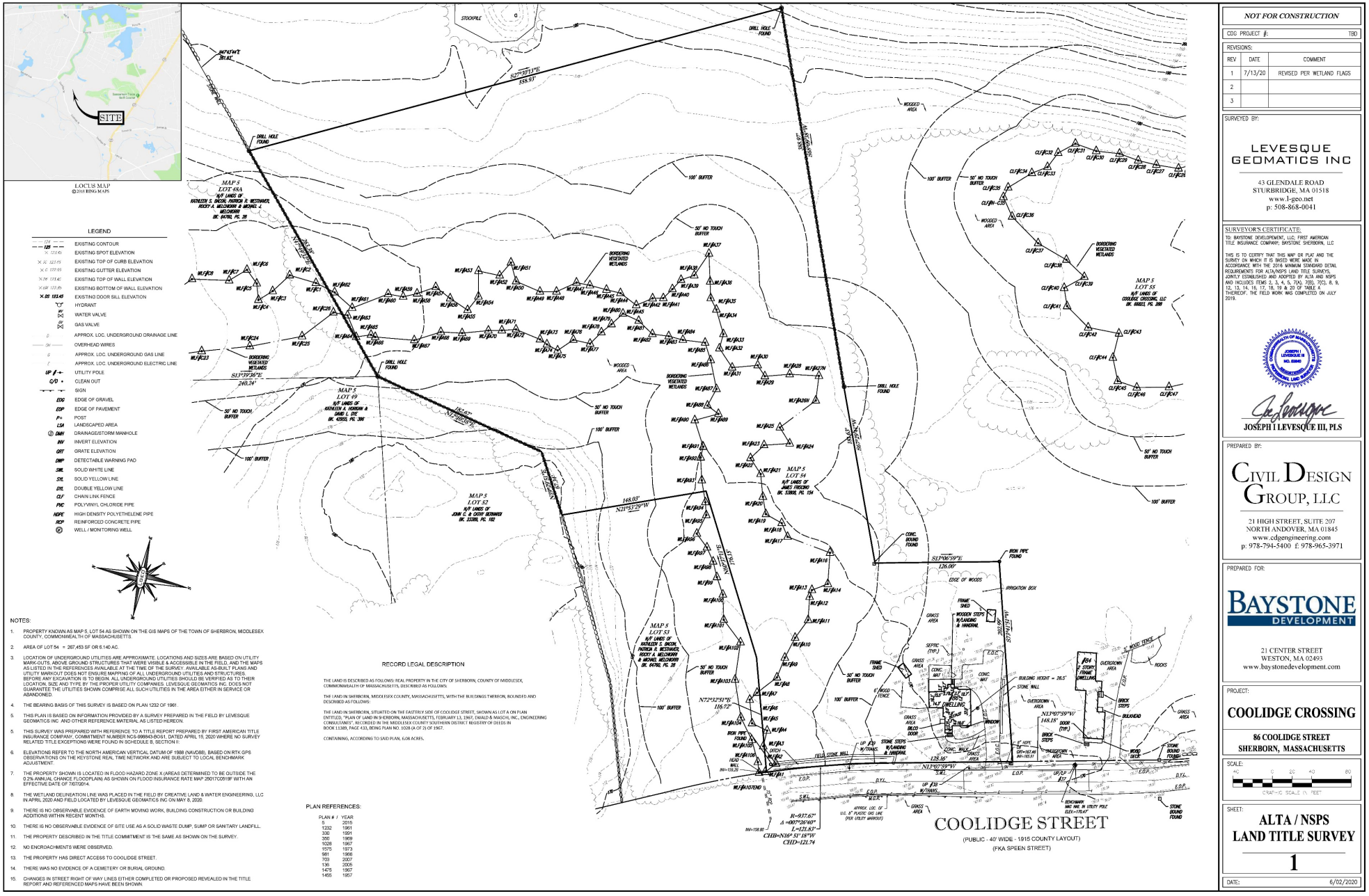


Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3b-2

Existing Conditions Plan – Coolidge Crossing (84 Coolidge Street)



