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June 6, 2008

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

PROJECT NAME : Hilton Homewood Suites Hotel
PROJECT MUNICIPALITY : Littleton
PROJECT WATERSHED : SuAsCo
EEA NUMBER : 14241
PROJECT PROPONENT : Waterford Development Corporation
DATE NOTICED IN MONITOR : May 7, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.03 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 construction of an 81,878 square foot (sf), 112-suite hotel located on Monarch Drive in Littleton. The project will include an on-site wastewater treatment facility, parking areas, and stormwater management structures. The project site is located within a Zone II Aquifer Protection Area and contains *Estimated Habitat* and *Priority Habitat* as indicated in the *Massachusetts Natural Heritage Atlas* (12th edition). The project site was originally permitted at the local level for construction of a two-story 101,700 sf office building. While this office building was not built, and identical project was constructed, and is presently occupied, on the adjacent parcel. A stormwater management system for the current project site and the adjacent office building included man-made ditches for site drainage and the construction of an on-site wet recharge

basin. These stormwater measures have already been constructed and presently convey stormwater runoff from the adjacent office building.

Estimated project impacts on the 8.7-acre site include 3.88 acres of new land alteration, 2.09 acres of new impervious area, 13,200 gallons per day (gpd) of water use, and 13,200 gpd of wastewater generation. Project utilities were installed during construction of the adjacent office building and are located in the area that will be cleared for the emergency access road. The emergency access road will be constructed of gravel and will be gated at either end. Primary access to the project site is via Monarch Drive, which will not require any modifications to accommodate the project. A culvert underneath Monarch Drive will be removed and the opening enlarged to facilitate turtle crossing from adjacent Bordering Vegetated Wetlands (BVWs). Direct impact to wetland resource areas is limited to approximately 220 sf in association with the turtle habitat crossing. Portions of additional on-site work, including the construction of the emergency access road, will occur within the 100-foot buffer zone to BVW.

Jurisdiction

The project is undergoing MEPA review pursuant to Section 11.03 (5)(b)(4)(c) because the project requires a State agency action and will result in the generation of 10,000 or more gpd of sewage within a Zone II to a public water supply and Section 11.03(2)(b)(2) because the project may result in the take of an endangered or threatened species or species of special concern. The project will require a Conservation and Management Permit from the Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP). The project will also require a Groundwater Discharge Permit (BRPWP06) from the Massachusetts Department of Environmental Protection (MassDEP). An Order of Conditions must be issued by the Littleton Conservation Commission, or in the case of an appeal, a Superseding Order of Conditions from the MassDEP. Finally, approval under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit will be needed from the United States Environmental Protection Agency.

Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to those aspects of the project that may have significant environmental impacts and that are within the subject matter of required or potentially required state permits. In this case, MEPA jurisdiction exists over rare species, wastewater, wetlands, and stormwater.

Rare Species

The project site is mapped as *Priority Habitat* for the Blanding's Turtle (*Emydoidea blandingii*), a species listed as "Threatened" pursuant to the Massachusetts Endangered Species Act (M.G.L. c.131A) and its implementing regulations (MESA. 321 CMR 10.00). The NHESP has determined that the proposed project will result in a "take" of the Blanding's Turtle. The proponent has conducted a preliminary habitat assessment and consulted with the NHESP on ways to reduce and/or avoid impacts to state-listed species. Final project design and proposed

mitigation measures resulting in a Net Benefit to the Blanding's Turtle (including the habitat crossing and turtle migration barrier) should be reviewed as part of the formal Conservation and Management Permit application process.

