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June 8, 2007

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

PROJECT NAME : Turnpike Village
PROJECT MUNICIPALITY : Turnpike Road - Townsend
PROJECT WATERSHED : Nashua River
EOEA NUMBER : 14026
PROJECT PROPONENT : Turnpike Village, LLC
DATE NOTICED IN MONITOR : May 9, 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 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 45 single family detached condominium residential units (approximately 88,650 square feet (sf)) with associated access roadways on a 12.6-acre site. Thirteen of the units will be affordable. The project will have its access driveway from Turnpike Road. The site is wooded and vacant of structures. It is located within the Squannassit Area of Critical Environmental Concern (ACEC).

The project is subject to review pursuant to Section 11.03(11)(b) of the MEPA regulations because the project is located within a designated ACEC. On March 7, 2007, a Comprehensive Permit under Chapter 40B was issued by the Town of Townsend. The project may need a Water System Modification Permit from the Department of Environmental Protection (MassDEP). It may require a Conservation and Management Permit under the Massachusetts Endangered Species Act (MESA) from the Natural Heritage & Endangered Species Program (NHESP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. MEPA jurisdiction is limited to those aspects of the project within the subject matter of state permits and that may have significant environmental impacts (water supply).

Based on the Institute of Traffic Engineers Land Use Code 210, the proposed project is



estimated to generate approximately 431 new vehicle trips per weekday. About 116 parking spaces will be constructed.

Each residential unit will be supplied with potable water by the Townsend Water District. The project will consume approximately 10,890 gallons per day (gpd) of water. The proponent will extend the water main to the project site with a loop to Barker Hill Road, which will connect two dead ends in the existing water system. The project will generate approximately 9,900 gpd of wastewater (based on 90 bedrooms). The proponent is proposing to construct a Title 5 septic system for the entire project. The project site is located within an Aquifer Protection Overlay District.

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 4.2 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 units and underground recharge areas. Roof runoff will be flow to the proposed stormwater system. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent and the condominium association will provide for an annual inspection and maintenance program for the stormwater collection system and an annual sweeping program of the proposed driveways and parking areas. The proponent should implement Low Impact Design (LID) techniques including xeriscaping, use of existing shade trees, pervious parking and driveway areas, green roofs for garage units, and infiltration of roof runoff into raingardens.

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

Because the Wood Turtle is documented within or in close proximity to the project site, the project proponent must prepare a habitat assessment and/or surveys for Wood Turtles as part of its MESA filing as requested by NHESP.

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

June 8, 2007
Date


Ian A. Bowles

Comments received:

MassWildlife, 5/21/07

MassWildlife, 5/21/07

DCR, 5/25/07

DCR, 5/25/07

Nashua River Watershed Association, 5/25/07

Townsend Planning Board, 5/25/07

MRPC, 5/29/07

DCR, 5/29/07

MassDEP/CERO, 5/29/07

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