

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.:	13026
MEPA Analyst:	Arthur Pugsley
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: Summit Ridge Estates		
Street: Gulf Street		
Municipality: Shrewsbury	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 4687811 N, 724964 E	Latitude: 42° 18' 33.5"N Longitude: 71° 43' 45.9"W	
Estimated commencement date: October 2003	Estimated completion date: October 2006	
Approximate cost: \$9.8 Million	Status of project design: 90% complete	
Proponent: Summit Ridge Estates, Inc.		
Street: 87 Main Street		
Municipality: Rutland	State: MA	Zip Code: 01543
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kelly J. Doyle		
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: (781) 792-2249	Fax: (781) 982-5490	E-mail: kdoyle@col-col.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: **Order of Conditions, DEP 401 Water Quality Certification, US ACOE Programmatic General Permit, Mass Highway Indirect Access Permit, Sewer Extension 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 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"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit (Indirect) <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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>ACOE PGP II</u>
Total site acreage	64			
New acres of land altered		40		
Acres of impervious area	0	7.2	7.2	
Square feet of new bordering vegetated wetlands alteration		4,880 permanent		
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	33.4	33.4	
Number of housing units	0	54	54	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	10	+540	550	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	16,200	16,200	
GPD water withdrawal	0	16,200	16,200	
GPD wastewater generation/treatment	0	23,760	23,760	
Length of water/sewer mains (in miles)	0	1.1/1.5	1.1/1.5	

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.)

Summit Ridge Estates, Inc. proposes to construct a residential subdivision consisting of 54 house lots including associated subdivision roadways, storm water management facilities and utilities on an approximately 64-acre parcel in Shrewsbury, Massachusetts. The parcel is located south off Gulf Street, east of Interstate 290 and is within a rural, residential area. The property currently consists of undeveloped forest, fields and wetland resource areas. The proposed residential development includes new utilities such as sewer, water mains, gas, electric and telephone service. All new utilities will be installed within the proposed subdivision roads and tie into the existing Gulf Street utilities. Stormwater runoff generated from the proposed project will be treated on-site and discharged through the proposed stormwater management system.

Several techniques from the DEP Stormwater Management handbooks are included in the Stormwater Management System design for Summit Ridge Estates to help maintain and provide better water quality, attenuate runoff, remove suspended solids, and provide groundwater recharge. Deep sump catch basins, grass swales combined with sediment forebays and retention ponds provide the required 80% Total Suspended Solids (TSS) removal (actual 83%) and attenuate peak runoff rates. The stormwater management system complies fully with the DEP Stormwater Management Policy, and all of the supporting information with regard to the system has been provided as part of this ENF.

Erosion and sedimentation controls will be installed at the limits of the work area prior to the commencement of construction activities. These controls will consist of hay bales and silt fencing. Installation and maintenance of erosion and sedimentation controls will reduce soil erosion on the project site and prevent sedimentation from occurring on and off-site. These controls will be inspected and maintained throughout construction. Erosion and sedimentation controls will be left in place after construction until the site has been re-vegetated and stabilized. After construction is complete, landscaping will include the installation of lawns, shrubs, and trees in accordance to the proponent's landscaping plan.

The following alternatives have been considered for the site:

- 1) **No Build:** This alternative does not achieve the project's objectives of providing housing in the Town of Shrewsbury. The no build alternative would result in abandonment of a buildable site.
- 2) **Maximum Build Out:** If additional houses were proposed, additional strain to the Town of Shrewsbury infrastructure would occur. Additionally, if maximum build out was proposed, there would be an addition to impervious area resulting in additional environmental disturbance. The increase in impervious area would have an immediate impact on the stormwater management and the sewer and water management plans of the site.
- 3) **Commercial or Industrial Development:** The property is currently zoned residential, therefore commercial or industrial projects are not permitted on the subject property without approval from the Zoning Board of Appeals (ZBA). The location and proximity of the property to rural and residential communities does not lend itself to a commercial or industrial development.
- 4) **Preferred Design:** The current design provides housing for the Town of Shrewsbury and is financially feasible for the project proponent. The preferred alternative includes an approximately sized residential subdivision designed to minimize alteration to undisturbed land. Additionally, the proposed project will preserve 17 acres of open space as existing wetlands. The subject property is residentially zoned and the use of the property as a residential development will provide needed housing for the Town of Shrewsbury as well as a significant increase in the tax base. The Summit Ridge Estates project proposes the development of a 54 single-family home subdivision with the majority of the single-family homes being owned by families with children.