

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13250
 MEPA Analyst: Anne Canaday
 Phone: 617-626-1035

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: Governor's Landing Subdivision		
Street: Milford Street (westerly side)		
Municipality: Upton	Watershed: Center Brook	
Universal Transverse Mercator Coordinates: 19 285500E 4671200N	Latitude: 42-35-00N Longitude: 41-35-50W	
Estimated commencement date: July 2004	Estimated completion date: July 2007	
Approximate cost: \$1,250,000	Status of project design: 100	%complete
Proponent: Richard Terrill, Trustee of Route 140 Upton Realty Trust and Upton Milford Street Realty, LLC		
Street: c/o Upton Milford Street Realty, LLC, 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, Attorney for Proponents		
Firm/Agency: Anderson & Kreiger LLP	Street: 43 Thorndike Street	
Municipality: Cambridge	State: MA	Zip Code: 02141
Phone: 617-252-6575	Fax: 617-252-6899	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: Federal -- NPDES; Local -- Order of Conditions and Definitive Subdivision Plan Approval.

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 checked="" 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	83.3			
New acres of land altered		36		
Acres of impervious area	0	9.75	9.75	
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	147,500	147,500	
Number of housing units	0	59	59	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	507	507	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	25,960	25,960	
GPD water withdrawal	0	25,960	25,960	
GPD wastewater generation/ treatment	0	25,960	25,960	
Length of water/sewer mains (in miles)	0	1.46	1.46	

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.)

A) Description of Project and Project Site: The proposed development consists of a 59-lot subdivision with associated roadways and utilities. The site consists of an 83.3-acre parcel of land located on the southwest side of Milford Street (Route 140) in Upton, Massachusetts. The site extends between Milford Street and the Grafton and Upton railroad bed and is primarily wooded. Access to the site will be gained via two new driveway locations on Milford Street. Milford Street is under the jurisdiction of the Massachusetts Highway Department. It provides excellent access to both local and regional roadway facilities and provides appropriate stopping sight distance at the two proposed access points to the project. The project will be serviced by public water and sewerage. Lots 1-11 are in a General Business district and may be developed for either residential or commercial uses. The remaining lots are in a Single Residence C district and are proposed to be developed for single-family residences.

The proposed development does not exceed any mandatory EIR thresholds. It does exceed MEPA's discretionary review thresholds for (1) land, by altering 36 acres of land and creating 9.75 acres of impervious area, and (2) wastewater, by involving 1.46 miles of new sewer mains. With respect to the associated land alteration and impervious areas, the project includes a stormwater drainage system with catch basins and detention basins designed in accordance with the Massachusetts DEP's Stormwater Management Policy. The project involves no permanent alteration of wetland resource areas; however, some limited temporary disturbances and buffer zone activities are proposed. The project will require a local Order of Conditions or Superseding Order of Conditions from DEP, as well as a federal NPDES stormwater discharge permit. There are no estimated habitats of rare wildlife or certified vernal pools on the site. With respect to wastewater, the project involves the construction of 1.46 miles of new sewer mains and will require a sewer extension permit from the Massachusetts DEP. The project, once built out, is projected to generate 25,960 gallons per day of wastewater. Wastewater will be discharged to the Upton Wastewater Treatment Facility for treatment.

B) Alternatives: Alternatives considered by the proponents included a single-family subdivision, a mixed residential and commercial development, and differently configured residential or mixed use developments. The types of residential developments permitted under the local zoning bylaw are limited. For example, condominium developments are not allowed. The proposed subdivision, which is single-family (with the potential exception of lots 1-11 along Route 140 in the General Business district), is most consistent with the character of the surrounding area and minimizes potential environmental impacts.

C) Mitigation: The subdivision and associated infrastructure has been designed to minimize potential impacts to wetlands on and off-site and to avoid unnecessary grading and land alteration. The project includes a stormwater drainage system with catch basins and detention basins designed in accordance with the Massachusetts DEP's Stormwater Management Policy.