



The Commonwealth of Massachusetts

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September 22, 2006

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

PROJECT NAME : Afra Terrace
PROJECT MUNICIPALITY : West Boylston
PROJECT WATERSHED : Wachusett
EOEA NUMBER : 13867
PROJECT PROPONENT : Afra Terrace, LLC.
DATE NOTICED IN MONITOR : August 23, 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 consists of construction of a 52-unit condominium development and associated infrastructure on a 35.45-acre site. The proposed project will result in approximately 9.22 acres of land alteration, including 2.85 acres of new impervious area. The project will result in alteration of 385 square feet of bordering vegetated wetlands. Traffic impacts are estimated at 305 vehicle trips per day. Water use and wastewater generation is estimated at 17,160 gallons per day (gpd). The project involves construction of approximately 0.34 miles of new sewer and water mains and will use municipal water and sewer services.

The project is undergoing review pursuant to Section 11.03(4)(b)(6) because it will result in alteration requiring a variance in accordance with the Watershed Protection Act. The project requires a Watershed Protection Act Variance from the Department of Conservation and Recreation (DCR). The project requires a 401 Water Quality Certification, a Sewer Extension Permit and a Water Supply Distribution Systems Modification Permit from the Department of Environmental Protection (MassDEP). The project requires an Order of Conditions from the West Boylston Conservation Commission (and, on appeal only, a Superseding Order from MassDEP) and a permit from the State Archaeologist for an intensive (locational) archaeological survey. The project also requires a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. 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 as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to water supply, wastewater, wetlands, water quality, land, stormwater and drainage, and historical and archaeological resources.

Wetlands

The project site includes bordering vegetated wetlands (BVW) that are connected to Muddy Brook, which is a tributary to the Wachusett Reservoir. According to the ENF, the proponent conducted work in 2003, under an Order of Conditions from the West Boylston Conservation Commission, to renovate an existing wetlands crossing. This work included installation of culverts and retaining walls and resulted in 325 square feet (sf) of alteration. The proponent is in the process of completing a 900-sf wetlands replication area as mitigation for wetlands impacts. According to the Environmental Notification Form (ENF), and an amended Variance issued by DCR, the project will include restoration of a portion of filled BVW, and removal and reconstruction of the retaining walls at the road crossing, resulting in overall alteration of 385 sf of BVW (325 sf for the roadway and 60 sf for the retaining wall footings).

Wastewater

The proponent should provide additional information to MassDEP during the permit process regarding wastewater system operation and maintenance as further detailed in its comment letter. The sewer extension permit submittal should identify who will be responsible for operations and maintenance of the sewers and grinder pumps, and describe contingency plans in the event of pump failure.

Water Supply

The proponent should provide MassDEP with documentation from the West Boylston Water Department indicating that it has adequate hydraulic capacity to provide safe drinking water to the proposed project at the anticipated post-development flow, while maintaining compliance with the public water system's Water Management Act registration and/or permit requirements. The permit application should also address fire flow, distribution pressure, and storage capacity. The proponent should provide MassDEP with a map of the proposed development area showing all private and public water systems within a half-mile radius of the proposed project area, all interim wellhead protection areas (IWPA's), and any delineated Zone IIs within one mile of the proposed project area.

According to the ENF, the proposed project involves limited grading in the Watershed Protection Secondary Zone for a stormwater detention basin. No work is proposed in the Primary Watershed Protection Zone. The project as proposed may involve blasting to remove a rock outcrop on a portion of the site. The proponent should ensure that any blasting conducted does not adversely affect public water supplies. The use of perchlorate-containing blasting materials should be avoided to the extent practical and in accordance with MassDEP guidelines. I refer the

proponent to the DEP Memorandum entitled "Potential Environmental Contamination From the Use of Perchlorate-Containing Explosive Products" available at <http://www.mass.gov/dep/cleanup/laws/blasting.htm>

I encourage the proponent to incorporate restrictions on use of fertilizers, pesticides and other chemical controls in the condominium association documents in order to protect wetland resources and public water supplies in the project area.

Stormwater Management and Construction Activities

The ENF indicates that project is being designed to comply with DEP's Stormwater Management Policy. The proposed stormwater management system includes two detention basins with stone-lined sediment forebays, three vortechnic units, and catch basins. Run-off from roof-tops will drain to drywells. The proponent should ensure that measures are implemented to ensure effective long-term operation and maintenance of the stormwater management system.

The proponent has submitted a Storm Water Pollution Prevention Plan (SWPPP) to MassDEP as part of the NPDES Stormwater General Permit Notice of Intent for Discharges to Outstanding Resource Waters (ORW). The proponent should continue consultations with MassDEP and DCR regarding the project's stormwater management system and to complete review of the SWPPP for the site. The proponent should ensure that appropriate erosion and sedimentation controls are in place during construction activities to avoid and minimize any adverse impacts to wetland resources and public water supplies. Vegetation clearing and site development activities have already been conducted and the proponent should ensure the site is stabilized as soon as possible and prior to the winter season.

Archaeological and Historical Resources

The Massachusetts Historical Commission (MHC) indicates in its comment letter that portions of the project area are archaeologically sensitive and may contain significant sites associated with the ancient Native American occupation of the West Boylston area. The proponent should conduct an intensive (locational) archaeological survey as requested by MHC to locate and identify any significant historic or archaeological resources that may be affected, and to provide information to avoid, minimize, or mitigate any adverse effects to important cultural resources. The proponent should consult with MHC regarding the scope for the survey, which must be conducted under a permit (950 CMR 70) issued by the State Archaeologist.

Sustainable Design

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:

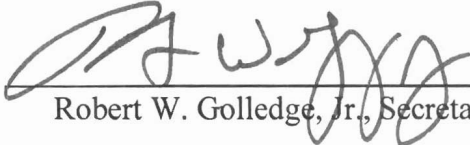
- EnergyStar Certification and Leadership in Energy and Environmental Design (LEED) Certification for Homes;
- water conservation and reuse of wastewater and stormwater;

- ecological landscaping;
- green roofs;
- use of Low Impact Development (LID) techniques (the proponent may find the following web sites useful www.mass.gov/envir/lid and www.lid-stormwater.net);
- optimization of natural day lighting, passive solar gain, and natural cooling;
- use of energy efficient Heating, Ventilation and Air Conditioning (HVAC) and lighting systems, appliances and other equipment, and use of solar preheating of makeup air;
- favoring building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- implementation of a solid waste minimization and management plan;
- provision of easily accessible and user-friendly recycling system infrastructure.

The ENF has defined the nature and general elements of the project and proposed measures to avoid and mitigate environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permit and review processes. The proposed project requires no further review under MEPA.

September 22, 2006

DATE



Robert W. Golledge, Jr., Secretary

Comments Received:

8/23/06 Massachusetts Historical Commission
9/12/06 Department of Environmental Protection, Central Regional Office
9/19/06 Department of Conservation and Recreation, Division of Water Supply Protection

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