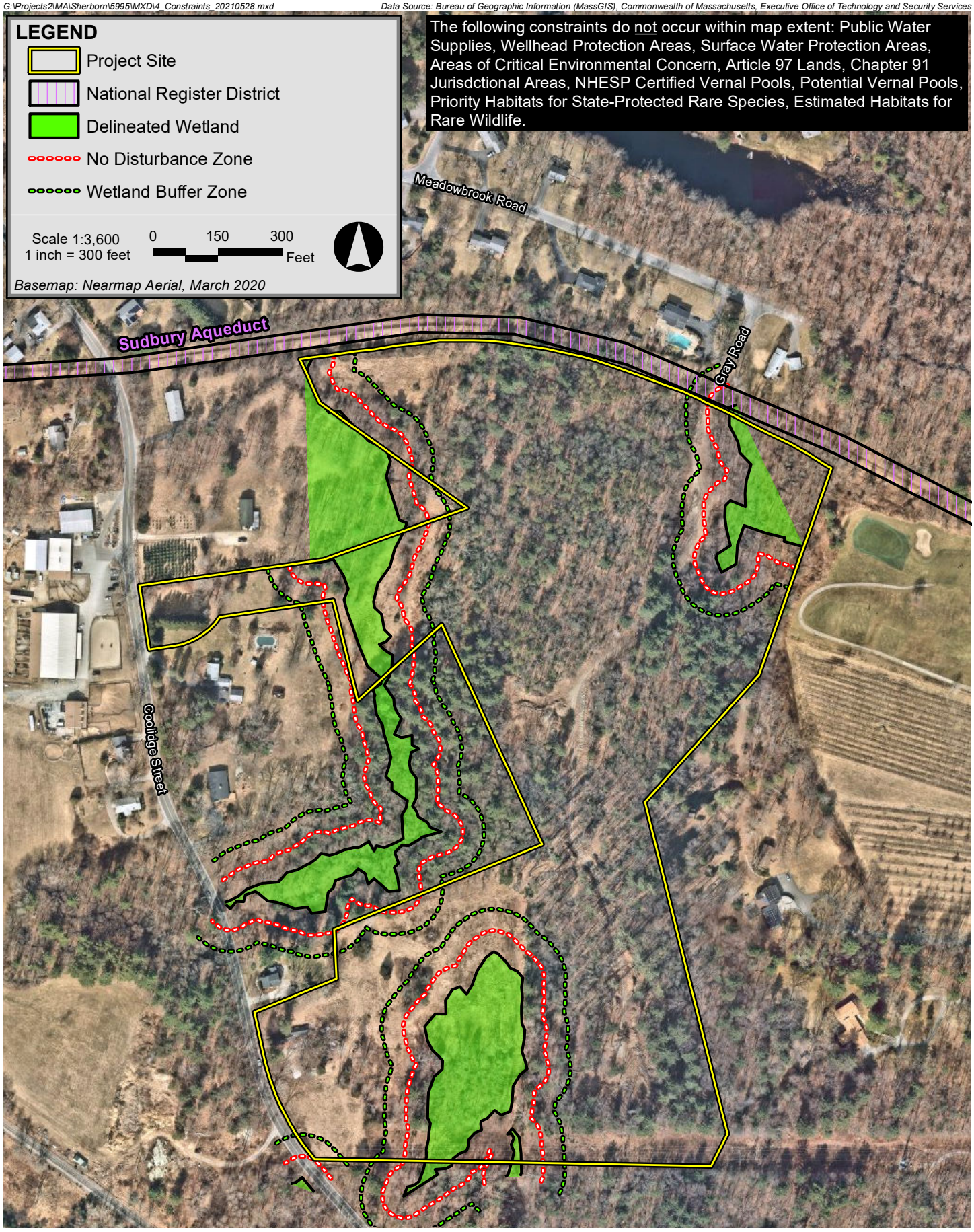
Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon ASSOCIATES INC.

Figure 3c

Existing Conditions Plan – Coolidge Crossing (86 Coolidge Street)

