



**Environmental
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	13958
MEPA Analyst:	Aisling Eglinton
Phone: 617-626-	X 1024

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: Sawyer Hill Cohousing – Comprehensive Permit Project		
Street: Lot O, Sawyer Hill Road		
Municipality: Berlin	Watershed: SuAsCo Basin	
Universal Transverse Mercator Coordinates:	Latitude: 42°22'55" N Longitude: 71°37'36"W	
Estimated commencement date: Fall 2007	Estimated completion date: Fall 2009	
Approximate cost: \$20,540,835.00	Status of project design: 90	%complete
Proponent: Sawyer Hill LLC		
Street: 7 Central Street		
Municipality: Framingham	State: MA	Zip Code: 01432
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Beylyn Quinn		
Firm/Agency: Goldsmith, Prest & Ringwall	Street: 39 Main Street, Suite 301	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: (978) 772-1590	Fax: (978) 772-1591	E-mail: bquinn@gpr-inc.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):

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

- List Local or Federal Permits and Approvals:
- Order of Conditions (Berlin Conservation Commission)
 - 40B Comprehensive Permit (Berlin Zoning Board of Appeals)
 - NPDES Permit (EPA)
 - Groundwater Discharge Permit
 - Public Water Supply 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>Order of Conditions</u> <u>40B Comprehensive Permit</u> <u>Groundwater Discharge Permit</u> <u>Public Water Supply Permit</u>
Total site acreage	64.89 AC			
New acres of land altered		18.59 AC		
Acres of impervious area	0	5.45 AC	5.45 AC	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (Resident) (Resident and Out Buildings)	0	63,545 SF 94,090 SF	63,545 SF 94,090 SF	
Number of housing units	0	68 Units	68 Units	
Maximum height (in feet)	0	35 Feet	35 Feet	
TRANSPORTATION				
Vehicle trips per day	0	462	462	
Parking spaces	0	153	153	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,380 GPD	17,380 GPD	
GPD water withdrawal	0	17,380 GPD	17,380 GPD	
GPD wastewater generation/ treatment	0	17,380 GPD	17,380 GPD	
Length of water/sewer mains (in miles)	0	1.13 MI	1.13 MI	

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 _____) 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.*)

Existing Conditions

The project site area consists of approximately 64.89 acres of land, located west of Sawyer Hill Road/Summer Road intersection. The property is made up of two parcels of land; the primary parcel is approximate 55.67 acres and the second parcel approximately 9.22 acres. The land is currently undeveloped with no impervious surfaces.

The site consists predominantly of woods, trees and shrubs from a nursery formerly located on the site, and wetland. The area classified as wetland runs north to south along the eastern property boundary. From here, the topography rises approximately 20 feet, to a ridge near the middle of the site. This forms a watershed divide that disperses water east towards a wetland and west to undeveloped woodland. Soils within the watershed under study are predominantly classified as loamy sands. USDA Soil Conservation Service units (and hydrologic group) shown on the soil survey map include Chatfield-Hollis-Rock outcrop complex and Paxton (B and C).

Proposed Conditions

The Sawyer Hill Development is a residential cohousing community consisting of 68 units in two distinct neighborhoods located within the bounds of the primary parcel.

Camelot cohousing consists of 34 condominium units in 19 structures on the northern portion of the site. There are one and two-bedroom "flat" style units, two and three bedroom townhouse units and three bedroom detached units. In addition, Camelot has a "Common House", a pool, a barn, two sheds and 7 garages for 34 vehicles. Camelot also has approximately 51 paved parking stalls for residents and visitors.

Mosaic cohousing consists of 34 condominium units in 13 structures on the southern portion of the site. There are one-bedroom "flat" style units, two, three and four bedroom townhouse units. In addition, Mosaic has a "Common House", a "home office" building, a garden shed, a workshop, a mechanical/heat building and 7 carports for 34 vehicles. Mosaic also has approximately 42 paved parking stalls for residents and visitors.

Both neighborhoods will be served by two public water supply wells located on the northern portion of the site and a private sewage treatment plant and disposal facility located on the northwestern portion of the site. Both the sewer and water supply systems are designed in accordance with Massachusetts Department of Environmental Protection (MADEP) regulations and require MADEP approval.

Sawyer Hill LLC, the owner of the site and project developer, has created a “Conservation Restriction Area” over approximately 28.56 acres of the primary parcel (51.3%), for the benefit of and to be enforced by, Sudbury Valley Trustees. The restriction encompasses most of the north half of the site and a portion of the eastern part of the site. The restriction prevents development of the area and ensures that the area will remain in its natural state. The remaining 27.11 acres of the primary parcel (48.7%) is unrestricted and contains the two neighborhoods, stormwater management areas, gardens, playfields and undisturbed open space. The second parcel will be disturbed only to accommodate the sewage disposal facility and a portion of the force main.

Project Mitigation

Sawyer Hill LLC purchased the property with the intent of implementing a cohousing community. The design of a cohousing community serves both as an alternative design and mitigation measure from potential adverse impacts to the environment by creating a housing community that minimizes ecological impacts and prevents environmental degradation by reducing the amount of land use typically required by a conventional subdivision. Cohousing communities generally seek to create ecological sustainable environments through the conservation of biological diversity and ecological integrity as a fundamental design consideration; improved valuation, pricing and incentive mechanisms, that include environmental factors in the valuation of assets and services; and intergenerational equity, namely that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.¹

The design team employed by Sawyer Hill LLC for the Sawyer Hill Cohousing Project has worked together to implement the concept of an ecologically sustainable community through clustered housing that allows for a large parcel of the land to remain a nature preserve through the creation of the 28.56± Acre Conservation Restriction that has direct connection to the Town of Berlin conservation land, reduced impervious material, and a shared on-site public water supply and wastewater treatment plant.

Project Summary

This design concept, when completed in conjunction with the rules and regulations set forth by the Mass DEP Wetlands Protection Act, Mass DEP Title 5, and the Department of Community Housing and Development and Zoning By-Law of the Town of Berlin will serve to mitigate negative environmental impacts typically associated with large development projects.

¹ <http://www.blacktown.nsw.gov.au/environment/ecologically-sustainable-development/ecologically-sustainable-development-home.cfm>