

ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13261</u>
MEPA Analyst:	<u>LEANDREA DAMES</u>
Phone: 617-626-	<u>1028</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: "Hillcrest Estates", Definitive Cluster Subdivision Plan, Ashland, Mass.		
Street: Cross Street and High Street		
Municipality: Ashland	Watershed: Concord	
Universal Transverse Mercator Coordinates: 294001m Easting 4681285m Northing Zone 19	Latitude: 42-15-21 N	Longitude: 71-29-50 W
Estimated commencement date: Feb 2005	Estimated completion date: July 2009	
Approximate cost: \$3 million	Status of project design: 0%complete	
Proponent: Cross Street Realty Trust		
Street: 48 Frankland Road		
Municipality: Ashland	State: MA	Zip Code: 01721
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Truax		
Firm/Agency: GLM Engineering Consult.	Street: 19 Exchange Street	
Municipality: Holliston	State: MA	Zip Code: 01746
Phone: 508-429-1100	Fax: 508-429-7160	E-mail: n.a.

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): 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 Ashland: Cluster Development, Definitive Subdivision, Notice of Intent, Scenic Road, & ANRAD. Others: 401 Water Quality, NPDES, Sewer Extension Permit

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

- | | | |
|---------------------------------|--|--|
| <input 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 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
Total site acreage	76.7			
New acres of land altered		24.2		
Acres of impervious area	0	3.5	3.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>Town of Ashland:</u> <u>Cluster Development,</u> <u>Definitive Subdivision,</u> <u>Notice of Intent, Scenic Road, & ANRAD</u> <u>NPDES</u> <hr/> <hr/>
Gross square footage	0	2000 s.f. per dwelling	2000 s.f. per dwelling	
Number of housing units	0	68	68	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	754	754	
Parking spaces	0	136	136	
WASTEWATER				
Gallons/day (GPD) of water use	0	29,920	29,920	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	29,920	29,920	
Length of water/sewer mains (in miles)	0	0.9	0.9	

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.)

(a) Project Description

Cross Street Realty Trust, the applicant, is proposing a 59 lot cluster residential subdivision "Hillcrest Estates" and 9 "approval not required" conventional lots in Ashland, Massachusetts. All lots are for the development of single family homes. The project is located off High Street and Cross Street and has a total area of 76.67 acres. Approx. 41.6 acres of dedicated open space will be created.

(b) Alternatives

The project lies within an R-1 zone (30,000 s.f. lot min.). A conventional subdivision plan would consume the entire 76+ acres of land for the creation of 68 conventional lots. This alternative does not allow for creation of open space or preservation of an existing natural trail. In addition, this conventional alternative would create 15 "approval not required" lots Cross Street and High Street which are scenic roads. The proposed alternative of a cluster subdivision provides significant benefit. The proposal decreases the amount of A.N.R. lots onto High Street and Cross Street results in fewer driveway and scenic stone wall openings, increases the amount of buffering area to the wetland, creation of 41+ acres of dedicated open space, preservation of the existing natural trail, access and use of the trail to all citizens of the Town of Ashland, and doesn't increase the number of lots compared to a conventional alternative.

(c) Mitigation Measures

Stormwater

There are multiple proposed storm water management areas designed to retain the 2, 10, 25, 50, and 100 year storm event with no increase in peak discharge from pre- to post-development. The storm water management system for the project complies with DEP's storm water management policy.

Wetlands

An intermittent stream is located in the center of the project site. The proposed roadway will cross the intermittent stream resulting 4,950 feet of wetland disturbance. The wetlands will be replicated onsite. A large majority of the wetlands is located within the proposed open space of the project. A Notice of Intent (DEP file #095-0674) has been filed with Town of Ashland Conservation Commission and DEP for review.