



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114-2524

MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD
SECRETARY

March 24, 2006

Tel. (617) 626-1000
Fax. (617) 626-1181
<http://www.mass.gov/envir>

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

PROJECT NAME : Mill Valley Farms
PROJECT MUNICIPALITY : Fairway Drive - Dartmouth
PROJECT WATERSHED : Buzzards Bay
EOEA NUMBER : 13733
PROJECT PROPONENT : Markland Real Estate Development, LLC
DATE NOTICED IN MONITOR : February 22, 2006

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 determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of a 58-unit (129,881 square feet (sf)) age-restricted residential development with associated access roadways on a 22.922-acre site. The project roadway will connect to Fairway Drive, which connects to Tucker Road. The site is part of a former dairy farm and has no existing structures.

The project is subject to review pursuant to Sections 11.03(1)(b)(2) and 11.03(3)(b)(1)(d) of the MEPA regulations because the project creates 5 or more acres of impervious area and includes the alteration of 5,000 or more square feet of bordering or isolated vegetated wetlands. It may need a 401 Water Quality Certificate and a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. It may need a Programmatic General Permit from the U.S. Army Corps of Engineers. On March 9, 2006, the proponent received an Order of Conditions from the Dartmouth Conservation Commission. MEPA jurisdiction is limited to those aspects of the project that may have significant environmental impacts (wastewater, wetlands, and stormwater).

The access roadway for the project will connect to Fairview Drive. Based on the Institute of Traffic Engineers Land Use Codes (LUC) 210 and 251, the proponent has developed an average trip generation rate for these two LUCs. The proponent has estimated approximately 420 new vehicle trips

per weekday. About 116 garage spaces and 116 driveway spaces will be constructed.

Each residential unit will be supplied by both public water and wastewater service. The project will consume approximately 14,036 gallons per day (gpd) of water. It will generate approximately 12,760 gpd of wastewater. The proponent is proposing to construct approximately 2,270 linear feet of sewer mains.

According to the proponent, the project will impact 3,806 sf of bordering vegetated wetlands (BVW), 3,814 sf of isolated vegetated wetlands, and 40 linear feet of stream bank.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices. Existing site runoff is sheet flow. The project will create approximately 5.72 acres of new impervious area. Runoff from the proposed roadways, driveways, and parking areas will flow to catch basins equipped with deep sumps and hoods. Stormwater flows to water quality structures and to detention basins with sediment forebays, which are designed to mitigate the 100-year storm event. Roof runoff will be infiltrated via trenches, and any overflow will flow to the detention basins. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system and a seasonal sweeping program of the proposed driveways and parking areas. The homeowners association will provide for an inspection and maintenance program for the stormwater collection system and a seasonal sweeping program.

The proponent has included 5-foot wide sidewalks on one side of its proposed roadway.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with DEP, I find that the potential impacts of this project do not warrant the preparation of an EIR.

March 24, 2006
Date


Stephen R. Pritchard

cc: Sharon Stone, DEP/SRO

Comments received:

Garcia Galuska Desousa, 2/28/06
Garcia Galuska Desousa, 2/28/06
Markland Real Estate Development, 2/28/06
Garcia Galuska Desousa, 3/9/06
MA Division of Marine Fisheries, 3/14/06
DEP/SERO, 3/14/06

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