

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13260</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: Taft Hill Development		
Street: Douglas Street (Rt. 16)		
Municipality: Uxbridge	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: Massachusetts Coordinate System	Latitude: 42-04-11 N Longitude: 71-39-32 W	
Estimated commencement date: Spring 2004	Estimated completion date: Unknown	
Approximate cost: \$20 Million	Status of project design: 95%complete	
Proponent: Uxbridge Development, LLC		
Street: 30 Seaver Street, PO Box 812432		
Municipality: Wellesley	State: MA	Zip Code: 02481
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stephen O'Connell, E.I.T.		
Firm/Agency: Andrews Survey & Engineering	Street: 104 Mendon Street, PO Box 312	
Municipality: Uxbridge	State: MA	Zip Code: 01569
Phone: 508-278-3897	Fax: 508-278-2289	E-mail: soconnell@andrews-engineering.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: Uxbridge Zoning Board of Appeals Special Permit; Uxbridge Conservation Commission Order of Conditions

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
Total site acreage	61+/-			
New acres of land altered		37+/-		
Acres of impervious area	0	9.87+/-	9.87+/-	
Square feet of new bordering vegetated wetlands alteration		4,092		
Square feet of new other wetland alteration		52 (Bank)		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	0	242,872+/-	242,872+/-	
Number of housing units	0	130	130	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	57	57	
Parking spaces	0	35	35	
WASTEWATER				
Gallons/day (GPD) of water use	0	28,600	28,600	
GPD water withdrawal	0	28,600	28,600	
GPD wastewater generation/ treatment	0	28,600	28,600	
Length of water/sewer mains (in miles)	0	1.42	1.42	

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) The property is comprised of approximately 61 acres of land adjacent to Douglas Street (Rt. 16) in Uxbridge. Existing site conditions can be characterized as woodlands with dense underbrush with many large diameter deciduous and evergreen trees. The average slope of the site is approximately 6%. Along the easterly portion of the site is a 250-foot New England Power Company easement, which can be characterized as brush with moderate ground cover. The proposed project will construct approximately 7,500 linear feet of road, along with stormwater management and utility systems to serve 130 dwelling units in a 55+ retirement community. As part of the Zoning Board of Appeals Special Permit municipal sewer service will be extended approximately 3,500 feet to the site, providing sewer to all existing parcels along the way. In addition, the project will be serviced my municipal water and private gas.

The enclosed plans illustrate a layout in which various alternatives were considered based not only on adverse impacts to resource areas, but impacts to resource area buffer zones and those areas outside of buffer zones; areas that would become part of a residential community. In a development of this size there is no question that two (2) access points must be provided, particularly due to the fact that the easterly access point traverses through a two hundred fifty-foot (250') power company access easement with high tension overhead wires, a genuine safety concern. As delineated on the plans, the westerly access point to the parcel is inundated with wetland plant species and hydric soils. A roadway in this location, designed to the minimum standards set forth by the Planning Board, would disturb over 15,000 square feet of Bordering Vegetated Wetland (BVW). As the most practical alternative, the applicant reached an agreement with an abutter for a sixty-foot (60') easement granting access to the parcel. The easement is located to the east of the abutter's house, and as far west as allowed by the abutter, minimizing adverse impacts to the BVW. With the use of the easement, the realignment of the roadway, and use of segmental retaining walls, the proposed disturbance to the BVW has been reduced to 4,092 square feet. Additionally, the impacts due to the roadway are minimized by crossing at one of the narrowest points, use of segmental retaining walls limiting the area of fill, installation of oversized arch and box culverts to maintain an unrestricted hydraulic connection to the same BVW being disturbed, and a proposed replication area greater than 1.5:1 adjacent to the impacted resource area.

In summary, there are no economically viable alternatives to what is shown on the plans that would provide access to all of the upland portions of the property in a safe and acceptable manner. The required crossings have been designed to minimize adverse impacts to wetland resource areas, and the site has been designed to prohibit further development that would also adversely impact wetland resource areas. Mitigation for site impacts will be provided through the use of Best Management Practices (BMP's) during construction for sediment and erosion control; construction of facilities to meet Stormwater Management Policy of the Massachusetts Department of Environmental Protection (DEP); full replication of altered Bordering Vegetated Wetlands and Inland Bank; and the extension of municipal sewer.