Wastewater / Water

The project site is located within the Zone II of a Town of Littleton water supply well. To treat the estimated 13,200 gpd of wastewater effluent, the project will include the installation of a FAST unit followed by a Centra-flo™ sand filter. MassDEP has provided several comments concerning the capabilities of the proposed treatment system to effectively manage effluent limits in a Zone II. MassDEP has directed the proponent to revise the wastewater treatment facility due to the poor performance record of the system proposed in the ENF. At a minimum, as part of the BRPWP06 – Major Groundwater Discharge Permit application, the FAST unit should be larger, the treatment units should be located in the building, a settling tank for solids should be located after the FAST unit prior to the pump chamber, and a recycle line should be included from the pump chamber to the pretreatment tank. The tanks should also be sized for the continuous recycling of backwash flow. Other design modifications may also be required if the hotel will have a restaurant. Travel times from the discharge to the water supply will also need to be determined, as stricter effluent limits will be imposed if the site is within the one-year travel time of the well. I encourage the proponent to work with MassDEP to design a wastewater treatment facility suitable for use in the Zone II.

The proponent will be required to submit documentation to MassDEP from the Town of Littleton/Littleton Water Department, indicating that sufficient hydraulic capacity is available to service the project while maintaining compliance with the Public Water System's Water Management Registration and/or Permit requirements. Additionally, due to the location of the wastewater treatment facility within the Zone II, the proponent should submit a copy of the location of proposed monitoring wells and a complete monitoring plan to MassDEP.

Wetlands

Direct wetland alteration has been limited to approximately 220 sf of BVW impact due to the installation of the new box culvert under Monarch Drive. The 4-foot by 8-foot box culvert will replace the existing 30-inch cross culvert to improve turtle migration. The box culvert will have 3-foot by 4.5-foot roadway grates to improve openness and light penetration. The proponent indicated that the bottom of the culvert will be covered in approximately one foot of natural material.

Some portions of the site development, including the crushed stone emergency access driveway, will occur in the 100-foot buffer zone to BVW. On-site wetlands include naturally occurring BVW and man-made BVW associated with the drainage channel constructed as part of the adjacent office development. The proponent will be required to submit a Notice of Intent with the Littleton Conservation Commission to demonstrate compliance with the Massachusetts Wetlands Protection Act.

Stormwater

The proponent will be required to demonstrate that the project's stormwater management system has been designed in accordance with the revised Stormwater Management Standards (SMS) and the newly promulgated regulations that took effect on January 2, 2008 as part of the Notice of Intent review process. The ENF has noted that approximately 77% of the impervious area on-site will be directed to an on-site recharge system that has been designed to exceed the recharge volume required by the SMS. Furthermore, the proposed Total Suspended Solids (TSS) removal for the parking area, prior to discharge to the recharge area, will be greater than 44%, as required by the SMS.

Construction Period Impacts

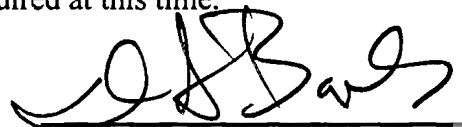
The proponent should take measures to reduce potential demolition and construction period impacts (including but not limited to noise, vibration, dust, and traffic flow disruptions). The proponent must comply with MassDEP's Solid Waste and Air Quality Control regulations during construction. I encourage the proponent to incorporate construction waste recycling activities as a sustainable measure for the project. The proponent should consult with MassDEP for appropriate standards and guidelines for managing construction waste.

I encourage the proponent to mitigate the construction period impacts of diesel emissions to the maximum extent feasible. This mitigation may be achieved through participation in the MassDEP Diesel Retrofit Program. The proponent should work with MassDEP staff to implement construction-period diesel emission mitigation, which could include the installation of after-engine emission controls such as oxidation catalysts or diesel particulate filters. I remind the proponent that off-road equipment engines must use low sulfur diesel (LSD) fuel as of July 2007, as required by a 2004 regulation issued by the U.S. EPA. I encourage the proponent to further mitigate construction period air quality impacts through the use of ultra low sulfur diesel (ULSD) fuel in off-road engines, which contains even lower sulfur content than LSD.

Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required at this time.

June 6, 2008

Date



Ian A. Bowles

Comments received:

05/27/2008 Massachusetts Department of Environmental Protection – CERO
05/27/2008 Massachusetts Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program

IAB/HSJ/hsj