

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**  
**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13785</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	617-626- <u>1024</u>

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: Northbridge Estates		
Street: Tessier Street and Fowler Road		
Municipality: Northbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 280721.9 East 4669206.1 North Z19 NAD 83	Latitude: 42°08'39.49" N	Longitude: 71°39'13.06" W
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2010	
Approximate cost: \$ 17,000,000	Status of project design: 25%complete	
Proponent: Toll Brothers, Inc.		
Street: 83 Cedar Street		
Municipality: Milford	State: MA	Zip Code: 01757
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.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): 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:

Local Order of Conditions, Local Site Plan Approval, NPDES MA Construction Stormwater General 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
<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 (including Legislative Approvals) – Specify:
Total site acreage	77.2 Acres			
New acres of land altered		55.3 Acres		
Acres of impervious area	0 acres	16.11 acres	16.11 acres	
Square feet of new bordering vegetated wetlands alteration		4,218 SF (filling) / 2,386 SF (shading) total 6,604 SF		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
<b>STRUCTURES</b>				
Gross square footage	1,500 SF	390,000 SF	391,500 SF	
Number of housing units	1	86	87	
Maximum height (in feet)	N/A	< 35'	<35'	

TRANSPORTATION			
Vehicle trips per day	0	915 trips/day	915 trips/day
Parking spaces	0	0 common spaces (261 private off-street spaces - one driveway & two garage spaces per unit)	0 common spaces (261 private off-street spaces - one driveway & two garage spaces per unit)
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	42,108 gpd (Combined domestic & irrigation)	42,108 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0 gpd	38,280 gpd (Domestic)	38,280 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer- 1.74 mi. (on-site)	Water/Sewer- 1.74 mi. (on-site)

**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.)

The Project consists of a parcel of approximately 77 acres between South Tessier Street and Fowler Road in Northbridge. The proposed development program is an 87-unit single-family residential development. The property is zoned for residential use. An existing house will be demolished. Adjacent uses are residential. The project exceeds EIR thresholds under the Land category for creation of greater than ten acres of impervious surface (16.11 acres) and direct alteration of 50 or more acres of land (55 acres) and an ENF threshold under the Wastewater category for construction of greater than 0.5 miles of new on-site sewer lines (1.74 miles).

Traffic impacts will be minor: the project will generate between 830-915 trips per day (ITE Trip Generation, 7<sup>th</sup> edition, land use code 210), and 65-95 trips during the commuter peak hours. Access is proposed at a new location on Fowler Road, as well as through an existing gravel way (Tessier Lane) that will be upgraded to Town standards and will access South Tessier Street. Traffic studies have been provided to the Town for review.

Impacts to wetland resources occur at the two access locations only, and will be filed as a limited project. Wetland filling of 4,218 square feet is proposed in order to improve the existing gravel access road to minimum Town standards. An additional 2,386 square feet of bordering vegetated wetland will be crossed with a bridge span at the Fowler Road access location, although no wetland filling is proposed. Details will be provided in the NOI to be filed with the Northbridge Conservation Commission. A review of the MassWildlife/Natural Heritage and Endangered Species Program (NHESP) Natural Heritage Atlas and MassGIS updates indicate that the site does not include any mapped Estimated and Priority Habitat.

Alternatives to the project, other than the no-build alternative, have been limited to various site plan layouts and configurations designed to limit impacts to resource areas, avoid sensitive areas and steep slopes, and limit earthwork.

Correspondence has been sent to the Massachusetts Historical Commission (MHC). The project site is outside of the Rockdale Common Housing District.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. Water and sewer will be extended for approximately 9,199' along the on-site roadway system. In recognition of the existing Administrative Consent Order between the Town and DEP, the project will provide I / I mitigation at a rate of 4:1. The proposed project will connect to the local public water system (Whitinsville Water Company) to a high pressure area at the Fowler Road/Cooper Road/Highland Street intersection connected to the new Hill Street water tank. According to the Whitinsville Water District, adequate service, supply and capacity are available to satisfy project demand.