

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **12762**
 MEPA Analyst: **Bill GASE**
 Phone: 617-626-**1025**

ENF Environmental Notification Form

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: Maplevale Estates		
Street: Ferry Street & Maple Avenue		
Municipality: Grafton & Sutton	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: 4671995.1N 277962.1E (meters)	Latitude: NAD 83 42° 10' 07" N	Longitude: 71° 41' 17" W
Estimated commencement date: Aug 2002	Estimated completion date: 2005	
Approximate cost:	Status of project design:	25 %complete
Proponent: Pulte Home Corporation of New England		
Street: 257 Turnpike Street		
Municipality: Southboro	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Marchionda		
Firm/Agency: Marchionda & Associates	Street: 62 Montvale Avenue	
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 X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|---|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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: **Definitive Subdivision Approval & NPDES Construction 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 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
LAND				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	74.8 Ac			
New acres of land altered		33 Ac +/-		
Acres of impervious area	0	9 Ac +/-	9 Ac +/-	
Square feet of new bordering vegetated wetlands alteration		2,088 sf +/-		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	255,000 sf	255,000 sf	
Number of housing units	0	85	85	
Maximum height (in feet)	N/A	35	35	
TRANSPORTATION				
Vehicle trips per day	0	900	900	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	40,000	40,000	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0	40,000	40,000	
Length of water/sewer mains (in miles)	0	1.6	1.6	

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

No part of the proposed subdivision road and or lots is located within a historic district. However, portions of existing Ferry Street and Maple Avenue are within the limits of the Farnumsville Historic District. Part of the project includes the installation of sanitary sewer facilities within the existing Ferry Street and Maple Avenue pavement. No historical resource will be impacted as the only construction within the district is limited to construction within existing paved surfaces.

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 locus consists of a 74.8 acre site with frontage on Ferry Street and Maple Avenue in Grafton. The 74.8 acres includes a 5.7 acre parcel that is located in Sutton upon which no construction or development is proposed. The project proponent, Pulte Home Corporation of New England, has elected to develop the property in accordance with the Town of Grafton's Flexible Development By-law in lieu of a conventional subdivision. As such, a minimum of 40% of the site located within Grafton in addition to the 5.7 acres in Sutton totaling over 46 acres (40.9 acres in Grafton plus 5.7 acres in Sutton) will remain in permanent open space of which 41.8 acres will be total unaltered from it's existing state.

Municipal water and sewer will service the site. In order to provide sewer service to the site, the developer is extending the towns existing sewer system approximately 1/2 mile and installing a new sanitary sewerage pumping station. The extension being provided by the developer will make sewer available to approximately 25 existing homes that currently rely on onsite septic systems. The project will also include the installation of a water booster station to provide adequate domestic and fire protection flows within the development and to boost pressures to the existing homes in the area.

Prior to commencing with the design of the project all of the wetland and related resource areas were flagged by a botanist and located by field survey. A Notice of Resource Area Determination was filed with the Grafton Conservation Commission resulting in the issuance of an Order of Resource Area Determination confirming the location of all of the resource areas on the site. As such, all of the proposed site improvements have been designed to avoid and minimize any impact on the wetlands and associated resource areas.

The alternatives to the proposed project are limited to the conventional development alternative and the no build alternative. If the project were to be developed in accordance with the conventional development alternative, the developer would be able to yield additional lots, however no open space would be provided and a much larger portion of the site would need to be altered to accommodate the additional roadways needed due to the larger frontage requirement. Therefore, it was deemed that the flexible development alternative provided for a greater measure of environmental protection and was preferable to the conventional development alternative.

Significant onsite mitigation measures are being incorporated into the project design to insure maximum protection of the environment is being provided. Specifically, as stated herein, the local conservation commission has approved the location of all wetland and associated resource areas. Therefore, all of the environmentally sensitive portions of the site have been positively identified and the site design is geared to avoid those areas except as necessary 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 of the latest best management practices (BMP's) as recommended by DEP in order to conform to the State's guidelines for treating storm water runoff.