

The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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SECRETARY

February 10, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Highland Meadows
 PROJECT MUNICIPALITY : Weston
 PROJECT WATERSHED : Charles River
 EOEA NUMBER : 13702
 PROJECT PROPONENT : Highland Real Estate Development LLC
 DATE NOTICED IN MONITOR : December 21, 2005

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the project consists of the construction of a 69-unit residential development on a 44-acre site in Weston. It includes associated access drives, driveways, parking spaces, an on-site wastewater treatment and disposal facility and a stormwater management system. The project site is located in a predominately residential area and consists of undeveloped wooded land with the exception of an existing house and driveways. Primary access is proposed via two driveways along Highland Street. Access to seven of the units will be provided via the existing driveways off of Route 20.

The project is undergoing MEPA review pursuant to Section 11.03 (1)(b)(2) because it requires a state permit and will create five or more acres of impervious area. The project requires a Sewer Connection Permit and a Groundwater Discharge Permit from the Department of Environmental Protection (DEP). It requires an Access Permit from the Massachusetts Highway Department (MHD). Because the proponent is not seeking funding from the Commonwealth, MEPA jurisdiction is limited to the subject matter of the required permits. These include wastewater, water quality, traffic and transportation.

The ENF included a detailed description of the project, a Stormwater Management Report and a Wastewater Treatment Facility Report. In addition, the proponent has provided a traffic study to the Town although it was not included with the ENF. Efforts to avoid, minimize and mitigate project impacts include use of Low Impact Development (LID) techniques, development of a conservation restriction (CR) to protect undisturbed areas in perpetuity and inclusion of a trail system along the property edges that will connect with existing trails.

I applaud the proponent's incorporation of LID techniques into the design to minimize impervious surfaces and stormwater impacts. Proposed LID techniques include: narrow 22-foot roadways; use of pervious materials for the tennis courts, walkway and patios; and a decentralized stormwater design to control peak rates and volume during smaller storms and to provide water quality treatment. In addition, the proponent is considering re-use of rooftop runoff for irrigation purposes.

DEP has reviewed the project and indicated that any outstanding issues related to wastewater issues can be addressed during permitting. The project is located within an interim wellhead protection area for an inactive water supply; therefore, DEP required and has reviewed a wastewater effluent time travel analysis. This analysis demonstrates that the time of travel would be more than two years to the wellhead.


EOT has indicated that the project will not have a significant impact on traffic on Route 20. EOT has proposed that the proponent consider providing sidewalks to Route 20 and consult with the Weston Council on Aging to provide elderly transportation services to the site. Also, EOT has requested that the proponent provide a copy of the traffic study to its office.

MHC has indicated that the existing residence is listed in the State Register of Historic Places as a contributing element of the Boston Post Road National Register Historic District and requested additional information on the project including scaled project plans, elevation drawings and materials specifications. The proponent has indicated that this information will be provided to MHC.

The review of the ENF has served to adequately disclose the potential impacts and mitigation associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that the potential impacts of the project are not significant enough to warrant the preparation of an EIR. Any outstanding issues can be addressed during project permitting. No further MEPA review is required.

February 10, 2006

Date


Stephen R. Pritchard

Comments received:

1/10/06	Department of Environmental Protection Northeast Regional Office (DEP NERO)
1/30/06	Executive Office of Transportation
1/10/06	Massachusetts Historical Commission
1/30/06	Water Supply Citizens Advisory Committee

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