

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13037
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

ENF Environmental Notification Form

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: High Point Acres		
Street: 68, 70, & 72 Adams Road		
Municipality: Grafton, MA	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: 281460.2 East / 4677990.1 North	Latitude: -71°38'52.8"	Longitude: 42°13'31.6"
Estimated commencement date: Spring 2004	Estimated completion date: 2006	
Approximate cost: \$16 million	Status of project design: 25 %complete	
Proponent: Adams Road Trust		
Street: 51 Mount Joy Drive		
Municipality: Tewksbury	State: MA	Zip Code: 01876
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joseph Freeman		
Firm/Agency: Earth Tech	Street: 196 Baker Ave.	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: 978-371-4000	Fax: 978-371-2468	E-mail: Joseph.Freeman@earthtech.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. 12425, 12425R) 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: Comprehensive Permit under MGL Chap 40B

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 checked="" 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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) –
Total site acreage	76.58			
New acres of land altered		30.04		
Acres of impervious area	0	8.95 (includes 3.01 ac. rooftop)	8.95 (includes 3.01 ac. rooftop)	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		RFA 12,800 BLSF 3,850		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				Specify: <u>MGL Chapter 40B Comprehensive Permit from Housing Appeals Committee</u>
Gross square footage	0	190,000	190,000	
Number of housing units	1	75	76	
Maximum height (in feet)	0	35	35	<u>Wetland restoration activities would require Section 401 Water Quality Certification and Section 404 permits</u>
TRANSPORTATION				
Vehicle trips per day	0	806	806	
Parking spaces	0	168	168	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	31,350	31,350	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	31,350	31,350	
Length of water/sewer mains (in miles)	0	2.77 water	2.77water	

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

There are no mapped Estimated Habitats or Significant Habitats on the site. According to the Natural Heritage and Endangered Species program, the site lies between Estimated Habitats, and they recommend that a survey of the surrounding areas be conducted for the presence of specific species (see attachment E).

A summary of field investigations performed to determine the presence of state-listed rare, threatened or endangered species or species of special concern is included in the Rare Species section of this ENF.

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

The Massachusetts Historical Commission notes that the proposed site includes the Adams Hayden Farm, a property listed in the Inventory of Historic and Archeological Assets of the Commonwealth. However, the Adams Hayden Farm is actually located several hundred yards south of the project site along Adams Road. There are no state listed historical or archeological resources on the project site (see attachment F).

If yes, does the project involve any demolition or destruction of any listed 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 **Miscoe, Warren and Whitehall Watersheds**) No

An analysis of the potential project impacts on the unique qualities of the Miscoe, Warren and Whitehall Watersheds ACEC is included in Attachment I.

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 proposed project is a 76 lot single-family subdivision, with 25% affordable units. It has been conceived and designed pursuant to M.G.L. Chapter 40B, Section 21. The proponent is appealing to the state Housing

Appeals Committee the issuance of a Comprehensive Permit by the Grafton Zoning Board of Appeals on December 24, 2002 for a 56 lot subdivision project. A total of 76 three and four-bedroom single-family homes are proposed. The housing is being developed pursuant to the New England Fund Program, ("NEF") of the Federal Home Loan Bank Board of Boston. A site plan is attached as Attachment C.

The total footprint of all buildings is 131,000 square feet. The buildings are 2 stories and each has a two-car garage at the ground level. There will be a total of 168 parking spaces, consisting of 152 driveway spaces and 16 spaces for recreational vehicles.

A total of 25%, or 19, single-family homes will be designated as affordable, and will be 3 and 4-bedroom homes (10 3-bedroom and 9 4-bedroom). The remaining 57 single-family homes will be market rate and will be 4-bedroom homes. There will be no age-restricted homes associated with this development.

The project will result in the creation of 8.95 acres of impervious area, including 3.01 acres being building rooftops. Stormwater runoff from the rooftops (asphalt shingles) will be discharged directly to dry wells, thereby reducing the effective impervious area for the development to 5.94 acres.

The project site is a 76.58-acre property within an R-40 Low Density Residential zoning district designated under the Grafton Zoning By-Law, with a minimum lot size of 40,000 square feet, or slightly less than one acre. The average density of the proposed development to upland area is 1.14 units per acre, or 76 homes on 76.58 acres.

The 76 homes will be serviced by individual septic systems.

Approximately 4,075 linear feet (0.77 miles) of new 8-inch water main will be installed within the project site, and approximately 10,900 linear feet (2.0 miles) of 12-inch water line will be installed in local streets offsite. The proposed route for the water system extension begins at the recently completed North Street water main at the entrance to Stonegate Circle. A 12-inch ductile iron main would then be installed up North Street to Old Westboro Road, down Old Westboro Road to Estabrook Street, continuing down Estabrook Street to Adams Road, and then up Adams Road to the site.

Currently, the site is entirely wooded with the exception of an existing structure and associated pool and cabana and a small field to the south of an existing pond. Approximately ½ acre adjacent to Adams Road is largely open where a former house existed. In addition, Old Nash Road, a discontinued dirt road, bisects the property. The predominant vegetation on the site is hardwood with scattered white pines throughout. It appears to have been logged in the past. The Massachusetts Turnpike is to the north and Adams Road is to the west (see USGS map, attachment A). Access to the site will be from Adams Road.

Highpoint Drive, the site access road, has been approved as a median divided roadway intersecting with Adams Road. (see attachment B).

The Grafton Water District has confirmed adequate water capacity within the town system to service the project (see attachment G).

The project site is located within the Miscoe, Warren and Whitehall Watersheds ACEC. This project will not result any direct stormwater discharge into Outstanding Resource Waters (ORW's). A Notice of Intent will be submitted to the Grafton Conservation Commission.

An Order of Resource Area Delineation has been issued by the Grafton Conservation Commission (April 28, 2003) approving the wetland delineation on the site. A copy of the ORAD is attached as Attachment H.