

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13729**
 MEPA Analyst: **Epsilon Associates**
 Phone: 617-626-**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: Retirement Village at Pleasant Valley Country Club		
Street: 96-100 Armsby Road		
Municipality: Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 273752 E, 4669840 N	Latitude: 71 44'17.25" Longitude: 42 8'52.87"	
Estimated commencement date: March 2007	Estimated completion date: March 2008	
Approximate cost: \$4.4 million	Status of project design: 75 %complete	
Proponent: Taurus New England Land Ventures, LLC		
Street: 118 Milk Street		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katie Lesser		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6207	Fax: 978-897-0099	E-mail: klesser@epsilonassociates.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 301CMR 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): **None**

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

List Local or Federal Permits and Approvals:

The project will require a NPDES General Permit for Stormwater Discharge during construction, a special permit from the Planning Board under the Town of Sutton's Continued Care Retirement Communities (CCRC) bylaw, and building permits from the Sutton Building Department.

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Water Supply Permits
Total site acreage	76			
New acres of land altered		11.5		
Acres of impervious area	7.1	-0.9	6.2	
Square feet of new bordering vegetated wetlands alteration		2,440 sf		
Square feet of new other wetland alteration		40 lf		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	5,920	+ 254,380	260,300	
Number of housing units	0	+ 186	186	
Maximum height (in feet)	25	+ 10	35	
TRANSPORTATION				
Vehicle trips per day	10	+ 1,850	1,860	
Parking spaces	770	-359	411	
WATER/WASTEWATER				
Gallons/day (GPD) of water use				
Potable	440	+ 43,760	44,200	
Irrigation	0	+ 16,000	16,000	
Total	440	+ 59,760	60,200	
GPD water withdrawal	440	+ 59,760	60,200	
GPD wastewater generation/ treatment	440	+ 43,760	44,200	
Length of water/sewer mains (in miles)	0	+ 0.74	0.74	

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 **SUT.928: Coogan's Mill Dam and archaeological site 19-WR-548**) 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 Retirement Village at Pleasant Valley Country Club involves the development of approximately 186 age-restricted residential units on two parcels (Parcel #1 is 60 acres and Parcel #2 is 16 acres, see Figure 1, attached). Parcel #1 will contain 29 cottage units (condominiums) and two apartment buildings, one containing 30 units and the other 32 units (see Figure 3, attached). Parcel #2 will contain 20 cottage units and two apartment buildings, one with 50 units and the other with 25 units. Burnap Street and single-family residences on Burnap Street separate the two parcels. Proposed infrastructure includes an on-site sewage collection system to be connected to the municipal wastewater collection and treatment system, as well as a closed stormwater collection system that will discharge into stormwater treatment detention/infiltration basins. The project will entail the development of approximately 21 of the 76 acres. Most of the remainder of the site will remain in its present condition; in particular, a large portion of Parcel #1 will remain undeveloped (see Figure 3).

Although much of the Town of Sutton is serviced by public water provided by the Wilkinsonville Water District (WWD), communications with WWD officials indicate that the district cannot provide sufficient capacity to meet the project's estimated water demand. The project is therefore pursuing the development of its own privately-owned community public water supply. The potential well locations are in the central portion of Parcel #1, as shown on Figure 3. The viability of the water supply is currently being investigated, but initial tests indicate that the proponent will seek approval for a withdrawal capacity of 44,200 gallons per day (GPD) of potable water from two wells. In addition to the two potable water supply wells, other wells will be used for irrigation of the landscaped portion of the site (approximately 4 acres). It is anticipated that these wells will have a capacity of 16,000 GPD that will be used for irrigation.

The site is currently undeveloped, with the exception of some paved areas (approximately 7.1 acres) and a single-family home that is being used as office space for the Pleasant Valley Country Club on Parcel #1 and an gravel pit/earth removal operation on Parcel #2. The Pleasant Valley Country Club is located across from the proposed development on the north side of Armsby Road. The majority of the project site is vegetated, and includes several wetland resource areas, portions of three ponds, and a perennial stream (Cold Spring Brook). Generally, the site elevation decreases from south to

north across both parcels. Parcel #1 is bounded to the west, south and east by vacant land and residences on Armsby Road and Burnap Street. Commercial, residential and vacant property associated with the Worcester Providence Turnpike (Route 146) to the east and Armsby Road to the north is located near the 16-acre parcel.

The project site is underlain by granitic rocks of the Avalon Belt, specifically the Hope Valley Alaskite Gneiss (map symbol Zhg). More gneisses are found to the southwest of the project site. Less than a mile to the northwest of the site are metamorphic rocks of the Avalon belt, including the mafic Marlborough Formation and the metamorphic Nashoba Formation. In general, contacts between the geologic formations in this area trend northeast/southwest. A few prominent northwest/southeast trending faults can be seen in the region.¹

The proposed potable water supply wells are located in an area mapped as till or bedrock at ground surface. Sand and gravel deposits estimated to be zero and fifty feet thick occur a few hundred feet to the east of the well sites. The portion of the project site located to the east of Burnap Road is overlaid by sand and gravel deposits estimated to be between fifty and one hundred feet deep.² The closest mapped aquifer to the project site is located over one mile to the north.³

