



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13751
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

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: Sunset Ridge		
Street: Wattaquodock Hill Road		
Municipality: Bolton	Watershed: Concord River Drainage Basin	
Universal Transverse Mercator Coordinates: 4701, 284	Latitude: 42° 48' 28"N Longitude: 71° 63' 62"W	
Estimated commencement date: 5/1/07	Estimated completion date: 5/1/09	
Approximate cost: N/A	Status of project design: 10% %complete	
Proponent: Heritage Properties, Inc		
Street: P.O. Box 267		
Municipality: Wayland	State: MA	Zip Code: 01778
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Elizabeth Whitaker		
Firm/Agency: Ducharme & Dillis, Inc	Street: 1092 Main Street	
Municipality: Bolton	State: MA	Zip Code: 01740
Phone: (978) 779-6091	Fax: (978) 779-0260	E-mail: ewhitaker@ddcdg.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): **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:

Comprehensive Permit Approval from Bolton's Zoning Board of Appeals, Shared Subsurface Disposal System Permit from the Bolton Board of Health, Notice of Intent and ANRAD Wetland Delineation from Bolton Conservation Commission, EPA National Pollutant Discharge Elimination System (NPDES) permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): None

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input 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
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 checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: BRP WP 57 - Installation of Alternative Systems: Recirculating Sand Filter (RSF) or Approved Equivalent
Total site acreage	19.67± Ac.			
New acres of land altered		10.2± Ac.		
Acres of impervious area	0.00 Ac	3.6± Ac.	3.6± Ac.	
Square feet of new bordering vegetated wetlands alteration		To be determined		
Square feet of new other wetland alteration		7,600 S.F.		
Acres of new non-water dependent use of tidelands or waterways		0.00 Ac		
STRUCTURES				
Gross square footage	0.00 S.F.	47,000 S.F.	47,000 S.F.	
Number of housing units	0	28	28	
Maximum height (in feet)	N/A	32	32	
TRANSPORTATION				
Vehicle trips per day	0	50	50	
Parking spaces	0	58	58	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	6,160 GPD	6,160 GPD	
GPD water withdrawal	0	6,160 GPD	6,160 GPD	
GPD wastewater generation/treatment	0	6,160 GPD	6,160 GPD	
Length of water/sewer mains (in miles)	0	0.40 Miles	0.40 Miles	

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.)

A. Project Description

The site is approximately 19.67± Acres and located on the west side of Wattaquodock Hill Road, in Bolton. It abuts single-family residential properties on the northern and southern sides. Berlin Road and residential properties abut the western property line, and Wattaquodock Hill Road abuts the eastern property line.

Currently the land is undeveloped. Bordering vegetated wetlands (BVW) are located in the southern portion of the site, as well as a portion of Welch Pond. The site drains towards the southern BVW, which flows into Welch Pond.

The proposed development is a 28-unit town home condominium facility. The proposed work includes the construction of a private way on the west side of Wattaquodock Hill Road for access to the development, fourteen residential buildings, eleven garages, associated parking, grading and utilities, a on site sewage disposal system, three public water supply wells, and storm water detention areas.

B. On-Site and Off-Site Alternatives

Currently the site is divided up into four lots, each meeting the required frontage and area requirements to be developed as single-family homes.

There are no off-site alternatives.

C. Mitigation Measures

Erosion and sediment controls have been incorporated in the preliminary design of the site with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting