



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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STEPHEN R. PRITCHARD
SECRETARY

April 28, 2006

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

PROJECT NAME	: Autumn Gate Estates
PROJECT MUNICIPALITY	: Millbury
PROJECT WATERSHED	: Blackstone
EOEA NUMBER	: 13308
PROJECT PROPONENT	: Taylor Armstrong Realty Trust
DATE NOTICED IN MONITOR	: N/A

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 hereby determine that this project change is insignificant and does not require the preparation of an Environmental Impact Report.

As described in the Environmental Notification Form (ENF), the project entailed the construction of 37 single family homes. Two access roadways for the project were proposed onto Grafton Street. The site was approximately 32.9 acres. The proponent proposed to set-aside approximately 7.58 acres as open space. The project was to be connected to the public water company and the municipal wastewater system. The open space is adjacent to the Metacomet Land Trust's (MLT) 100-acre Boria property. On August 9, 2004, the Secretary determined that the project required no further MEPA review.

According to the NPC, the project change entails the purchase of an additional 9.2 acres of adjacent land and the reduction of the number of single-family home from 37 to 32 units. The project change will result in the creation of 1.2 additional acres of land alteration and a decrease of 1.5 acres of impervious area. No alterations of wetland resource areas will occur as a result of the project change. The project will generate 52 fewer vehicle trips on an average weekday, use 2,420 gallons per day (gpd) less of water, and generate 2,200 gpd less of wastewater. The project change will require the construction of 0.11 miles fewer of water and sewer mains. On March 8, 2005 and on April 13, 2006, the proponent received Orders of Conditions from the Millbury Conservation Commission for the subdivision roadway and drainage and for a driveway on Lot 8. These Orders are for impacts to buffer zones. The proponent will increase the open space parcel to 8.6 acres. The project will require the issuance of an amended Sewer Connection Permit by the

Department of Environmental Protection (DEP).

The proponent has requested that I find this project change insignificant in accordance with the criteria set forth in the MEPA regulations at 310 CMR 11.10(6). The project change will not increase the size of the project by more than 10 percent, nor will it result in an increase in impacts of greater than 25 percent. I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6), and that no further review of the project under MEPA is required as a result of the proposed change. Any remaining issues can be addressed during the state and local permitting processes.

April 28, 2006

Date


Stephen R. Pritchard

Comments received:

DEP/CERO, 4/24/06

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SRP/WTG