Data Source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services

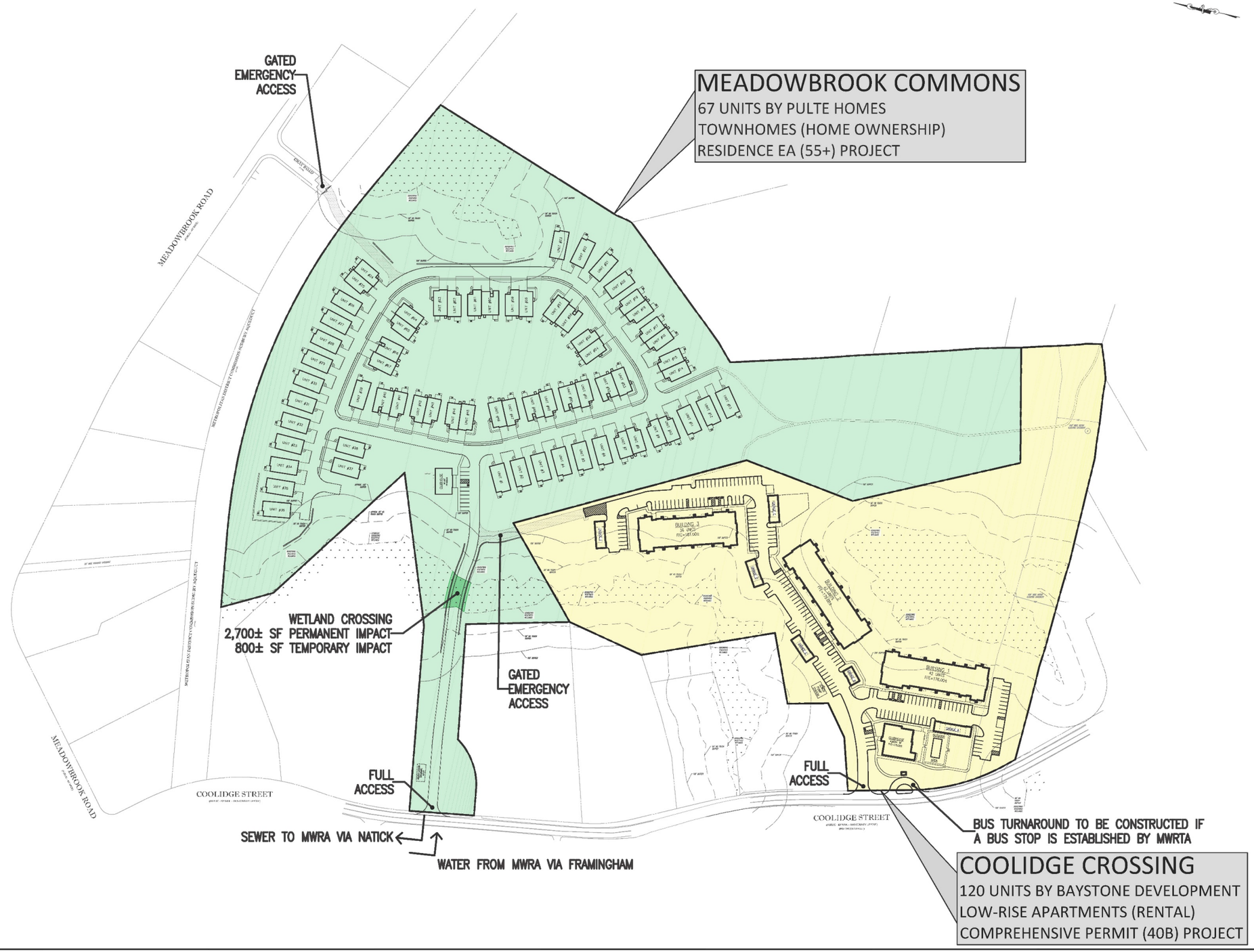


Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Epsilon Associates Inc.

Figure 4

Environmental Constraints Map



NOT FOR CONSTRUCTION

CDG PROJECT #: 19001

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNING BOARD:

