

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	<u>12783</u>
MEPA Analyst:	<u>Dick Foster</u>
Phone:	617-626- <u>1026</u>

# 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: The Preserve residential subdivision		
Street: New Boston Road		
Municipality: Sturbridge	Watershed: Quinebaug River	
Universal Transverse Mercator Coordinates:	Latitude: 42°07'30"N	Longitude: 72°04'45"W
Estimated commencement date: 06/02	Estimated completion date: 10/06	
Approximate cost: \$3 million	Status of project design: 95 %complete	
Proponent: Robert E. Moss		
Street: P.O. Box 493		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Tetreault, P.E.		
Firm/Agency: Thompson-Liston Assoc., Inc.	Street: 51 Main St, P.O. Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: (508)869-6151	Fax: (508)869-6842	E-mail: tlainc@acol.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 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): No financial assistance or land transfer is being sought.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: The project has received Definitive Subdivision Approval. A Notice of Intent has been filed and is under review.

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 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 <i>(including Legislative Approvals) – Specify:</i> _____ _____ _____ _____ _____
Total site acreage	319			
New acres of land altered		37.5 AC.		
Acres of impervious area	0	11.6	11.6	
Square feet of new bordering vegetated wetlands alteration		1006 S.F.		
Square feet of new other wetland alteration		160 S.F. OF FED WL		
Acres of new non-water dependent use of tidelands or waterways		ZERO		
<b>STRUCTURES</b>				
Gross square footage	0	2450 EACH	N/A	
Number of housing units	0	71	71	
Maximum height (in feet)	N/A	35'	N/A	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	756	756	
Parking spaces	N/A	N/A	N/A	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	34,360	34,360	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	31,240	31,240	
Length of water/sewer mains (in miles)	0	1.1	1.1	

**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 PH 1039 & WH 662 )  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 Preserve is a proposed residential subdivision of 71 single family homes on a 319 acre parcel of land located on the easterly side of New Boston Road and also bounded northerly by the Massachusetts Turnpike and easterly by Route 20 and Route 84 in Sturbridge. The project will have 3 entrances onto New Boston Road. The site is presently undeveloped with areas of both deciduous and coniferous tree cover. A perennial stream flows onto this site from the north through a culvert under the Turnpike and then southerly through the site to a culvert under Route 20. The perennial stream has a large bordering vegetated wetland associated with it. There are also several other resource areas on site.

The proposed development of the site will allow 270.22 acres or 85% of the site to be kept as open space and transferred to a private land trust. The lots and roadways together comprise 47.8 acres. There are also 3 parcels which will be transferred to the Town for maintenance of detention basins and 8 parcels which will be transferred to abutters.

This development plan utilizing less than 15% of the site was chosen in deference to the value of the resource areas on site. These include the perennial stream and bvw but also vernal pools and estimated habitats of rare wildlife. A Conservation Permit Application was filed for this project with the Division of Fisheries and Wildlife and that office eventually issued a letter stating that the project would be permissible as proposed.

Definitive Subdivision Plans for The Preserve were granted approval by the Sturbridge Planning Board at its April 16, 2002 meeting. A Notice of Intent was filed with the Sturbridge Conservation Commission and is still under review at the time of this filing.

A total of 1166 square feet of bvw will be altered for the roadways serving this site. A replication area of 2085 square feet will be created as mitigation for this alteration.

The lots will be served by connection to municipal water and sanitary sewer services.

The standards of DEP's Stormwater Management Policy will all be met or exceeded, including complying with standard #3 by installing dry wells to recharge roof runoff on 13 lots.

This ENF is filed pursuant to 301 CMR 11.03(1)(a)2, 11.03(1)(b)1, 11.03(2)(b)1 and 11.03(5)(b)3.c.