

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13957
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	X 1044

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Lakeview Estates		
Street: Chamberlain Road, Geordan Avenue, Silver Lake Road		
Municipality: Bellingham	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19T 4660162N 295936E	Latitude: 42° 04' 10"	Longitude: 71° 28' 00"
Estimated commencement date: Oct 2007	Estimated completion date: Oct 2010	
Approximate cost: \$31,992,607	Status of project design:	100 %complete
Proponent: South Center Realty, LLC		
Street: 290 Eliot Street		
Municipality: Ashland	State: MA	Zip Code: 01721
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeffrey L. Roelofs, Esq. (Proponent's counsel)		
Firm/Agency: Anderson & Kreiger LLP	Street: One Canal Park, Suite 200	
Municipality: Cambridge	State: MA	Zip Code: 02141
Phone: 617-621-6570	Fax: 617-621-6670	E-mail: jroelofs@andersonkreiger.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- 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

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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Local Comprehensive Permit under MGL c. 40B (Zoning Board of Appeals); Local Building Permits; Local Sewer/Water Connection Permits; Federal NPDES Permit for Construction Activities.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	63.4±			
New acres of land altered		27±		
Acres of impervious area	0	9.04±	9.04±	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	162,000±	162,000±	
Number of housing units	0	120	120	
Maximum height (in feet)	0	35'	35'	
TRANSPORTATION				
Vehicle trips per day	0	832	832	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	33,000±	33,000±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	33,000±	33,000±	
Length of water/sewer mains (in miles)	0	0.9± (water) 1.2± (sewer)	0.9± (water) 1.2± (sewer)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

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 _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify: Silver Lake and Bellingham Water Resource District II) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Project Site

The site consists of 63.4± acres in the southeast section of Bellingham, east of Chamberlain Road, Geordan Avenue and residential developments, north of Silver Lake Road, and west of Silver Lake. The site was formerly used for gravel mining. Former gravel pits are located throughout the site. The site is primarily open with grasses, with some small wooded areas and wetlands. The majority of the site slopes down towards Silver Lake, with all runoff ultimately draining to Silver Lake – some directed first to an existing detention basin (constructed to handle drainage from the residential developments to the west). The wetland resource areas, located primarily in the central and western portions of the site, are delineated in the attached plans, as approved by the Bellingham Conservation Commission (DEP File #105-545). The western area of the site is within the Town's water resource protection district and, along Silver Lake, within the 100-year flood boundary.

Project Overview

The "Lakeview Estates" project consists of a 60-lot, 120-unit residential development, proposed under MGL c. 40B, consistent with the Town's need for affordable housing. The project includes two independent internal roadway configurations – one in the northern area and one in the southern area, divided by a large open space parcel (34.2 acres) – with associated utilities (water, sewer, gas and electric) and a stormwater management system. 25 duplex structures will be constructed in the northern section, with access from Chamberlain Street and South Center Street. 35 duplex structures will be constructed in the southern section, with access from Geordan Avenue (west) and Silver Lake Road (southeast). Water mains will connect to the existing mains at each access point.

Sewer mains are proposed (primarily within the roadways), requiring a Sewer Extension/Connection Permit from the Massachusetts Department of Environmental Protection ("DEP"). Wastewater will be directed by gravity to the previously-reviewed but not yet constructed sewer main in Silver Lake Road, which will convey it to the Woonsocket, Rhode Island Wastewater Treatment Facility ("WWTF"), in accordance with the Town's Comprehensive Water Resources Management Plan ("CWRMP") (EOEA #11602). A Notice of Project Change will be filed separately from this ENF relating to the proposed designation of the new 60 lots as "Lots with Full Access to Collection System" under. The proposed project will add 33,000 gpd of flow to the municipal sewer system. The Town has an agreement with the City of Woonsocket to convey up to 1,250,000 gpd to the WWTF. It is currently conveying only

approximately 70,000 gpd to the WWTF.

Project Impacts, Mitigation Measures and Alternatives

The project has been designed in a manner sensitive to onsite and offsite environmental conditions by, among other things, minimizing land disturbance, minimizing impervious areas, avoiding wetlands impacts, maximizing open space, and otherwise utilizing low impact development (LID) techniques in site design and stormwater management. The proposed project configuration and components are the result of extensive review proceedings (still pending) before the Bellingham Zoning Board of Appeals ("ZBA") under Chapter 40B and the Bellingham Conservation Commission. Further review will be conducted by DEP in connection with the required sewer extension/connection permit and, potentially, the proposed buffer zone work.

Roadway/Lot Configuration, Wetlands and Open Space: The roadway and lot configuration has been designed to avoid any work within wetland resource areas, to preserve a large (34.2 acres), contiguous area of open space in the central area of the site, and to otherwise minimize and cluster the areas to be altered and made impervious. Some work is proposed within the buffer zone, triggering project review by the Bellingham Conservation Commission, which is pending. Alternative site configurations and project sizes have been evaluated and presented as part of the ZBA and Conservation Commission proceedings. However, those involved greater wetlands impacts, areas of alteration and impervious surfaces (such as the 160-lot, 164-unit proposal that was the subject of proceedings before the Commission and DEP under DEP File No. 105-0545).

Stormwater Management: The proposed stormwater management system complies with DEP's Stormwater Management Policy. It consists of non-structural and structural Best Management Practice ("BMP") components, including bioretention areas, water quality swales, deep sump and hooded catch basins, detention/infiltration basins, and "Downstream Defender" units (or equivalent). The BMPs have been chosen and designed to, among other things, preserve the existing groundwater recharge volumes and to protect the potential "critical area" status of Silver Lake and adjacent town municipal water system. For example, the system will use appropriate BMPs to treat 1.0 inch of runoff times the total impervious surface of the post-development project (utilizing overly protective assumptions of post-development conditions). Also, to minimize or eliminate phosphorus and nitrogen runoff from lawn areas, all lots with sloping grade towards wetlands and water bodies will have either a bioretention system or a water quality swale installed at the lowest point of that lot to capture and treat surface runoff. A comprehensive stormwater management report has been prepared and is being reviewed by the Bellingham ZBA and Conservation Commission and their consultant. Alternative stormwater system configurations and components have been evaluated and presented as part of the ZBA and Conservation Commission proceedings, but were met with resistance.

Construction, Erosion Controls and Phasing: Erosion and sediment controls will be installed prior to commencement of construction, including use of silt fencing and staked hay bales located at the limit of work (see Exhibit 3 hereto, Overall Sketch Plan, and Exhibit 4 hereto, Sheet 11 of 11, Erosion Control Plan). Construction will also be appropriately phased to minimize potential impacts from construction activities (see Exhibit 4 hereto, Sheet 10 of 11, Phasing Plan).

Wastewater: The proposed use of sewer for this project will minimize the risk of adverse impacts to onsite and nearby wetlands and Silver Lake, which may be presented by alternatives such as septic systems or an onsite central treatment plant. Use of sewer mains, which will be located primarily within the proposed roadways, also allows for the protection of a larger area of open space on site and is consistent with the CWRMP's proposed provision of sewer to the residential developments that abut this site to the west and the southeast (Silver Lake Road). In addition, as part of this project, the proponent will be constructing the Town's planned sewer main within Center Street from its current stub near Park Street, up to and within Cross Street and Silver Lake Road. The Town has been unable to proceed with this integral phase of its CWRMP due to financial constraints. Proceeding with this work as part of this project will advance the objectives of the CWRMP, including, among others, addressing the adverse environmental impacts associated with the existing use of septic systems near Silver Lake.