

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13231</u>
MEPA Analyst:	<u>Anne Canaday.</u>
Phone:	<u>617-626-1035</u>

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: Leland Hill Estates		
Street: Leland Hill Road		
Municipality: Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 276845.8 East 4671000.7 North Z19 NAD 27	Latitude: 42°09'48.59" N	Longitude: 71°42'02.50" W
Estimated commencement date: Fall 2004	Estimated completion date: Fall 2006	
Approximate cost: \$ 12,000,000	Status of project design: 25%complete	
Proponent: Joseph McGann		
Street: 120 Lewis Street		
Municipality: Franklin	State: MA	Zip Code: 02038
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 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): 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, Special Permit, Site Plan Review, ACOE MA PGP Category II, 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 checked="" 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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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	53 Acres			
New acres of land altered		22.8 Acres		
Acres of impervious area	0.05 acres	9.75 Acres	9.8 Acres	
Square feet of new bordering vegetated wetlands alteration		10,800 Square Feet (Ltd. project)		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
<b>STRUCTURES</b>				
Gross square footage	3,500 SF	300,660 SF	304,160 SF	
Number of housing units	1	110	111	
Maximum height (in feet)	N/A	35'	35'	

TRANSPORTATION			
Vehicle trips per day	10	373	383
Parking spaces	0	7	7
WASTEWATER			
Gallons/day (GPD) of water use	363 gpd	26,257 gpd (Combined domestic & irrigation)	26,620 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	330 gpd	23,870 gpd (Domestic)	24,200 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer- 0.83 mi. (on-site in road) / 0.19 mi. (off-site in road)	Water/Sewer- 0.83 mi. (on-site in road) / 0.19 mi. (off-site in road)

**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.)

The Project consists of a parcel of approximately 53 acres on Leland Hill Road in Sutton. The parcel includes a three-bedroom single-family home and outbuildings that will be demolished in order to provide a more appropriate access drive location that maximizes vehicle sight distance and safety.

The proposed development program is a 110-unit age-restricted (55+) residential condominium development. The project will be submitted under the Town of Sutton Continued Care Retirement Community (CCRC) bylaw, which allows the proposed use. A clubhouse/community center building with seven parking spaces will be provided.

Traffic impacts are expected to be minimal: the project will generate 383 trips per day (ITE Trip Generation, 7<sup>th</sup> edition, land use code 252, Senior Adult Housing-Attached), and between 8-12 trips during the commuter peak hours. A traffic count conducted on Leland Hill Road in front of the site recorded an existing average weekday count of 389 vehicles per day.

The project will be filed as a limited project per the provisions contained in the Wetlands regulations at 310 CMR 10.53 (3)(e), with approximately 10,800 square feet of wetland impact to Bordering Vegetated Wetland, associated with two roadway crossings (one for emergency access). In order to reduce impervious surface, the emergency access road will be constructed using an environmentally-friendly paving block system with open centers that can be filled with aggregate or grass to allow for immediate drainage and recharge.

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 1000' along Leland Hill Road to the site, and for approximately 4,400' throughout the on-site roadway system.