

**ENF**

**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: *13663*  
MEPA Analyst: *Nick ZAVOLAS*  
Phone: *617-626-1030*

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: <i>Joint Grass Brook Estates</i>		
Street: <i>Main Street</i>		
Municipality: <i>Dunstable</i>	Watershed: <i>Merrimack</i>	
Universal Transverse Mercator Coordinates: <i>294645.21 Easting 5270932.7 Northing</i>	Latitude: <i>042 41' 12"N</i> Longitude: <i>071 30' 24"W</i>	
Estimated commencement date: <i>Feb. 2006</i>	Estimated completion date: <i>Feb 2008</i>	
Approximate cost: <i>\$1,300,000</i>	Status of project design: <i>100 %complete</i>	
Proponent: <i>Mr. James Stoddard</i>		
Street: <i>156 Cherry Brook Road</i>		
Municipality: <i>Weston</i>	State: <i>MA</i>	Zip Code: <i>02493</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Paula A. Thompson, PE</i>		
Firm/Agency: <i>Waterman Design Associates, Inc.</i>	Street: <i>31 East Main Street</i>	
Municipality: <i>Westborough</i>	State: <i>MA</i>	Zip Code: <i>01581</i>
Phone: <i>508-366-6552</i>	Fax: <i>508-366-6506</i>	E-mail: <i>pat@wdassoc.com</i>

- 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):  
N/A

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

List Local or Federal Permits and Approvals: Local Dunstable permits – Definitive Plan (received), Building Permit, Order of Conds - Conservation Comm (received); State permit – Conservation & Management Permit w/ NHESP; Federal Permit- EPA NPDES Stormwater Permit for Construction

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Land            | <input checked="" 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
<b>LAND</b>				<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 <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	27.74 ± AC			
New acres of land altered		7.30 ± AC		
Acres of impervious area	0	1.43 ± AC	1.43 ± AC	
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		
<b>STRUCTURES</b>				
Gross square footage	0	17,500± sf	17,500± sf	
Number of housing units	0	5	5	
Maximum height (in feet)	0	35' ±	35' ±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	50	50	
Parking spaces	0	10	10	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	2,420 ± gpd	2,420± gpd	
GPD water withdrawal (wells)	0	2,420 ± gpd	2,420 ± gpd	
GPD wastewater generation/ treatment (septic systems)	0	2,200 ± gpd	2,200 ± gpd	
Length of water/sewer mains (in miles)	0	0	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: *Site contains rare species habitat for the Blanding's turtles (priority habitat) and the blue-spotted salamanders (estimated habitat). Currently filing for a Conservation and Management Permit with NHESP.*)  
 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 *Project Notification Form received by MHC on October 17, 2005 for project site review.*

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: *within Petapawag ACEC* )  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.)

**Project site:** *The subject locus area associated with the proposed development is located west of Main Street and southeast of Fletcher Street, and contains approximately 27.7 acres, in Dunstable. There are no existing structures on the subject property. The locus is entirely wooded, including a predominately White Pine Forest and small patches of mature Mixed Maple-Hickory-Oak Forest with its northern edge bordering along the wetlands of Joint Grass Brook, which traverses the property west to east, and flows through a corrugated metal pipe culvert under Main Street. Joint Grass Brook is bordered by river shore grassland and shrub swamp habitats. Generally the upland areas consist of white pine, oak, black cherry, black birch, grey birch, aspen, witch hazel, and Pennsylvania sedge.*

*Areas of bordering vegetated wetland (approximately 7.3 acres) are located within the northern and western portions of the site. Some of the common wetland species identified were red maple, American elm, skunk cabbage, arrowwood, spirea, tussock sedge, glossy buckthorn, cinnamon fern and sensitive ferns and sphagnum.*

*Joint Grass Brook Estates is a single-family residential subdivision containing 5 lots, a 710' cul-de-sac road, individual wells and septic systems, stormwater management, and associated site grading. Disturbed land will total 7.3± acres, leaving 20.4± acres undisturbed, or 74% of the site is to remain undisturbed. Approximately 17.23 acres of the undisturbed land will be protected under a Conservation Restriction to protect the habitat area located within 800' radius of a potential vernal pool, which contains the potential breeding habitat for the blue-spotted salamander. The conservation restriction encompasses the 14.8± acre open space parcel and 2.44± acres included by combining defined portions of Lots 2, 3 and 4. In addition to setting aside the areas to be protected within the conservation restriction, the proposed development has been designed to minimize site work within the 100-foot wetland buffer zone and the 200' Riverfront to the north. Each of the proposed lots has been designed to retain as much forested upland as possible.*

*No work is proposed within the bordering vegetated wetland, MAHW, or 100-year floodplain. Minor lot grading (Lots 1 & 2) is proposed within a portion of the Riverfront Area. In addition, approximately 200' of drainpipe will be installed along the frontage of Main Street. This work will result in approximately 3% (±10,200 square feet) alteration within the Riverfront Area. The detention basin proposed within the low point of the site is designed to contain the roadway runoff, is not included in the 3% calculation, though it is within the Riverfront Area.*

## *Alternatives Analysis*

*During the preliminary and definitive plan review before the Planning Board, the design team and Planning Board discussed various options to lessen impacts on the resource areas and buffer zone. The Planning Board granted approval of several waivers to the Subdivision Rules and Regulations allowing a reduction in impacts the development could have had on the land itself and a reduction in impacts to land within the jurisdiction of the Conservation Commission. The Conservation Commission provided written support of the alternatives to the Planning Board*

- 1) The Planning Board has reduced the required 28' pavement width to 22' and is allowing sidewalks only on one side of the roadway. The result is a design that requires no wetland fill at the entry from Main Street and reduces proposed impervious cover on-site.*
- 2) The Planning Board supported and subsequently granted a waiver allowing some relief of the roadway grading requirements to allow the roadway to closely match the existing grades. This further enables the entrance from Main Street to be constructed without requiring any wetland fill.*
- 3) The Planning Board also supported and granted a waiver of the maximum cul-de-sac length requirement of 600' allowing 710', enabling the individual lot grading and subsurface sewage disposal systems for Lots 1 & 2 to be moved farther away from the resource areas, minimizing the grading in the Riverfront area and the 100-foot buffer zone.*

*This project is currently under review with the Natural Heritage and Endangered Species Program, for the future issuance of a Conservation and Management Permit. The proposed Conservation Restriction to be approved by EOEI of over 17.2 acres will provide a long-term net benefit to the local rare species populations and their habitat areas.*