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March 8, 2007

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

PROJECT NAME : Maplewood Estates  
PROJECT MUNICIPALITY : Rockland  
PROJECT WATERSHED : Massachusetts South Coastal  
EOEA NUMBER : 13968  
PROJECT PROPONENT : Stonebridge Builders and Developers  
DATE NOTICED IN MONITOR : February 6, 2007

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.

As described in the Environmental Notification Form (ENF), the project involves the development under the state's affordable housing law (MGL Ch. 40B) of a housing subdivision that will create 72 homes located on a 29.05-acre site.

The project is undergoing review pursuant to Section 11.03 (5)(3)(c) of the MEPA regulations, because the project will construct ½ or more miles in length of new sewer mains that are not located in the right of way of existing roadways. The project will require a Sewer Connection/Extension Permit from the Department of Environmental Protection (MassDEP) and Comprehensive Permit from the Rockland Zoning Board of Appeal pursuant to M.G.L. Chapter 40B (and hence an approval from the Massachusetts Housing Appeals Committee if the local Comprehensive Permit is appealed). The project must also comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. Because the proponent may seek financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to all aspects of the project that may cause significant Damage to the Environment.

The proponent has filed a Notice of Intent with the Rockland Conservation Commission and with DEP (Wetlands File No. SE 273-314). An abbreviated Notice of Resource Area Delineation has been filed and an Order of Resource Area Delineation was issued by the Rockland Conservation Commission on August 9th, 2005. The majority of the site and proposed activities appear to lie outside of any jurisdictional wetlands resource areas. Some construction activities associated with subdivision infrastructure such as grading and stormwater controls are proposed in the buffer zone to Bordering Vegetated Wetlands. A final Order of Conditions must be obtained before any work commences.

The proposed development will contribute 19,470 gallons of wastewater per day to the Rockland Wastewater Treatment Plant (WWTP). The ENF indicates that there is sufficient capacity in the collection system and at the treatment facility for the wastewater from the proposed subdivision. I note that recently a draft National Pollution Discharge Elimination Permit (NPDES) for the Rockland WWTP was issued by the Environmental Protection Agency. The new NPDES permit requirements facing the municipality raise important questions concerning the available capacity of the treatment system to handle an additional 20,000 gallons per day of wastewater. To add more flows to a seriously taxed system is likely to result in NPDES permit violations and poses the real possibility of increased surcharge volume and/or frequency. If this project is to move forward using municipal wastewater treatment, I advise the proponent to work very closely with the Massachusetts' Riverways Program, DEP and the Town of Rockland to develop a significant reduction in infiltration and inflow which should be achieved before and additional dischargers connect to the Rockland wastewater system.

The Massachusetts Historical Commission (MHC) has reviewed the Inventory of Historic and Archaeological Assets of the Commonwealth and determined that there are no recorded historical or archaeological resources within the project area. In addition, an archaeological sensitivity assessment of the property was performed by Public Archeology Laboratory (PAL), which determined that the project area has been extensively disturbed by sand and gravel operations and retains little intact topography. MHC concurs with PAL's recommendation that no further archaeological evaluation of the project area is warranted.

The review of the ENF has not resolved all issues related to environmental impacts specifically those related to wastewater. The comments received have also raised several environmental issues remaining with the project design. Despite these concerns, I have decided that the potential impacts of the project do not warrant the preparation of an EIR. I conclude that no further MEPA review is required. The project will require state permitting and must comply with applicable performance standards related to wastewater. I am, therefore, confident that the remaining issues can be resolved during the permitting process.

If the project design undergoes a material change as a result of requirements imposed by the state permitting agencies (or for any other reason), the proponent should file a timely Notice of Project Change that addresses impacts and mitigation.

March 8, 2007

Date



Ian A. Bowles

Comments Received:

- 02/23/07 Department of Environmental Protection, SERO
- 02/26/07 Massachusetts Historical Commission
- 02/27/07 Massachusetts Riverways Program

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