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March 24, 2006

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

PROJECT NAME : The Camelot
PROJECT MUNICIPALITY : Northbridge
PROJECT WATERSHED : Blackstone
EOEA NUMBER : 13738
PROJECT PROPONENT : John Phillip Puccio. c/o Adlife Marketing
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 hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

The proposed project involves construction of 30 single-family homes on a 91-acre project site. The project will result in approximately 22 acres of land alteration and 6 acres of new impervious area. The project site includes wetlands resources in the northern and south-eastern portion of the site and the project has been designed to avoid direct alteration of wetland resource areas. The project as proposed includes activities within approximately 3.7 acres of the wetlands buffer zone. The proponent has committed to permanent protection of 40% of the project site (approximately 36 acres), which contains the wetlands resources.

According to the Environmental Notification Form (ENF), water use for the project is estimated at 14,520 gallons per day (gpd) and wastewater generation is estimated at 13,200 gpd. The project includes construction of approximately 0.8 miles of water and sewer mains along the on-site roadway system. The proposed project will result in up to 344 vehicle trips per day.

The project is undergoing review pursuant to Section 11.03(1)(b)(2) of the MEPA regulations because it involves creation of five or more acres of impervious area and Section 11.03(5)(b)(3)(c) because it involves construction of ½ mile or more of new sewer mains. The proposed project will require a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP). The project also requires an Order of Conditions from the Northbridge Conservation Commission (and on appeal only, a Superseding Order from the DEP) and a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit

from the Environmental Protection Agency (EPA). The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required state permits with the potential to cause damage to the environment. In this case, MEPA jurisdiction extends to land, wetlands, stormwater and wastewater.

The proposed project will be serviced by the municipal water and sewer system. The proponent has committed to providing inflow/infiltration mitigation at a rate of 4:1 in accordance with the existing Administrative Consent Order (ACO) between the Town of Northbridge and the DEP. The ENF indicates that the proposed project will fully comply with the DEP Stormwater Management Policy, including the requirement for 80% removal of total suspended solids (TSS). The ENF also states that infiltration trenches and dual infiltration sedimentation basins will provide for groundwater recharge, and that there will be no discharge of untreated stormwater to wetlands. The proponent should ensure that mechanisms are in place for effective long-term operation and maintenance of the stormwater system.

The proponent should ensure that appropriate erosion and sedimentation controls are implemented to avoid and minimize wetlands impacts during construction. The proponent should also ensure that appropriate measures are implemented to avoid and minimize dust, noise, odor, traffic, and nuisance conditions associated with construction activities. The proponent should develop and implement a plan to recycle and reuse construction and demolition materials to the maximum extent feasible. The project site is adjacent to a building formerly used as a metal fabrication facility and the proponent has initiated soil sampling in the vicinity of the building, as requested by the Town of Northbridge, to identify any potential contaminants. Preliminary test results indicate some exceedances of Massachusetts Contingency Plan (MCP) reporting thresholds for polycyclic aromatic hydrocarbons (PAHs) in soils. The proponent should consult with DEP regarding any further investigations or remediation that may be required under the MCP or other regulatory requirements.

According to the ENF, approximately 36 acres of the project site is being set aside as open space and 22 acres is proposed for alteration to build the residential units and associated infrastructure, and to accommodate lawns. This leaves approximately 33 acres of the project site that will be left undeveloped but has not been proposed for permanent protection. The proponent should consult with the Northbridge Conservation Commission to establish effective mechanisms for permanent protection of undeveloped portions of the project site. I strongly encourage the proponent to implement Conservation Restrictions (CR) and/or Deed Restrictions to protect all areas of the project site that are not proposed for development.

The project as proposed in the ENF is designed as a conventional subdivision. I encourage the proponent to consider a more clustered development to minimize impacts to wetlands buffer zone and fragmentation of habitat, and reduce land alteration and impervious area. I encourage the proponent to consider Low Impact Development (LID) techniques in site design and storm water management plans. LID techniques incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of

stormwater on-site. Other tools include water conservation and use of pervious surfaces. Clustering of buildings is an example of how LID can preserve open space and minimize land disturbance. LID can also protect natural resources by incorporating wetlands, stream buffers, and mature forests as project design features. For more information on LID, visit <http://www.mass.gov/envir/lid/>. Other LID resources include the national LID manual (Low Impact Development Design Strategies: An Integrated Design Approach), which can be found on the EPA website at: <http://www.epa.gov/owow/nps/lid/>.

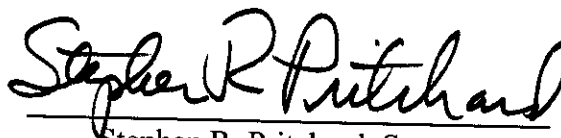
I encourage the proponent to consider high-performance/green building and other sustainable design measures to avoid and minimize environmental impacts. Sustainable design measures, which can reduce project development and long-term operational costs, may include:

- EnergyStar Certification and Leadership in Energy and Environmental Design (LEED) Certification for Homes;
- water conservation and reuse of wastewater and stormwater;
- use of renewable energy;
- ecological landscaping;
- optimization of natural day lighting, passive solar gain, and natural cooling;
- energy-efficient Heating, Ventilation and Air Conditioning (HVAC), lighting systems, and appliances, and use of solar preheating of makeup air;
- use of building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- incorporation of an easily accessible and user-friendly recycling system infrastructure into building design; and
- implementation of a solid waste minimization and recycling plan.

I have determined that the ENF has sufficiently defined the nature and general elements of the project and that any remaining issues can be addressed during the state and local permit and review process. The project as proposed in the ENF requires no further review under MEPA.

March 24, 2006

DATE



Stephen R. Pritchard, Secretary

Comments Received: None

SRP/AE/ac