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

PULTE HOMES
115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

MEADOWBROOK COMMONS
104 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

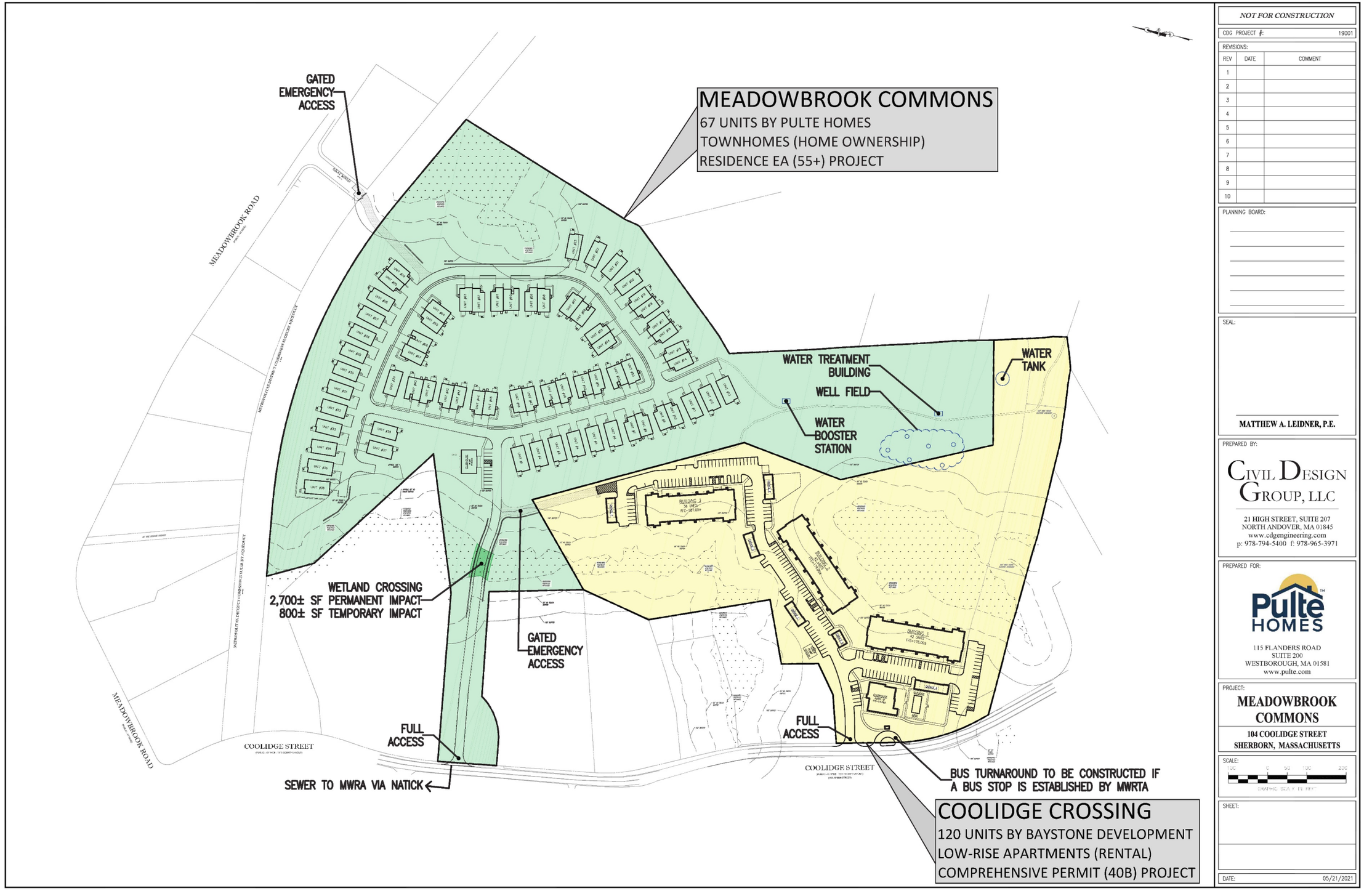
SCALE: 100 0 50 100 200
GRAPHIC SCALE IN FEET

SHEET:

DATE: 05/21/2021

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Figure 5
Proposed Site Plan



NOT FOR CONSTRUCTION

CDG PROJECT #: 19001

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNING BOARD:

