



# The Commonwealth of Massachusetts

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February 10, 2006

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## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE NOTICE OF PROJECT CHANGE

PROJECT NAME	: Hunters Hill
PROJECT MUNICIPALITY	: Anderson Drive - Dighton
PROJECT WATERSHED	: Taunton River
EOEA NUMBER	: 12950
PROJECT PROPONENT	: Even Par Enterprises, Inc.
DATE NOTICED IN MONITOR	: January 11, 2006

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) and the Phase I Waiver Request submitted on this project and I determine that it **requires** the preparation of an Environmental Impact Report (EIR) as outlined in the Certificate issued on February 21, 2003. Furthermore, I will not consider a Phase I Waiver Request until the Draft EIR has been submitted by the proponent. The proponent is encouraged to request the Phase I Waiver Request as part of its Draft EIR submission.

The project originally consisted of the construction of a 140-lot single-family residential subdivision and a nine-hole golf course. The residential subdivision would be deed-restricted to individuals 55(+) years. The 284-acre site contains a golf driving range and the rest of the site is undeveloped. On February 21, 2003, the proponent was required to prepare a mandatory EIR.

The proponent submitted a Notice of Project Change on January 2, 2006. The proponent has modified the project to include a wastewater disposal system capable of handling 30,000 gallons per day (gpd) rather the original 25,000 gpd. The wastewater disposal system has been relocated onto an abutting property. This abutting property has been purchased by the proponent because the geologic conditions are more acceptable for the proper operation of the proposed wastewater system than the original wastewater disposal site. The project site acreage has increased from 284 to 314 acres or 30 acres. The amount of

bordering vegetated wetlands (BVW) altered to construct this project has been reduced from 62,720 square feet (sf) to less than 5,000 sf, as indicated in the supplemental information of January 17th. The proponent would also alter an additional acre of land to construct the project as it is now proposed.

The Phase I Waiver request would have consisted of the construction of 34 single-family homes. Phase II would consist of the construction of 106 single-family homes, a 9-hole golf course, and the associated infrastructure and utilities. For Phase I of the project, the proponent is proposing a shared Title 5 septic system. Phase II would include the construction of a wastewater treatment facility with the open sand filter beds for a groundwater discharge.

Based on a review of the information provided by the proponent and after consultation with the state permitting agencies, I find that the implementation of Phase I, as proposed, would preclude the ability to meaningfully evaluate alternative site configurations, as required in the Certificate on the ENF dated February 21, 2003, and as required in the Phase I waiver criteria at 301 CMR 11.11(4). Therefore, this project continues to warrant the preparation of an EIR. The proponent should revise the scope to reflect the revised project as presented in this NPC. I remind the proponent that if the golf course uses a total of 9 million gallons per year or more, the project will still require a Water Management Act from the Department of Environmental Protection (DEP). The DEIR should address the comments on this NPC as well as the comments on the ENF.

February 10, 2006  
DATE

  
Stephen R. Pritchard

cc: Sharon Stone, DEP/SERO

Comments received:

- Prime Engineering, 1/17/06
- DEP/SERO, 1/31/06
- DEP/SERO, 2/1/06
- DEP/SERO, 2/1/06

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ERH/WTG/wg