

# ENF Environmental Notification Form

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13349R  
 MEPA Analyst: Nicholas Zavalas  
 Phone: 617-626-1130

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: Sunny Shores Subdivision (Phases 2-5)		
Street: Sunny Avenue & Lake Avenue		
Municipality: Webster	Watershed: French River	
Universal Transverse Mercator Coordinates:	Latitude: 71deg. 49' 21"W Longitude: 42deg. 01' 43"N	
Estimated commencement date: 2002	Estimated completion date: 08/2005	
Approximate cost: \$2.5 million	Status of project design: 95 %complete	
Proponent: CJP Construction, Inc.		
Street: 893 Southbridge Street		
Municipality: Auburn	State: MA	Zip Code: 01501
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Glenn E. Krevosky		
Firm/Agency: EBT Environmental Consultants	Street: 2 Wellington Road	
Municipality: Oxford	State: MA	Zip Code: 01540
Phone: (508)987-0979	Fax: (508)987-5381	E-mail: <u>Krevoskyg@aol.com</u>

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. 13349)  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))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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- Mass F& W Natural Heritage Program)  No

List Local or Federal Permits and Approvals: Planning Board, DEP Superceding Order of Conditions, & Conservation Restriction

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

- |                                          |                                                  |                                                                |
|------------------------------------------|--------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input 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
<b>LAND</b>				<input 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	84.24			
New acres of land altered		25		
Acres of impervious area	0.7	7.8	8.5	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage		209,000	209,000	
Number of housing units		87	87	
Maximum height (in feet)		30'	30'	
<b>TRANSPORTATION</b>				
Vehicle trips per day		358	358	
Parking spaces		174	174	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use		38,280	38,280	
GPD water withdrawal				
GPD wastewater generation/ treatment		38,280	38,280	
Length of water/sewer mains (in miles)	.08 water	1.09 san 1.02 water	1.09 san 1.10 water	

**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 (Clemmys Guttata Spotted Turtle & {Ambystoma Opacum} Marbled Salamander)  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 proposed 87 unit residential subdivision is located on the USGS Webster Quad 1983. It is found to the east of Webster Lake, and directly north of the Massachusetts and Connecticut state lines. The site is also to the west of Campbell Pond and several vernal pools associated with an expansive red maple/shrub swamp found both on site and off site. The project encompasses 84.24 acres, and occupies a portion of the former Leo Construction gravel pit. This pit commenced operation in 1972. The proposed subdivision is termed Phases 2-5. Phase 1 was built by Leo Construction.

The wetland areas to the east of the site have been identified as both Marble Salamander and Spotted Turtle habitats. Campbell Pond was previously identified by others as a vernal pool but it has been found through EBT Environmental studies in the years 2002, 2003, and 2004 to contain adult fish populations of large mouth bass, bluegill and pumpkinseed. Photo documentation has been presented to the Heritage Program relative to these findings. Recently altered woodlands on the east and south sides of the project have been identified on the Site Plan. These areas shall be restored according to and in consultation with the requirements of Mass Fish & Wildlife Natural Heritage and Endangered Species Program. Turtle nesting habitat on south southwest slopes have been identified and are left as exposed herbaceous slopes to allow for 80% +/- direct sunlit soils.

Of the site, 25 new acres of land is proposed to be altered. In addition, a total of 7.8 acres shall be impervious; this includes roadways, driveways and the house sites. Although the site presently has altered buffer zone which was due to the former gravel operation, the final project proposes to have 4.1 acres of disturbed buffer zone. The applicant had procured additional land in 2004 in order to increase the number of acres to be placed into a Conservation Restriction. There shall be 31.849 acres set aside for the Restriction. Restriction areas are shown on the submitted plans. The Restriction has been filed with the Secretary of Environmental Affairs.

Storm Water Management on this site, which consists of Hydrologic Soil Group A (Hinckley Soil), does allow for maximum infiltration of impervious surface caused flows. An alternative to the existing proposed plan would be to increase the area being proposed for conversion back into forest and reduce the number of housing units.