

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.:	13766
MEPA Analyst:	Briony Angus
Phone:	617-626-1029

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 Reserve at Bonners Hill West		
Street: Freeman Road		
Municipality: Charlton	Watershed: French River and Quinebaug River Watersheds	
Universal Transverse Mercator Coordinates: 19 255179E 4667473N	Latitude: 42° 06' 54"N Longitude: 71° 57' 07"W	
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2012	
Approximate cost: \$35 million	Status of project design: 25% complete	
Proponent: Charlton Freeman, LLC		
Street: 64 Washington Drive		
Municipality: Acton	State: MA	Zip Code: 01720
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: BSC Group, Inc.	Street: 33 Waldo Street	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: 508-792-4500	Fax: 508-792-4509	E-mail: dvigneau@bscgroup.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 301 CMR 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): The project will not require a land transfer or seek funding from an Agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Subdivision and Site Plan Review, Title V Approval, Local Well Regulation Approval, Order of Conditions from Conservation Commission, USACE Programmatic General Permit (Category 2), USEPA NPDES Construction Permit.

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

Land -11.03 (1)(a)1&2 – Wastewater – (5)(b)3.c.

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 checked="" 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 (Potentially) <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	165 ±			
New acres of land altered		63±		
Acres of impervious area	0	12±	12±	
Square feet of new bordering vegetated wetlands alteration		14,555±		
Square feet of new other wetland alteration		n/a		
Acres of new non-water dependent use of tidelands or waterways		n/a		
STRUCTURES				
Gross square footage	0			
Number of housing units	0			
Maximum height (in feet)	0			
TRANSPORTATION				
Vehicle trips per day	0			
Parking spaces	0			
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0			
GPD water withdrawal	0			
GPD wastewater generation/treatment	0			
Length of water/sewer mains (in miles)	0			

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 Reserve at Bonners Hill is located off Freeman Road in Charlton, MA and consists of approximately 164.92 acres of undeveloped land, including 140.62 acres of upland and 25.3 acres of wetland (please see Figure 1 for Site Locus). The majority of the upland area is forested, but field areas exist on the northeastern portion of the site near Freeman Road. The upland forest is consistent with a typical southern New England transitional forest consisting of white pine (Pinus strobus), red oak (Quercus rubra), white oak (Quercus alba), black oak (Quercus velutina), gray birch (Betula populifolia), black birch (Betula lenta), yellow birch (Betula alleghaniensis), red maple (Acer rubrum), and sassafras (Sassafras albidum). The 25.3 acres of wetlands include a combination of Palustrine forested, scrub-shrub, and emergent wetland areas. Wetland resource areas were delineated in the fall of 2005 and an Abbreviated Notice of Resource Area Delineation (ANRAD) was filed on March 15, 2006 with the Charlton Conservation Commission to confirm the wetland boundaries.

The Project consists of the construction of single-family residences on 85 lots (minimum lot size 45,000 square feet) in a flexible development scheme, approximately 11,786 linear feet of proposed roadways, and associated storm water management features on approximately 63 acres. Of the total site acreage (165 acres), approximately 52 acres (31.5 %) will remain as open space. The proposed open space will consist of 33.6 acres of upland and 18.4 acres of wetland. A 30-foot wide vegetated buffer will be preserved around the entire perimeter of the site. Access to the site is proposed from Freeman Road. The Project will be in compliance with the Town of Charlton's zoning and subdivision bylaws. To access upland areas on the Project Site, the Project will result in direct impact to approximately 14,555 square feet of wetlands, from six limited project roadway crossings and one additional interior crossing with an open-bottom arch culvert (OBAC). This culvert will span the entire wetland greatly limiting the impact to the resource area in this location. Limited project crossings are defined in the Massachusetts Wetlands Protection Act at 310 CMR 10.53(3)(e) and include the construction and maintenance of a new roadway or driveway of minimum legal and practical width acceptable to the planning board, where reasonable alternative means of access from a public way to an upland area of the same owner is unavailable. To access a significant portion of upland areas on the Project site and to comply with Planning Board regulations and requirements multiple limited crossings are necessary. However, each crossing is designed to minimize wetland impacts to the extent

practicable. The narrowest point at each wetland crossing was chosen for road placement. Retaining walls will be utilized to minimize the footprint of disturbance in wetlands. Please refer to Figure 4 and the Project Plans for more detail on the design and placement of each wetland crossing.

DEP Policy 88-2 provides guidance on whether proposed access roadways or driveways qualify as a limited project under 310 CMR 10.53(3)(e). According to DEP Policy 88-2, in making the determination regarding alternate means of access, the issuing authority may require the applicant to evaluate the reasonableness of any previously or currently available alternatives, including the realignment or reconfiguration of the project, to conform with the requirements of 310 CMR 10.54 through 10.57, or to minimize to the greatest extent possible disruption of wetlands. We submit that the proposed crossings associated with the Project are necessary to gain access to substantial upland areas and have been designed to minimize, to the greatest extent possible, the disruption to wetlands. Further, the Project has been designed such that the proposed crossings will not restrict the flow of water and will be of minimum length and width acceptable to the Planning Board. Finally each wetland area altered will be replicated at a ratio of not less than 2:1.

The Applicant considered a conventional development scheme for this Project, which would have consisted of the construction of single-family residences on 77 lots (minimum lot size of 60,000sf), approximately 14,092 linear feet of proposed roadways, and associated storm water management features on approximately 90 acres. Although the conventional development scheme would result in fewer lots, the amount of land disturbance and wetland disturbance would be greater. The conventional development scheme on the Project site would result in 9 wetland crossings with approximately 32,343 square feet of permanent wetland disturbance. There would be no perimeter open space strip or other open space provided for this option due to minimum lot sizes, as required by the local planning regulations. Please refer to the Overall Conventional Subdivision Plan located in Appendix A.

On-site mitigation for the Project, related to wetland disturbances, includes the creation of wetland replication area(s) at a 2:1 ratio. BSC has investigated several potential wetland replication areas on the Project Site, focusing on areas adjacent to historically disturbed upland/wetland areas. A formal wetland replication plan will be developed for the Project and presented to the Charlton Conservation Commission, USACE and the MADEP during the appropriate wetland permitting processes. The wetland replication plan will be consistent with the "Massachusetts Inland Wetland Replication Guidelines" (Massachusetts Department of Environmental Protection, March 2002), and will meet the requirements of the MWPA for bordering vegetated wetlands (310 CMR 10.55 (4)) and Section 401 of the Clean Water Act pertaining to Water Quality Certification (314 CMR 9.06 (2)) to ensure that the interests of the WPA are protected. In addition to on-site wetland replication, storm water management facilities will be designed to meet or exceed DEP's stormwater management policy guidelines. Water and wastewater will be provided by individual private wells and septic systems on each proposed lot.

In the context of MEPA review and for the purposes of full disclosure, a second residential subdivision by the project Proponent is proposed and preliminary plans have been submitted with the Charlton Planning Board. That project is located on the opposite side of Freeman Road, south of the existing gas pipeline (Please refer to Figure 3 for the Site Locus). That project shall consist of a 46-lot flexible residential subdivision on approximately 97 acres. This project will result in the preservation of approximately 31 acres of open space and result in the alteration of approximately 4,845 square feet of bordering vegetated wetland for two limited project roadway crossings. Please see the enclosed The Reserve at Bonners Hill--East Preliminary Plan and Locus Plan for reference purposes.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1) X Yes ___ No; if yes, specify each threshold: 301 CMR 11.03 (1)(a)(1) and 301 CMR 11.03 (1)(a)(2)

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows: (estimated)