



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13666
MEPA Analyst: Beiony 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: Cedar Ridge Estates		
Street: 708 Prentice Street		
Municipality: Holliston	Watershed: Charles/Concord	
Universal Transverse Mercator Coordinates: E 295112.621 N 4675013.033 Zone 19	Latitude: 42° 12' 9" Longitude: 71° 28' 54"	
Estimated commencement date: 3/2006	Estimated completion date: 11/2010	
Approximate cost: \$68 million	Status of project design: 95% complete	
Proponent: Green View Realty, LLC		
Street: 189 Hartford Avenue, Suite 2-1		
Municipality: Bellingham	State: MA	Zip Code: 02019
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Christopher Newhall		
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: 781-792-2264	Fax: 781-982-5490	E-mail: cnewhall@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 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): **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: **Holliston Zoning Board of Appeals
Comprehensive Permit, Holliston 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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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 <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit
Total site acreage	52.49			
New acres of land altered		30.32		
Acres of impervious area	0.09	+12.29	12.38	
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		
STRUCTURES				
Gross square footage	3,100	+243,132	246,232	
Number of housing units	1	+199	200	
Maximum height (in feet)	20	+15	35	
TRANSPORTATION				
Vehicle trips per day	0	+1,158	1,158	
Parking spaces	0	+400	400	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	42,000	42,000	
GPD water withdrawal	0	N/A	N/A	
GPD wastewater generation/treatment	440	58,000	58,000	
Length of water/sewer mains (in miles)	0	1.29/1.13	1.29/1.13	

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: **Estimated & Priority Habitat of Rare Species (WH 245 & PH 909), the Spotted Turtle (*Clemmys guttata*)** 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.)

On behalf of Green View Realty LLC, Coler & Colantonio, Inc., is pleased to submit this Expanded Environmental Notification Form in compliance with the Massachusetts Environmental Policy Act (301 CMR 11.00) for the proposed redevelopment project, including remediation of an historic solid waste landfill and subsequent construction of a residential condominium complex under the states Comprehensive Permit framework (Chapter 40B). Green View Realty LLC (the Proponent) proposes to construct Cedar Ridge Estates, a 200 unit residential condominium complex consisting of 54 townhouse style buildings, associated roadways and driveways, recreational facilities, sewerage treatment facility, and stormwater management structures on an approximately 52.5-acre property located off Prentice Street in Holliston, Massachusetts (See Section III, Figure 1 and Section VII, Project Plan). The proposed new roadway winds through the property and has multiple access roads to Marshall Street. The townhouse style residential buildings will be located adjacent to the roadway and will have short driveways extending from the roadway to a basement level one-car garage under each of the individual units. In addition to the one-car garages, the driveways to each unit will be able to accommodate parking for one additional vehicle. Stormwater management will consist of deep sump catch basins that direct treated stormwater from the roadway to Vortech units prior to conveyance to detention basins. Clearing and grading of the property will take place concurrently with the hazardous waste remediation that is ongoing on the project site. Wetland resource areas exist on the property, including limited estimated habitat of rare species as determined by the Natural Heritage and Endangered Species Program (NHESP). Temporary alteration of approximately 16,000 square feet of Bordering Vegetated Wetland (BVW) may be required as a result of hazardous material cleanup activities if required by the Department of Environmental Protection Bureau of Waste Site Cleanup and 310 CMR 40.0000, et. seq. Please see the attached Project Narrative for more information.