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June 9, 2006

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

PROJECT NAME : Sutton Active Adult Community
 PROJECT MUNICIPALITY : Sutton
 PROJECT WATERSHED : Blackstone River
 EOEA NUMBER : 13799
 PROJECT PROPONENT : Hawthorne Sutton, LLC
 DATE NOTICED IN MONITOR : May 10, 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).

This project consists of the construction of 125 town homes and associated infrastructure on a 66-acre site in Sutton. It includes the construction of a clubhouse and guest parking areas. Access will be provided via Singletary Avenue (a state roadway). The site is bounded by Singletary Avenue to the west, Boston Road to the south, and Burbank Road to the east. Municipal recreational facilities are located to the north. The site is located within a residential area and within the Sutton Center Historic District which is listed in the National Register of Historic Places. The site is undeveloped and consists of woodlands, meadows and agricultural land, including 12 acres of land with prime agricultural soils.

The project is undergoing MEPA review pursuant to Section 11.03 (1)(b)(1), (1)(b)(2), (1)(b)(4) and (5)(b)(3)(c) because it requires a state permit and will alter more than 25 acres of land, create more than 5 acres of impervious area, convert land in active agricultural use to non-agricultural use and construct one or more new sewer mains ½ or more miles in length. The project requires a Sewer Connection permit from the Department of Environmental Protection (DEP) and an Access permit from the Massachusetts Highway Department (MHD). The project

is subject to review by the Massachusetts Historical Commission (MHC). Also, it requires an Order of Conditions from the Sutton Conservation Commission (and hence a Superseding Order of Conditions in the event the local Order is appealed). MEPA jurisdiction is limited to the subject matter of required or potentially required permits. These include wastewater, wetlands, drainage and traffic.

The Executive Office of Transportation (EOT) has indicated that the traffic impacts associated with this project will be minimal. EOT encourages the proponent to provide Transportation Demand Management (TDM) measures for the residents such as safe pedestrian connections to Boston Road and provision of on-site bicycle facilities. In addition, EOT has encouraged the proponent to consult with the Sutton Council on Aging to coordinate transportation and recreational services for residents. The proponent should provide EOT with a copy of its traffic study and address issues raised by EOT during permitting.

MHC has indicated that the development of this open space will have an adverse effect on the Sutton Center Historic District. The proponent will be required to consult with MHC to develop and evaluate modifications of and alternatives to the proposed design to mitigate effects on the Historic District.

Project plans submitted with the ENF are at a conceptual level. Planning for sewer and water infrastructure are not sufficiently developed to evaluate for consistency with DEP regulations and the ENF does not include specific mitigation commitments for all impacts. However, the project design preserves 30 acres of land as open space and 2 acres of farmland. It avoids alterations to wetlands areas, minimizes alterations within buffer zones and includes a commitment to ensure project consistency with the DEP Stormwater Management Policy. Also, it includes general commitments to work with EOT to develop appropriate traffic mitigation. I encourage the proponent to work with the Department of Agricultural Resources (DAR) to explore opportunities for minimizing and mitigating the loss of prime agricultural soil.

The Sutton Planning Department has indicated that the project may not be consistent with the Continuing Care Retirement Community Bylaw requirements related to density and open space. Consistency with municipal bylaws will be addressed during local review. As noted by the Planning Board and MHC, architectural design and site layout should be sensitive to its historic context.

The review of the ENF has served to adequately disclose the potential impacts associated with this project. Specific plans and project mitigation must be further developed; however, state and local authorities have sufficient jurisdiction to develop these commitments during project review and permitting. Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required.

June 9, 2006

Date


Stephen R. Pritchard

Comments received:

- 5/24/06 Department of Environmental Protection/Central Regional Office (DEP CERO)
- 5/30/06 Executive Office of Transportation (EOT)
- 5/30/06 Massachusetts Historical Commission (MHC)
- 5/23/06 Town of Sutton/Planning Board and Department

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