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

PULTE HOMES

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

MEADOWBROOK COMMONS

104 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

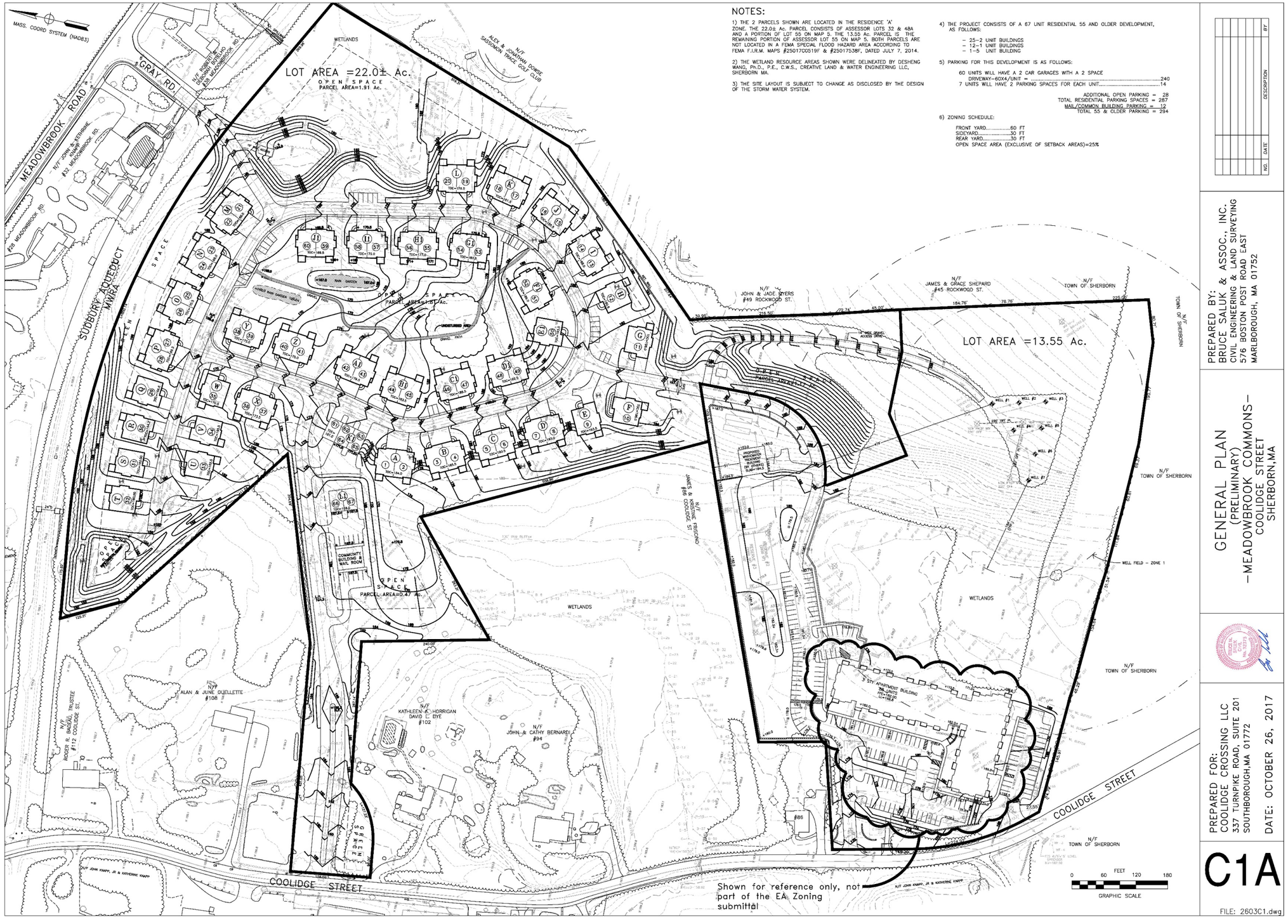
SCALE: 100 0 50 100 200

GRAPHIC SCALE IN FEET

SHEET:

