

Commonwealth of Massachusetts



Executive Office of Environmental Affairs ■ MEPA Office

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	14006
MEPA Analyst:	A. Eglington
Phone: 617-626-	X 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: Century Mill Estates		
Street: Century Mill Road & Spectacle Hill Road		
Municipality: Bolton	Watershed: Assabet River Basin	
Universal Transverse Mercator Coordinates:	Latitude: 42-24-58	Longitude: 71-35-38
Estimated commencement date: 7/1/07	Estimated completion date: 7/1/12	
Approximate cost: \$3.5 million	Status of project design: 99 %complete	
Proponent: Century Mill Limited Partnership		
Street: 209 Central Street, Suite 218		
Municipality: Natick	State: MA	Zip Code: 01760
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeremy Downs		
Firm/Agency: GCG Associates, Inc.	Street: 84 Main Street	
Municipality: Wilmington	State: MA	Zip Code: 01887
Phone: (978) 657-9714	Fax: (978) 657-7915	E-mail: jdowns@gcgassociates.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 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 (Bolton Planning Board, Bolton Conservation Commission, NHESP and MA DEP)
 No

List Local or Federal Permits and Approvals:

DEP - Groundwater Source Approval for Public Water Supply. **(To Be Filed)**
 Bolton Conservation Commission – Order of Conditions **(Pending)**, ORAD **(Approved)**
 Bolton Planning Board – Special Permit Farmland and Open Space Planned Residential Development (FOSPRD) **(Approved)**, Definitive Subdivision Plan **(Pending)**
 MESA Permit – Natural Heritage **(Conditional approval letter)**

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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 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: - Groundwater Source Approval for Public Water Supply. (Permit Required)
Total site acreage	208+/- acres			
New acres of land altered		28.69 acres		
Acres of impervious area	0	9.16 acres	9.16 acres	
Square feet of new bordering vegetated wetlands alteration		2,880 sqft.		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	TBD	TBD	TBD	
Number of housing units	-	71	71	
Maximum height (in feet)	TBD	TBD	TBD	
TRANSPORTATION				
Vehicle trips per day	0	828	828	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	-	-	-	
GPD water withdrawal	-	39,050	39,050	
GPD wastewater generation/ treatment	-	39,050	39,050	
Length of water/sewer mains (in 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: Priority Habitat _____) 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.)

The proposed project consists of 208 acres of undeveloped land located to the south of Century Mill Road and to the east of Spectacle Hill Road. A portion of the project land also abuts the Hudson Town line. Approximately 203 acres of the project area is located within Bolton and approximately 5 acres of the land is located in Hudson.

The Applicant currently has a Special Permit from the Bolton Planning Board to construct a 78 lot Farmland and Open Space Planned Residential Development (FOSPRD) on this land. The Applicant has submitted a Definitive Subdivision Plan to the Town for construction of a 71 lot residential subdivision. The proposed subdivision layout will provide the Town with 105 acres of open space, which is approximately half of the overall development land.

Portions of the development are located within the Natural Heritage & Endangered Species Program (NHESP) Priority Habitat as shown on their 2006 maps. The Applicant has consulted with NHESP with regard to the layout of the proposed development. To date, the NHESP has walked the property and reviewed a site plan layout of the project. Based on their review of the property and development layout, the NHESP has prepared a letter indicating that they expect this project will not result in a "take" of state-listed rare species. A formal joint filing to NHESP for a MESA review has been made along with the NOI application. The conditional approval from NHESP is included within the appendices of this ENF.

There are many different wetland resource areas located within and adjacent to the project land. These systems include bordering vegetative wetlands (BVW), isolated wetlands, isolated land subject to flooding (ILSF) and intermittent stream channels. There are two perennial streams located in the vicinity of the development. Mill Brook is located to the west and north of the property along Century Mill Road and Danforth Brook is located along the most eastern property boundary. Both of these

brooks have a FEMA associated floodplain and both have Riverfront Area that extends onto the development's property. In addition to the above, there are also resource areas defined by the Town of Bolton Bylaws which include: "Wetland Resource Area", "Adjacent Upland Resource Area" and "Water Resource Protection District". An Order of Resource Area Delineation (ORAD) was issued for the development land on November 20, 2003, by the Bolton Conservation Commission.

Alternative layouts utilizing traditional Bolton zoning were previously submitted to the Bolton Planning Board during the Farmland and Open Space Planned Residential Development (FOSPRD) Special Permit process. This layout would have introduced five new roads and a total of approximately 11,800 linear feet of new roadway pavement. Under this development scenario, the majority of the 208 acres of land would be disturbed in order to accommodate the development.

The FOSPRD layout reduces impervious area, requiring less clearing, producing less overall land disturbance and providing 105 acres of open space that would not be provided under the Traditional Layout. The 105 acres of open space land will also provide a significant protection to the overall resource areas that would not be achieved if the Traditional Layout were constructed. The proposed FOSPRD alternative is a far superior development alternative for this land.

The FOSPRED development will introduce three new subdivision roads; Road "A", Road "B" and Road "C". Road "A" is a through road that will connect to both Century Mill Road and Spectacle Hill Road. Road "B" and Road "C" are dead end roads. Overall the development will introduce approximately 7,300 linear feet of new roadway.

There will be two roadway crossings required for the proposed development. The first crossing is on Road "A" at the intermittent stream channel "J" and will include temporary disturbance to approximately 52' of the existing channel bank. This disturbed area will be restored to its original condition once construction is completed. The second roadway crossing is on Road "C" at wetland series "Q". This crossing will include approximately 2,880 square feet of permanent wetland filling/alteration. This area will be replicated at a 2:1 ratio. The Massachusetts River and Stream Crossing Standards were used to develop the proposed road crossings.

Stormwater management controls on-site include closed pipe and open channel drainage collection systems along with 2 infiltration basins and 7 detention basins. The majority of runoff from the proposed developed areas will be collected by either a closed drainage system or open drainage swales. The stormwater management system has been designed in accordance with the Town of Bolton rules and regulations as well as the Stormwater Management Policy developed by the Massachusetts Department of Environmental Protection (DEP). The system has been designed to limit runoff rates and volumes to pre-development conditions as well as provide adequate water quality treatment.

Sewage disposal needs will be met by the use of individual on-site sewage disposal systems. Bolton Board of Health approval will be required for each of these systems. In addition, 6 of the 71 proposed lots will require filing of NOIs for minor grading associated with the lot construction. It should be noted that the Applicant may revise the currently proposed lot configuration at a later date in order to utilize shared septic systems. The use of shared septic systems may allow the number of individual NOIs to be reduced.

A public water supply will be constructed for the site to provide domestic water. DEP approval will be required for the design and construction of the public water supply.