

# ENF Environmental Notification Form

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

EOEA No.: 13774  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1024

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: Sugarloaf Hill Estates		
Street: Douglas Road		
Municipality: Webster	Watershed: French River	
Universal Transverse Mercator Coordinates: 2 65 500E 46 60 500N	Latitude: 042° 03' 36.99" N	Longitude: 071° 49' 46.60" W
Estimated commencement date: June 2006	Estimated completion date: December 2010	
Approximate cost: \$20,000,000.00	Status of project design: 100 %complete	
Proponent: Barrett Financial Corporation		
Street: P.O. Box 244		
Municipality: Newtonville	State: MA	Zip Code: 02460
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David Crossman		
Firm/Agency: B & C Associates Inc.	Street: 2 Rice Street	
Municipality: Hudson	State: MA	Zip Code: 01749
Phone: 978-568-0135	Fax: 978-568-0135	E-mail: bcwetlands@hotmail.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): 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: **Town of Webster Board of Health Approval, Town of Webster Planning Board Approval, Town of Webster Conservation Commission Order of Conditions (under the Wetlands Protection Act) and a U.S. Army Corps of Engineers 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	239.65			
New acres of land altered		27.60		
Acres of impervious area	0.00	10.09	10.09	
Square feet of new bordering vegetated wetlands alteration		7488		
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	279000	279000	
Number of housing units	0	93	93	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	976	976	
Parking spaces	0	93	93	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	42350	42350	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	42350	42350	
Length of water/sewer mains (in miles)	0	2.07	2.07	

**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.*)

This site is 239.65 acres in size. The site is, primarily, a wooded Mixed Oak forest with small stands of White Pine – Oak. There is a pond located in the northeast quarter of the property. The pond has no outlets. There are several small wetland areas just west of the pond which flow, via two intermittent streams, west off the site. An isolated wetland can be found in the rectangular shaped section of land which heads east to the Douglas/Webster town line. In the front of the parcel, an intermittent stream enters the site from the east and flows west, parallel to Douglas Road, across the entire frontage. There is a large wetland complex associated with this stream. All of the wetlands are Wooded Deciduous Swamps.

The proponent is proposing to construct ninety-three single family homes on this site. These homes will be built in two phases. In Phase I, eighty-three homes will be constructed. These homes will be built in three smaller phases. In Phase IA, Jefferson Road (and all associated houses) will be constructed as well as a portion of Truman Road. In Phase IB, a second section of Truman Road will be constructed off Douglas Road with all associated homes. In Phase IC, the two sections of Truman Road will be connected and Madison Lane will be constructed along with all remaining homes of Phase I. The construction of the remaining ten homes, in Phase II, along with the extension of Jefferson Road will occur after the completion of Phase I.

In order to access the site, two wetland crossings will be required. Jefferson Road will cross the wetland, at a narrow location, utilizing retaining walls and spanning the intermittent stream with an open bottom box culvert. This crossing will alter 3616 square feet of Bordering Vegetated Wetland. Truman Road will also require a wetland crossing. Truman Road has been laid out on an existing cart road to minimize wetland impacts. The roadway will be constructed with retaining walls and open bottom box culverts (two) which will span the intermittent stream. This crossing will alter 3872 of Bordering Vegetated Wetland. There will be full wetland replication on site. Phase II will require the crossing of two intermittent streams. Both streams will be completely spanned. The crossings are located in areas without any Bordering Vegetated Wetlands. There will be no wetland resource alterations in any of Phase II or in any of the house lot development of Phase I. As an alternative, the proponent did attempt to acquire additional land on the west side of this site in order to eliminate the Jefferson Road crossing. The abutters were not willing to sell their land. The Truman Road crossing is unavoidable as the subdivision regulations require two entrances into the site. (See Project Alternatives Analysis)

Finally, a small portion of this site is located within Endangered Species Habitat. This area is within the rectangular portion of the eastern side of the site which extends to the Douglas/Webster town line. This 14 acre parcel was always intended to be open space.

During the Notice of Intent public hearing process, with the Town of Webster Conservation Commission, the State of Massachusetts Natural Heritage and Endangered Species Program raised several areas of concern with regard to Marbled Salamander habitat.

During the past three months, the proponent has been working with representatives from the Natural Heritage and Endangered Species Program to address those concerns. The primary concern was that there may be additional habitat on this site which has not yet been mapped. The isolated wetland, located within the 14 acre parcel, was identified as a potential vernal pool. The proponent then retained an expert in salamander habitat to examine this area.

Since January 2006, the isolated wetland and the pond have been identified as potential habitat. As a result of those findings, the proponent has revised the entire project in order to provide a 500 foot buffer around both the pond and the isolated wetland. The proponent has also made most of the northern half of this site open space. Consequently, there is now 102.3 acres of contiguous open land which abuts the Douglas State Forest. Overall, there is 112.29 acres of open space within this development.

The house lots directly abutting the 500 foot buffer will be deed restricted along that boundary. The sharp curve in Truman Road, along the northeast side of the road, does slightly encroach into the 500 foot buffer for some grading. The site conditions in that area include vertical walls of ledge which forced the roadway location into a small valley between the ledge outcrops. There are no house lots proposed along the eastern edge of the roadway curve.

All of these changes are currently being reviewed by the State of Massachusetts Natural Heritage and Endangered Species Program. These plans are also being reviewed by the U.S. Army Corps of Engineers for a Nationwide Permit under Section 404 of the U.S. Clean Water Act.

In conclusion, only 11.52% of this entire site will be altered directly for development. A total of 46.86% of the site will remain permanent open space. All lots which contain wetland resource areas will have permanent deed restrictions limiting the amount of area which can be developed within those lots.