DATE: 05/21/2021

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts



NO. | DATE | DESCRIPTION | BY

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

GENERAL PLAN
(PRELIMINARY)
—MEADOWBROOK COMMONS—
COOLIDGE STREET
SHERBORN, MA

PREPARED FOR:
COOLIDGE CROSSING LLC
337 TURNPIKE ROAD, SUITE 201
SOUTHBOROUGH, MA 01772

DATE: OCTOBER 26, 2017

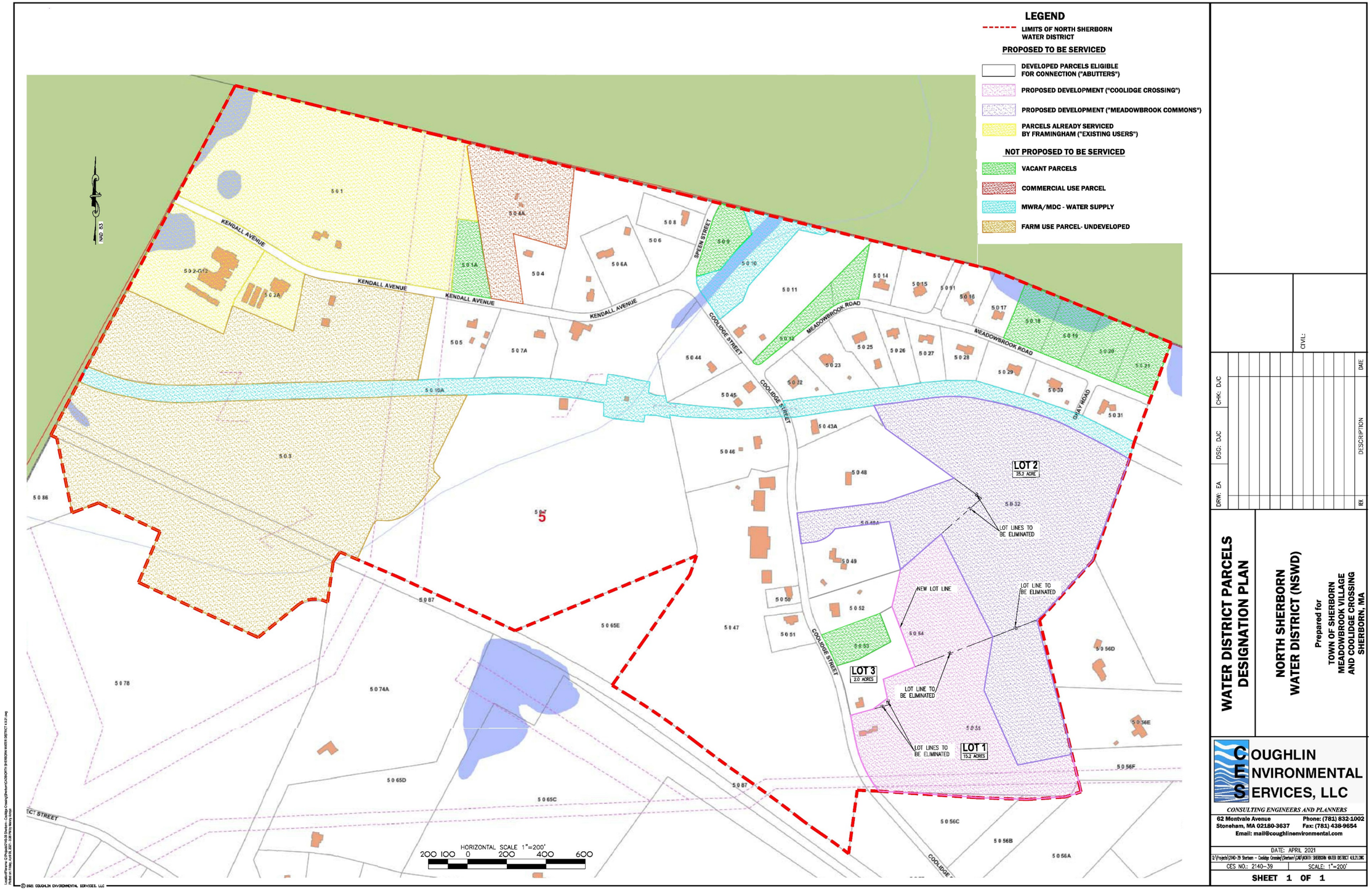
C1A

FILE: 2603C1.dwg

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Figure 7

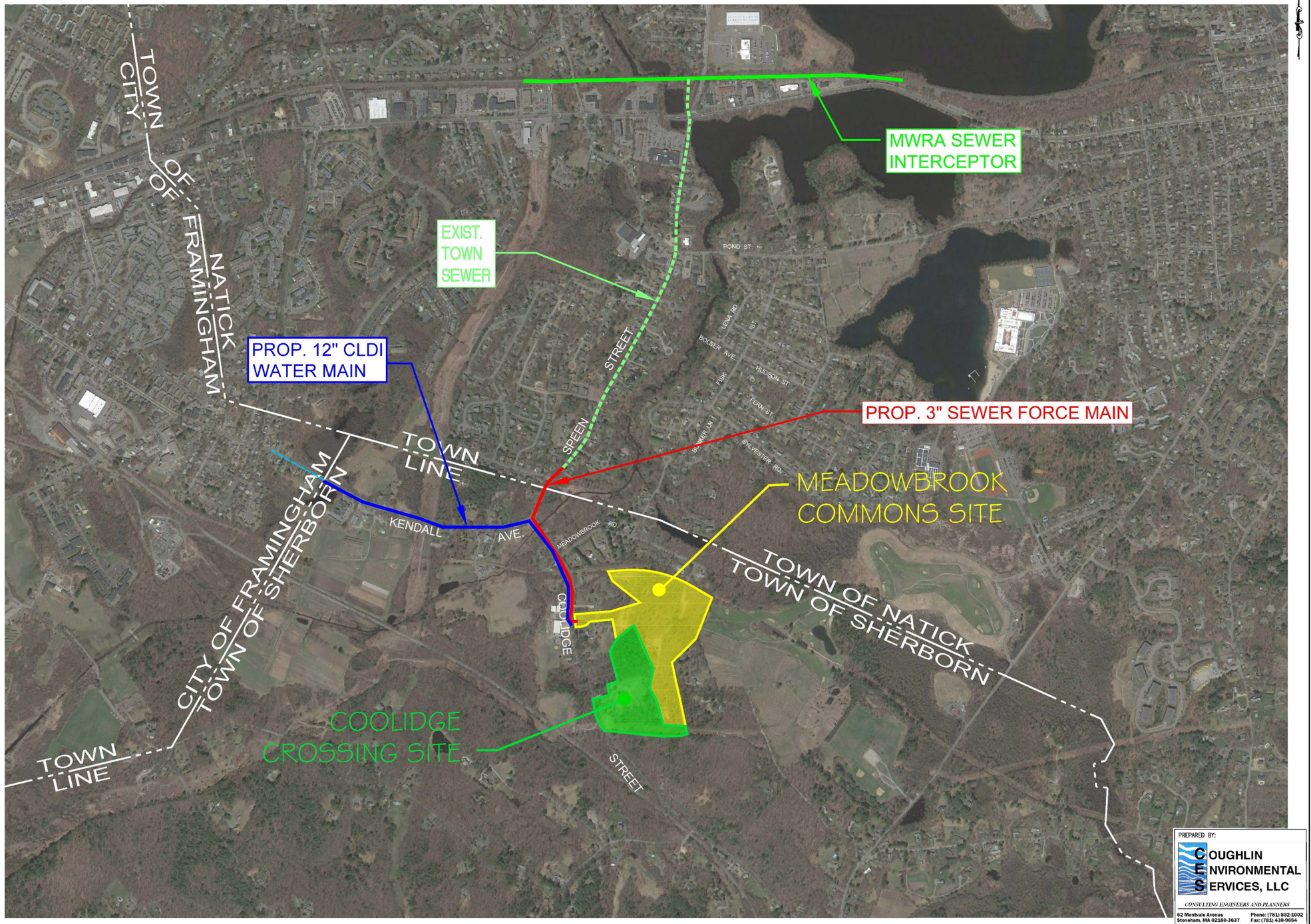
On-site Wells and Wastewater Disposal Alternative



Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Figure 8

Proposed North Sherborn Water District



PREPARED BY:
COUGHLIN ENVIRONMENTAL SERVICES, LLC
CONSULTING ENGINEERS AND PLANNERS
62 Montvale Avenue, Stoneham, MA 02180-3637
Phone: (781) 832-1002 Fax: (781) 438-9654
Email: mail@coughlinenvironmental.com

PLANNING BOARD:

REV	DATE	COMMENT
1		
2		
3		
4		

SCALE:
500 0 250 500 1000
GRAPHIC SCALE IN FEET

CDG PROJECT #: 19001
DESIGNED BY: JBC
CHECK BY: MAL

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED FOR:

115 FLANDERS ROAD
SUITE 200
WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:
MEADOWBROOK COMMONS & COOLIDGE CROSSING
84 & 104 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

PREPARED BY:
CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

SHEET:
SITE LOCUS MAP

PREFERRED ALTERNATIVE

DATE: 07/01/2019

NOT FOR CONSTRUCTION

Meadowbrook Commons and Coolidge Crossing Sherborn, Massachusetts

Attachment 2

MNH&ESP Correspondence

MASSWILDLIFE

DIVISION OF
FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

February 08, 2019

Matthew Leidner
Civil Design Group
21 High Street, Suite 207
North Andover MA 01845

RE: Project Location: 84 Coolidge Street
Town: SHERBORN
NHESP Tracking No.: 19-38364

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, the Division has determined that at this time the site is not mapped as Priority or Estimated Habitat.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,

Thomas W. French

Thomas W. French, Ph.D.
Assistant Director

MASSWILDLIFE

DIVISION OF
FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

February 08, 2019

Matthew Leidner
Civil Design Group
21 High Street, Suite 207
North Andover MA 01845

RE: Project Location: Meadowbrook Road & Coolidge Street
Town: SHERBORN
NHESP Tracking No.: 19-38365

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, the Division has determined that at this time the site is not mapped as Priority or Estimated Habitat.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,

Thomas W. French

Thomas W. French, Ph.D.
Assistant Director

MASSWILDLIFE

DIVISION OF
FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

December 3, 2020

Matthew Leidner
Civil Design Group, LLC
21 High Street, Suite 207
North Andover, MA 01845

RE: Project Location: Coolidge Street, Speen Street, & Kendall Avenue
Town: SHERBORN, NATICK, FRAMINGHAM
NHESP Tracking No.: 20-39778

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, the Division has determined that at this time the site is not mapped as Priority or Estimated Habitat.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,

