

**Commonwealth of Massachusetts**

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

**ENF**

**Environmental Notification Form**

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

EOEA No.: 12744  
MEPA Analyst: Andrea 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:<br>Hickory Hill Estates II                                            |                                                 |                               |
| Street: Grafton Street                                                              |                                                 |                               |
| Municipality: Shrewsbury                                                            | Watershed: Blackstone                           |                               |
| Universal Transverse Mercator Coordinates:<br>x:275750 y: 4,681,500                 | Latitude: 42°15'12" N<br>Longitude: 71°43'10" W |                               |
| Estimated commencement date: April 2002                                             | Estimated completion date: 2004                 |                               |
| Approximate cost: \$560,000                                                         | Status of project design: 90%                   | %complete                     |
| Proponent: Sylvan Realty                                                            |                                                 |                               |
| Street: PO Box 23 MO                                                                |                                                 |                               |
| Municipality: Shrewsbury                                                            | State: MA                                       | Zip Code: 01545               |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br>Kevin Quinn |                                                 |                               |
| Firm/Agency: Quinn Engineering                                                      | Street: PO Box 107                              |                               |
| Municipality: Paxton                                                                | State: MA                                       | Zip Code: 01612               |
| Phone: 508-753-79999                                                                | Fax: 508-795-0939                               | E-mail: quin@telegram.inf.net |

- 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: Conservation Commission Order of Conditions (Issued),  
Definitive Subdivision Approval (Issued), NPDES Permit (Future),

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

- |                                 |                                                |                                                                |
|---------------------------------|------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species          | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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<br><input type="checkbox"/> Superseding Order of Conditions<br><input type="checkbox"/> Chapter 91 License<br><input checked="" type="checkbox"/> 401 Water Quality Certification<br><input type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit<br><input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____<br>_____<br>_____<br>_____<br>_____<br>_____ |
| Total site acreage                                             | 32.7 acres                 |                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| New acres of land altered                                      |                            | *8.5 acres                       |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Acres of impervious area                                       | 0 acres                    | *3.9 acres                       | *3.9 acres                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Square feet of new bordering vegetated wetlands alteration     |                            | 2,624 s.f.                       |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Square feet of new other wetland alteration                    |                            | 0                                |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Acres of new non-water dependent use of tidelands or waterways |                            | 0                                |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>STRUCTURES</b>                                              |                            |                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Gross square footage                                           | 0                          | *62,400 +/-                      | *62,400 +/-                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Number of housing units                                        | 0                          | 32                               | 32                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Maximum height (in feet)                                       |                            |                                  | 35                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>TRANSPORTATION</b>                                          |                            |                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Vehicle trips per day                                          | 0                          | 208                              | 208                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Parking spaces                                                 | 0                          | 0                                | 0                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>WATER/WASTEWATER</b>                                        |                            |                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Gallons/day (GPD) of water use                                 | 0 GPD                      | 14,080 GPD                       | 14,080 GPD                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| GPD water withdrawal                                           | 0 GPD                      | 14,080 GPD                       | 14,080 GPD                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| GPD wastewater generation/ treatment                           |                            |                                  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Length of water/sewer mains (in miles)                         | 0 miles (s)<br>0 miles (w) | 0.95 miles (s)<br>0.57 miles (w) | 0.95 miles (s)<br>0.57 miles (w) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

\*Indicates that the value provided is an estimate of area that will be directly influenced by the future construction of residential homes, of which Quinn Engineering has no control over.



**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.) The proposed subdivision site is located at 629 and 630 Grafton Street in a residential area of Shrewsbury, Massachusetts. The property at 630 Grafton Street is approximately 32 acres and has been subdivided into single-family house lots served by the extension of Hickory Drive and the proposed Crimson Drive. The property at 629 Grafton Street has been used for to detain and treat stormwater from 630 Grafton Street. The site is consists mostly of wooded ground cover and some undergrowth. The proposed Hickory Hill Estates II is a 32 lot residential subdivision that has received Definitive Subdivision approval from the Shrewsbury Planning Board and an Order of Conditions from the Shrewsbury Conservation Commission. As part of the approval, that Applicant has agreed to install sanitary sewer in Grafton Street from house #668 to house #629 and also in the existing Hickory Drive. Approximately 4.4 acres have been set aside for municipal use as open space. The project has been designed to meet and exceed the requirements of the Massachusetts Stormwater Management Policy.

b.) During the Preliminary Subdivision approval process, a plan was presented to the Shrewsbury Planning Board, which consisted of 41 house lots of smaller average size without any proposed open space. That plan would result in a much denser neighborhood without the preservation of municipal open space. The plan presented here consists of 32 house lots with 4.4 acres of open space.

c) On-site mitigation measures include installation of haybales and sediment fences as well as infiltration basins and water quality swales with stormwater pretreatment. More than 5,800 ft.<sup>2</sup> of bordering vegetated wetland will be created as part of the project to replace the 2,624 ft.<sup>2</sup> that will be disrupted, a replication ratio of 2.2 to 1. Off-site improvements include installing new sewer mains to serve existing homes as well as the proposed subdivision. Also, the Applicant has agreed to install catch basins in Grafton help to alleviate pre-existing drainage conditions.