

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.:	13738
MEPA Analyst:	Arlene Salinger
Phone: 617-626-	1024

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: The Camelot, Northbridge Massachusetts		
Street: Hill Street (just south of Kingsnorth Street)		
Municipality: Northbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 279617.27 East, 4667157.74 North, Z19N NAD83	Latitude: 71°39'58.36" W	Longitude: 42°07'32.02" N
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2010	
Approximate cost: \$ 6,000,000	Status of project design: 75%	
Proponent: John Philip Puccio, c/o Adlife Marketing		
Street: 555 University Avenue		
Municipality: Norwood	State: MA	Zip Code: 02062
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mary Ellen Radovanic		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: Maryellen.radovanic@earthtech.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): N/A

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 Order of Conditions, Local Definitive Subdivision Approval, DEP Sewer Connection/Extension Permit, NPDES MA Construction Stormwater General Permit

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 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 (including Legislative Approvals) – Specify:
Total site acreage	91.0 acres			
New acres of land altered		22 acres		
Acres of impervious area	0 acres	5.75 acres	5.75 acres	
Square feet of new bordering vegetated wetlands alteration		0 ft ²		
Square feet of new other wetland alteration		0 acres		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage	0 ft ²	120,000 ft ²	120,000 ft ² F	
Number of housing units	0 units	30 units	30 units	
Maximum height (in feet)	N/A	< 35'	<35'	

TRANSPORTATION			
Vehicle trips per day	0	287 to 344 trips/day	287 to 344 trips/day
Parking spaces	0	0 common spaces (90 private off-street spaces - two driveway & one garage space per unit)	0 common spaces (90 private off-street spaces - two driveway & one garage space per unit)
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	14,520 gpd (Combined domestic & irrigation)	14,520 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0 gpd	13,200 gpd (Domestic)	13,200 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer .79 miles (on-site)	Water/Sewer .79 miles (on-site)

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 _____) 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.)

The Camelot in Northbridge project is situated on a 91 acre parcel accessed via the east side of Hill Street, just south of Kingsnorth Street in Northbridge. The Camelot project is a 30-unit single-family residential development affecting approximately 22 acres of land that is currently undeveloped. The site is adjacent to a large residential subdivision, The Hills at Whitinsville. Primary access to the Camelot project will be via Hill Street, although current plans also include connecting into The Hills subdivision roadway network. There is no active restriction or tax relief associated with the property. Currently the site is undeveloped and contains primarily wooded and scrub vegetation. Wetland resource areas are situated in the northern and southeastern portion. USDA soil surveys identify the predominant soil type as Scituate fine sandy loam, characterized as "very deep, gently sloping, moderately well drained soil on hills within glacial till uplands." Adjacent uses are primarily residential, with some agricultural land to the north. The project exceeds ENF thresholds for the Land category for the creation of five or more acres of impervious area (5.75 acres) and for the Wastewater category for construction of greater than 0.5 miles of new on-site sewer lines (.79 miles).

The proposed project is a reasonable alternative for the property. The property is currently zoned for residential use, and the density and layout of the proposed project is consistent with existing zoning regulations and nearby land uses. The project is designed with a lower density of residential development than is allowed by zoning in order to avoid/minimize environmental impacts, and approximately 40 percent of the parcel (36 acres) has been reserved for open space. Any alternatives to the current plan are likely limited to similar residential concepts that have been changed based on input from the local regulatory boards. The developer submitted an Environmental and Community Impact Statement (ECIS) to the town in compliance with Chapter 222 of the Northbridge Subdivision Rules and Regulations. In the no-build alternative scenario, the project impacts described herein would not occur and current conditions would continue.

Traffic impacts associated with full-buildout will be minor: the project will generate between 287 and 344 trips per day (ITE Trip Generation, 7th edition, land use code 210), and 23 to 36 trips during the commuter peak hours. Access is proposed at a new location on Hill Street, as well as through an existing road network serving the Hills at Whitinsville. Traffic studies have been provided to the Town for review in the ECIS.

There are no proposed impacts to wetland resources, although work within approximately 3.7 acres of buffer zone is anticipated for roadways and stormwater infrastructure. A Notice of Intent (NOI) for the project was filed with the Northbridge Conservation Commission in November 2005 (DEP file no. 248-0520). The site does not contain estimated habitats of rare wildlife, certified vernal pools or priority habitats of rare species. A total of 36 acres have been reserved for open space; 29 acres are located along the northern periphery of the site, and 7 acres are in the southeast section. The open space parcels also contain the wetland resource areas.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. Water and sewer will be extended for approximately 4,168 linear feet (.79 mi) along the on-site roadway system. In recognition of the existing Administrative Consent Order between the town and DEP, the project will provide I/I mitigation at a rate of 4:1.