

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 12737  
MEPA Analyst: LEANDREA DAMES  
Phone: 617-626-1028

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: Hilltop Farms		
Street: Milford Road		
Municipality: Grafton	Watershed: West River	
Universal Transverse Mercator Coordinates: 4,671,918.3 N 281,405.1 E (meters)	Latitude: NAD 83 42° 10' 08" N Longitude: 71° 38' 47" W	
Estimated commencement date: 9/2002	Estimated completion date: 2009	
Approximate cost: \$58,000,000	Status of project design: 50 %complete	
Proponent: Hilltop Farms Development, LLC		
Street: 6 Bigelow Way		
Municipality: Grafton	State: MA	Zip Code: 01560
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul A. Marchionda, PE		
Firm/Agency: Marchionda & Assoc., L.P.	Street: 62 Montvale Ave	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: 781-438-6121	Fax: 781-438-9654	E-mail: paul@marchionda.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 \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Chapter 40 B, Comprehensive Permit issued by loc ZBA; and NPDES General Stormwater Permit from EPA**

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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	68.70 Ac.			
New acres of land altered		17.5 ac+/-		
Acres of impervious area	0	19.4 ac+/-	19.4ac+/-	
Square feet of new bordering vegetated wetlands alteration		1,510 sf		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	0	475000sf	475000sf	
Number of housing units	0	271	271	
Maximum height (in feet)	N/A	40	40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1520	1520	
Parking spaces	0	551	551	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	89,430	89,430	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0	89,430	89,430	
Length of water/sewer mains (in miles)	0	1.5	1.5	

**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 **The of The Inventory site is part of the "Jourdan Farm" which part of MHC Inventory Site #940**  No

**The portion of the site proposed to be developed is limited to the area north of Milford Road, which contains no structures but was inventoried as part of the farm landscape setting.**

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 existing parcel to be developed is 68 acres and consists of approximately 30 acres which have been previously significantly altered for use as hay fields with the remaining 38 acres being primarily wooded. All of the wetland locations as shown on the site plan were flagged by a botanist and located by filed survey. A Notice of Resource Area Determination was submitted to the Grafton Conservation Commission and it issued an Order of Resource Area Determination on August 23, 2001, accepting the location of the wetland areas as shown on the site plan.

The proposal is to develop a residential community consisting of 271 town homes under Chapter 40B of the Mass General Law. Under Chapter 40B, 25% of the town homes will be designated as affordable and sold to qualified buyers under the guidelines of the 40B program. The adjacent land uses are either existing residential developments or open undeveloped land. As such, the most compatible use for the site is a residential development. The site is to be serviced by municipal water and sewer and it will be developed under the condominium form of ownership. Therefore, all of the roadways and related infrastructure will be owned and maintained by the condominium association.

The only theoretical alternatives to the current proposal would be to continue the current use, which is limited to a hay field, or to develop the site for a commercial use, which would be allowable under the current commercial zoning. It is not economically feasible to continue the current site use or to develop the site for a commercial use that is permissible under the current zoning.

Significant onsite mitigation measures have been incorporated into the project design to assure that maximum protection of the environment is provided. The site plan has also been designed to maximize open space such that approximately 72% of the site (49 ac+/-) will be either undeveloped or landscaped. Due to the fact that the local conservation commission has approved the location of all wetland and associated resource areas, all of the environmentally sensitive portions of the site have been positively identified and the site design is geared to avoid those areas with the exception of a very small alteration of wetlands (1510 sf) needed to provide access to the upland portions of the site. In addition to providing a minimum of 100% replication for the minimal wetlands alteration, the site design will also employ all best management

practices (BMP's) as required by DEP in order to conform to the State's guidelines for managing storm water runoff.

Traffic to and from the site is via Milford Road which is a two lane arterial roadway with average weekday volumes observed to be 3,374 vpd in May of 2001. The firm of Dermot J. Kelly, Inc prepared a detailed Traffic Impact and Access Study. The impacts of the proposed development onto the existing traffic conditions were studied and it was determined that all movements at the proposed intersections would operate at a level of service (LOS) B. The traffic operation analysis of the existing intersection of Milford Road at Route 122 was also studied and all movements at that intersection will also operate at LOS B.

The traffic mitigation measures for the project include: providing for a stop condition for the approach drives onto Milford Road; maintaining vegetation and topographic elevations adjacent to each entrance drive to provide for a minimum of 400 feet sight distance along Milford Road in both directions; providing acceleration and deceleration tapers for each driveway; and installing intersection advance warning signs along Milford Road. Each unit will have off street parking. There are 113 one car garage units. Those units will have one driveway parking space in addition to the one garage parking space. The remaining 158 units will have two car garages and two driveway parking spaces per unit. In addition to the parking provided for the individual units, there are 122 guest parking spaces provided.