



The Commonwealth of Massachusetts

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July 21, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: Maplewood Village
PROJECT MUNICIPALITY: Wrentham
PROJECT WATERSHED: Charles
EOEA NUMBER: 13827
PROJECT PROPONENT: Rice Associates, Inc.
DATE NOTICED IN MONITOR: June 21, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As outlined in the Environmental Notification Form (ENF), the project consists of a 30-unit housing development proposed under the state's affordable housing statute Chapter 40B on a 5.5-acre site in Wrentham. The development will consist of three buildings of ten units per building. The project will be served by municipal water and a privately owned sewage collection system featuring a collection system, a pump house and leach fields.

The project site abuts Route 140/Franklin Road. The proponent's intent is that access to the site will be provided from Route 140/Franklin Road via a road through an abutting property, where a mixed-use development is proposed by a second developer (the Eaglebrook Development, EOEA #13472). This shared access arrangement is in accordance with the requirements of the Town of Wrentham, which conditioned its Comprehensive Permit for the Maplewood Village project on the two projects sharing access to minimize impacts. The Eaglebrook Development is currently experiencing delays, and access through the adjacent site cannot be developed, so the Maplewood Village project will seek approval for a temporary curb

cut onto Route 140/Franklin Road. This access to the Maplewood site will be maintained as an emergency access only if the Eaglebrook development goes forward.

The Maplewood Village project does not exceed any MEPA review thresholds. Based on consultation with the MEPA office, the proponent is voluntarily filing the ENF because of the potential shared access with the adjacent Eaglebrook development. The project requires a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA); an Access Permit from the Massachusetts Highway Department (MHD); a possible Groundwater Discharge Permit from the Department of Environmental Protection (DEP); Comprehensive Site Plan Approval from the Wrentham Zoning Board of Appeals; and an Order of Conditions from the Wrentham Conservation Commission.

The project will result in the alteration of 3.11 acres of land and the creation of 1.17 acres of new impervious surface. The project's stormwater system has been designed in compliance with DEP's Stormwater Management Policy and features two stormwater detention/retention basins and three stormceptor units. The project will not result in the increase of any peak flows, pollutants or sediments that would potentially impact the receiving waters of the stormwater drainage system. As a condition of the Town of Wrentham's Comprehensive Permit for the project, the proponent will develop a stormwater management system maintenance plan that will be written into the condominium association bylaws. In addition, the Town has also conditioned its Comprehensive Permit approval on the implementation of a groundwater monitoring plan during construction. The plan will include the installation of groundwater monitoring wells, survey requirements to establish as-built conditions during grading operations, and the requirement of a bi-weekly monitoring report to be prepared that demonstrates that groundwater separation is maintained.

An unnamed intermittent stream runs just beyond a portion of the southern extent of the property. Eagle Brook is located to the southeast of the property. Portions of the southern and southeastern extent of the property are located within the buffer zone of wetlands associated with the stream and the riverfront area of Eagle Brook. The project will not result in impacts to jurisdictional wetland resource areas. Erosion and sedimentation controls will be employed for any area where construction activities will occur within 100 feet of wetlands. The Wrentham Conservation Commission granted an Order of Conditions (#SE-351-850) for the project on May 25, 2006.

The project is anticipated to generate approximately 6,160 gallons per day (gpd) of wastewater that will be discharged to groundwater. The proponent anticipates meeting the nitrogen loading requirements of Title 5 by gaining an easement over 9.5 acres of land on a separate parcel; this is the additional area needed to meet the 15 acre Title 5 requirement. If the proponent is unable to gain the necessary control over the 9.5 acres, a Groundwater Discharge Permit will be required from DEP. Three groundwater monitoring wells will be installed to monitor discharge conditions and the proponent will report to DEP and the Wrentham Board of Health as necessary.

Based on Institute of Traffic Engineers (ITE) Land Use Code 220 (Apartment), the project is anticipated to generate approximately 291 new vehicle trips on an average weekday. MHD has stated in its comments on the ENF that the traffic impacts associated with the project will be minimal. The proponent should note comments from MHD regarding bicycle amenities and consultation with the Wrentham Council on Aging to provide transportation for seniors.

I have determined that the ENF has sufficiently defined the nature and general elements of the project and proposed measures to avoid and mitigate environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permitting and review process. The proposed project, as described in the ENF, requires no further review under MEPA.

July 21, 2006
Date


Stephen R. Pritchard

Comments Received:

- 7/11/2006 Massachusetts Highway Department
- 7/11/2006 Department of Environmental Protection, Southeast Regional Office

SRP/BA/ba