Everose Schlüter

Everose Schlüter, Ph.D.
Assistant Director

Attachment 3

Circulation List

ATTACHMENT 3 CIRCULATION LIST

Kathleen A. Theoharides, Secretary
Executive Office of Energy and
Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114
MEPA@mass.gov

Department of Environmental Protection
Attn: Commissioner's Office/
MEPA Coordinator
One Winter Street
Boston, MA 02108
helenaboccadoro@mass.gov

Department of Environmental Protection
Northeast Regional Office
Attn: MEPA Coordinator
205B Lowell Street
Wilmington, MA 01887
John.d.viola@mass.gov

Massachusetts Department of Transportation
Public/Private Development Unit
10 Park Plaza, Suite 4150
Boston, MA 02116
lionel.lucien@dot.state.ma.us
catrina.meyer@dot.state.ma.us

Massachusetts Department of Transportation
District #3
Attn: MEPA Coordinator
499 Plantation Parkway
Worcester, MA 01605
Jeffrey.r.gomes@dot.state.ma.us

Massachusetts Historical Commission
The MA Archives Building
220 Morrissey Boulevard
Boston, MA 02125
mhc@sec.state.ma.us
archives@sec.state.ma.us

Department of Energy Resources
Attn: MEPA Coordinator
100 Cambridge Street, 10th Floor
Boston, MA 02114
paul.ormond@mass.gov
brendan.place@mass.gov

Metropolitan Area Planning Council
60 Temple Place, 6th Floor
Boston, MA 02111
mpillsbury@mapc.org

Massachusetts Water Resources Authority
Attn: MEPA Coordinator
100 First Avenue
Charlestown Navy Yard
Boston, MA 02129
Katherine.ronan@mwra.com

Sherborn Planning Board
Attn: Marian Neutra, Chairman
19 Washington Street
Sherborn, MA 01770
Jeanne.guthrie@sherbornma.org

Sherborn Board of Selectmen
Attn: Eric Johnson, Chair
19 Washington Street
Sherborn, MA 01770
Jeanne.guthrie@sherbornma.org

Sherborn Health Department
Attn: Daryl Beardsley, Chair
19 Washington Street
Sherborn, MA 01770
Jeanne.guthrie@sherbornma.org

Sherborn Conservation Commission
Attn: Neil Kessler, Chairman
19 Washington Street
Sherborn, MA 01770
Jeanne.guthrie@sherbornma.org

Framingham Planning Board
Attn: Kristina Johnson, Chair
150 Concord Street
Memorial Building, Room B14
Framingham, MA 01702
PlanningBoard@framinghamma.gov

Framingham City Council
Attn: George King, Chair & Councilor-at-Large
150 Concord Street
Framingham, MA 01702
gking@framinghamma.gov

Framingham Board of Health
Attn: Gillian Carcia, Chair
150 Concord Street, Room 205
Framingham, MA 01702
health@framinghamma.gov

Framingham Conservation Commission
150 Concord Street, Room 213
Framingham, MA 01702
ConservationCommission@framinghamMA.gov

Natick Planning Board
Attn: Terri Evans, Chair
Natick Town Hall
13 E. Central Street
Natick, MA 01760
planning@natickma.org

Natick Select Board
Attn: Karen Adelman-Foster, Chair
Natick Town Hall
13 E. Central Street
Natick, MA 01760
selectboard@natickma.org

Natick Board of Health
Attn: James M. White Jr., Director
Natick Town Hall, 2nd Floor
13 E. Central Street
Natick, MA 01760
health@natickma.org
jwhite@natickma.org

Natick Conservation Commission
Attn: Matthew Gardner, Chair
Natick Town Hall, 2nd Floor
13 E. Central Street
Natick, MA 01760
miarossi@natickma.org
mgardner@natickma.org

Attachment 4

List of Municipal and Federal Permits

ATTACHMENT 4 ANTICIPATED LOCAL AND FEDERAL PERMITS AND APPROVALS

The table below provides a preliminary list of local and federal permits and approvals that are anticipated to be required for the project. The list is based on current information about the project and is subject to change as the design of the project advances.

Agency Name	*Permit / Approval*
LOCAL	
Sherborn Conservation Commission	Order of Conditions
Sherborn Planning Board	Special Permit
Sherborn Zoning Board of Appeals	Comprehensive Permit
Natick Conservation Commission	Order of Conditions
Framingham Conservation Commission	Order of Conditions
FEDERAL	
U.S. Environmental Protection Agency	National Pollutant Discharge Elimination System Construction General Permit (NPDES CGP)