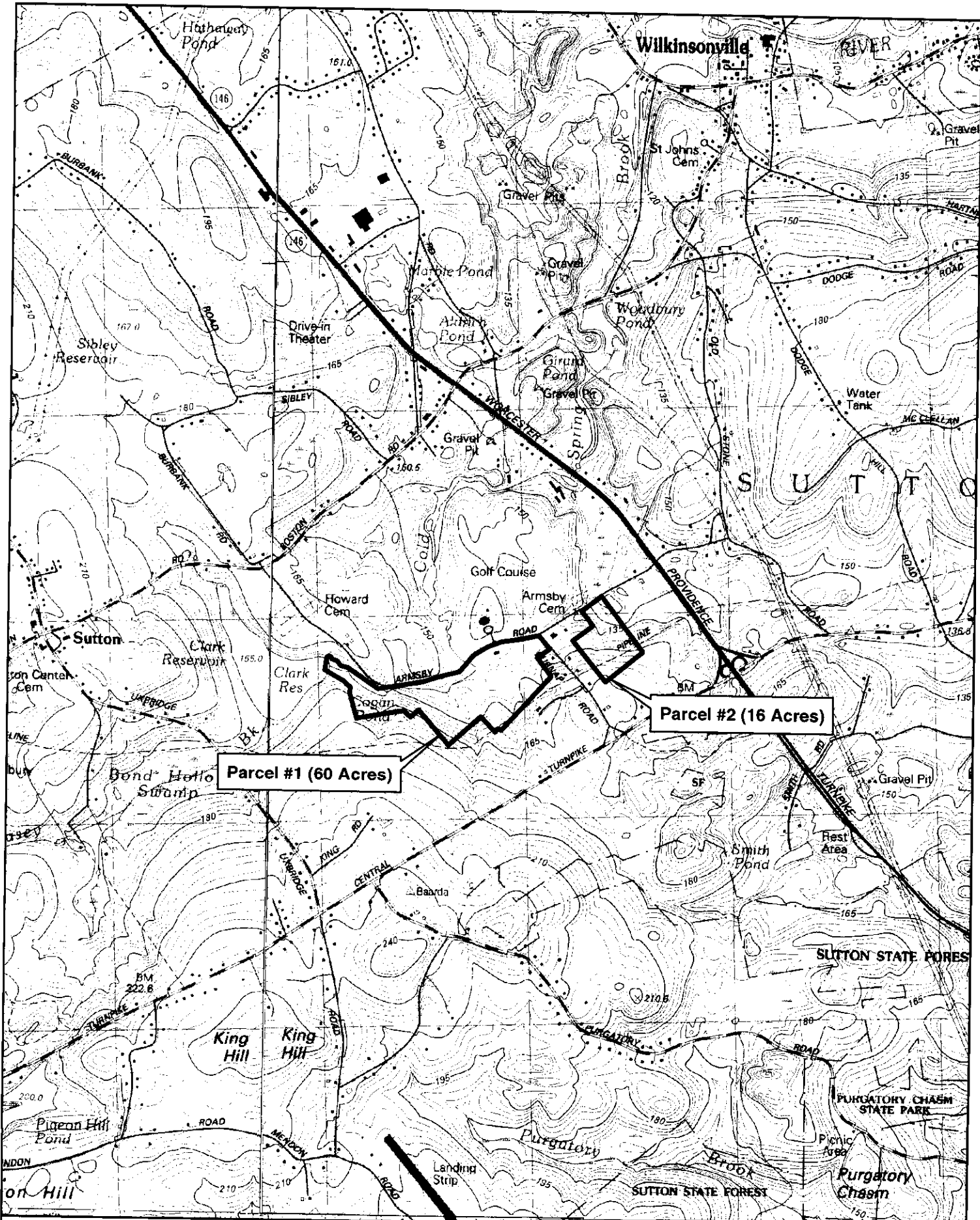
Alternatives considered for the project included siting units west of the well sites on Parcel #1. This alternative resulted in significantly more land disturbance, much of which would have been within wetland buffer zones and the riverfront area. Additionally, there would have been slightly more pavement, additional driveway locations at the street, and longer water and sewer lines.

The overall density of 186 units on roughly 76 acres is 2.5 units per acre. This density is consistent with other development on the Pleasant Valley Golf Course and other similar retirement communities. Other types of development on the site would require the water supply development, as well as improvements and extension of the sewer system. These alternatives would require wetland crossings as well.

1 Bedrock Lithology data layer maintained by MassGIS.

2 Surficial Geology datalayer maintained by MassGIS.

3 Aquifer datalayer maintained by MassGIS.



Parcel #1 (60 Acres)

Parcel #2 (16 Acres)

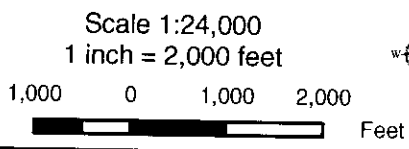


Figure 1
USGS Locus Map
Retirement Village at
Pleasant Valley Country Club
Sutton, Massachusetts

Basemap: 1982 USGS Quadrangles, MassGIS

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 ASSOCIATES INC.