

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	13716
MEPA A:	DEIRDRE BUCKLEY
Phone: 617-	1044

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Woodside at Northbridge		
Street: Hill Street and Fowler Road		
Municipality: Northbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 278991.16 East 4668766.01 North Z19 NAD 83	Latitude: 42°08'23.46" N	Longitude: 71°40'27.79" W
Estimated commencement date: Summer 2006	Estimated completion date: Summer 2009	
Approximate cost: \$ 12,000,000	Status of project design: 25%complete	
Proponent: Newbridge Land Development, LLC		
Street: PO Box 4628		
Municipality: Middletown	State: RI	Zip Code: 02842
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 A Single EIR? (see 301 CMR 11.06(8)) Yes No
 a Special Review Procedure? (see 301 CMR 11.09) Yes No
 a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:
Local Order of Conditions, Local Site Plan Approval, NPDES MA Construction Stormwater General Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	108.0 Acres			
New acres of land altered		47.9 Acres (15.0 undisturbed/ 32.9 previously disturbed)		
Acres of impervious area	0 acres	7.2 acres	7.2 acres	
Square feet of new bordering vegetated wetlands alteration		0 Square Feet		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
STRUCTURES				
Gross square footage	3,500 SF	231,000 SF	234,500 SF	
Number of housing units	1	66	67	
Maximum height (in feet)	N/A	< 35'	<35'	

TRANSPORTATION			
Vehicle trips per day	0	719 trips/day	719 trips/day
Parking spaces	0	0 common spaces (134 private off-street spaces - one driveway & one garage space per unit)	0 common spaces (134 private off-street spaces - one driveway & one garage space per unit)
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	32,428 gpd (Combined domestic & irrigation)	32,428 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0 gpd	29,480 gpd (Domestic)	29,480 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer- 1.13 mi. (on-site)	Water/Sewer- 1.13 mi. (on-site)

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) Correspondence with NHESP indicates mapped habitat for the wood turtle, a species of special concern, as well as a potential spotted turtle sighting. No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify-) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Project consists of a parcel of approximately 108 acres on Hill Street and Fowler Road in Northbridge. The proposed development program is a 67-unit single-family residential development, on both sides of Hill Street. The property is zoned for residential use. The site was known as the Kroll Farm, and has had reduced agricultural activity over the past decade. An existing house and dilapidated barn will be demolished. There is no active restriction or tax relief associated with the property. Adjacent uses are residential. The project exceeds ENF thresholds under the Land category for creation of greater than five acres of impervious surface (7.2 acres) and under the Wastewater category for construction of greater than 0.5 miles of new on-site sewer lines (1.13 miles).

Traffic impacts will be minor: the project will generate between 640-720 trips per day (ITE Trip Generation, 7th edition, land use code 210), and 50-75 trips during the commuter peak hours. Access is proposed at new locations on Hill Street and Fowler Road, as well as through an existing street (Sunset Drive). Traffic studies have been provided to the Town for review. Improved access to the Northbridge Center Field recreation parcel is provided from the proposed Fowler Road access drive.

There are no proposed impacts to wetland resources, although work within buffer zone is anticipated (approximately 3.2 acres). Details will be provided in the NOI to be filed with the Northbridge Conservation Commission.

Alternatives to the project, other than the no-build alternative, are limited due to the diminished economic sustainability of the prior agricultural use. An initial plan for 69 units has been revised based upon local comment to eliminate the proposed use of Casey Road as an additional access to the site.

The site contains mapped habitat for the wood turtle, a species of special concern. Consultants for the proponent have been working with the Massachusetts Natural Heritage and Endangered Species Program (MNHESP) and have conducted on-site surveys. No observations or discovery of the wood turtle have been made as part of these surveys, but open space has been reserved on the western boundary of the site where conditions are most favorable for the wood turtle. A more recent report of a spotted turtle observation has been acknowledged and will be addressed as part of the ongoing surveys.

A small historic cemetery is located on the eastern side of the property, and is currently maintained by the local historical commission. This area will be protected as part of a larger open space area, and access will be maintained via Hill Street. Correspondence has been sent to the Massachusetts Historical Commission (MHC).

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. Water and sewer will be extended for approximately 5,985' along the on-site roadway system. In recognition of the existing Administrative Consent Order between the Town and DEP, the project will provide I / I mitigation at a rate of 4:1.