

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13470</u>
MEPA Analyst:	<u>NICK ZAVOLAS</u>
Phone: 617-626-	<u>1030</u>

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: Farmview Estates		
Street: Between South and Green Streets		
Municipality: Shrewsbury	Watershed: Assebet River	
Universal Transverse Mercator Coordinates:	Latitude: N42 16 15 Longitude: W71 41 00	
Estimated commencement date: 2005	Estimated completion date: 2008	
Approximate cost:	Status of project design: 95 %complete	
Proponent: Brendon Properties Five Realty Trust		
Street: 259 Turnpike Road, Suite 110		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James A. Bernardino, PE		
Firm/Agency: Thompson-Liston Associates	Street: 51 Main Street, P.O. Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: (508)869-6151	Fax: (508)869-6842	E-mail: tlainc@acol.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): _____

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals:

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	34.1 acres			
New acres of land altered		22.8 acres		
Acres of impervious area	ZERO	6.6 acres	6.6 acres	
Square feet of new bordering vegetated wetlands alteration		1068 sf temporary		
Square feet of new other wetland alteration		ZERO		
Acres of new non-water dependent use of tidelands or waterways		ZERO		
STRUCTURES				
Gross square footage	ZERO	Approx 82,680 sf	Approx 82,680 sf	
Number of housing units	ZERO	39	39	
Maximum height (in feet)	N/A	35	35	
TRANSPORTATION				
Vehicle trips per day	0	414	414	
Parking spaces	ZERO	Min of 78 in driveways and garages	Min of 78 in driveways and garages	
WASTEWATER				
Gallons/day (GPD) of water use	0	18,876	18,876	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	17,160	17,160	
Length of water/sewer mains (in miles)	ZERO	0.80	0.80	

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 development site is comprised of three parcels of land. First Parcel – Zarette Parcel – approximately 0.1 undeveloped wooded acres abutting South Street. Second Parcel - C. Paul Russell Parcel- approximately 23.4 undeveloped wooded acres abutting South Street extending southerly towards Green Street. Third Parcel – Hook Parcel – approximately 10.6 acres of farmland and pasture abutting Green Street extending northerly towards South Street. These parcel combined are to be considered the development site. The project is the construction of 3 roadways allowing for the construction of 39 residential homes. The site is comprised of approximately 34.1 acres of land having frontage on South Street extending southerly to Green Street in the Town of Shrewsbury. The 39 lots will be located off 3 new drives having a total length of approximately 3260 feet. The site will have two points of egress (north onto South Street and south onto Green Street). Municipal water and sewer will serve the site. Under the direction of the Engineering and Sewer Departments of Shrewsbury, the pump station is proposed to be located at the intersection the proposed roadway and South Street.

The site topography is characterized by rolling terrain with moderate to steep slopes. The site is largely covered with hardwood forest and open farmland fields.

There is an intermittent stream associated with a bordering vegetated wetland located at the western limit of the site. There are also two isolated wetlands located along the western portion of the development. Ecotec, Inc delineated the resource areas associated with the proposed development and noted no rare or endangered species or habitats on the site.

The soils on the site are mapped in the United States Department of Agriculture, Natural Resources Conservation Service Soil Survey for Worcester County, Southern Part as Paxton series soils. According to the NRCS, Paxton series soils belong to hydrological soil group C

A temporary alteration of the existing BVW is proposed for the installation of a sewer stub to a parcel of land that will be conveyed to the existing property owner Hook. This will result in approximately 1068 S.F. of temporary BVW alteration allowing for potential land development areas to connect to the sanitary sewerage system. The project will adhere to all 9 standards of DEP's Stormwater Management Guidelines through the use of many BMP's, including dry wells, deep sump catch basins, detention basins and Vortech stormwater filtering units.

A proposed gravity sewer system discharging to a proposed sewer pump station will collect sanitary sewer flows from this project. Flows to this pump station will be conveyed northerly by force to an existing gravity sewer system located at the intersection of Brook Street and Waterville Lane. Under the direction of the Engineering and Sewer Departments of Shrewsbury, the pump station is proposed to be located at the intersection the proposed roadway and South Street.

Both no-build and maximum single family subdivision building layout alternatives were considered. Maximum build out was not pursued due to site topography that would result in a greater alteration of land.