

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.:	<u>12833 RR</u>
MEPA Analyst:	<u>KEANDREA JAMES</u>
Phone:	617-626- <u>1028</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: <u>Oakmont At Milford II</u>		
Street: <u>off Route 16, East Main Street</u>		
Municipality: <u>Milford</u>	Watershed: <u>Charles River</u>	
Universal Transverse Mercator Coordinates:	Latitude: <u>42 09' 48"</u> Longitude: <u>71 29' 15"</u>	
Estimated commencement date: <u>4/04</u>	Estimated completion date: <u>4/10</u>	
Approximate cost: <u>\$8,000,000.00</u>	Status of project design: <u>100</u> %complete	
Proponent: <u>Einar Paul & Joyce Robsham</u>		
Street: <u>P.O. Box 5183</u>		
Municipality: <u>Cochituate</u>	State: <u>MA</u>	Zip Code: <u>01778</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Peter M. Lavoie</u>		
Firm/Agency: <u>Guerriere & Halnon Inc.</u>	Street: <u>333 West Street</u>	
Municipality: <u>Milford</u>	State: <u>MA</u>	Zip Code: <u>01757</u>
Phone: <u>508-473-6630</u>	Fax: <u>508-473-8243</u>	E-mail:

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. 12833) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|---|------------------------------|------|
| a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes | X No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | X No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | X No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | X 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 _____) X No

List Local or Federal Permits and Approvals: Planning Board, Notice of Intent, Board of Health Sewer Ext., Mass.Hwy Curb Cut, Building permits, Sewer Permits, Conservation Permit

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

- Land
 Water
 Energy
 ACEC

- Rare Species
 Wastewater
 Air
 Regulations

- Wetlands, Waterways, & Tidelands
 Transportation
 Solid & Hazardous Waste
 Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 checked="" type="checkbox"/> MHD or MDC Access Permit <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> <hr/> Building Permits <hr/> Sewer Permits <hr/> Notice of Intent <hr/> Planning Board Approval <hr/> Conservation Permit <hr/> Natural Heritage Approval <hr/> <hr/> <hr/> <hr/>
Total site acreage	120			
New acres of land altered		20		
Acres of impervious area	0	6.3	6.3	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage	0	140,400	140,400	
Number of housing units	0	156	156	
Maximum height (in feet)	0	28	28	
TRANSPORTATION				
Vehicle trips per day	0	750	750	
Parking spaces	0	336	336	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	34,320	34,320	
GPD water withdrawal				
GPD wastewater generation/ treatment	0	34,320	34,320	
Length of water/sewer mains (in miles)	0	1	1	

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?

X Yes (Specify See Attached) 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 _____) XNo

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) XNo

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) XNo

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 project is a 156-unit, 2-bedroom, planned residential development to be constructed on a 120 acre parcel of land located in the Town of Milford, along the Holliston town line. The project will require the construction of approximately 4,100 l.f. of roadway with associated utilities and grading. The project will provide 100 acres of open space. This project also consist of 2,900 l.f. of gravity sewer, pump station and 2,000 l.f. of force main. This project will also proposed to fill 3,800 s.f. of wetlands.

Alternatives include building a conventional residential subdivision, and the no-build alternative.

1. A conventional subdivision would allow for the construction of approximately 70 four bedroom homes on individual septic systems with 7000 linear feet of roadway. This would increase the burden to town services, create more roadway, and provide no open space. This would also effect the habitat of a number of endangered speices located throughout the parcel.

2. The no-build alternative will not provide the housing stock needed in the milford area nor is it financially feasible.