

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13527</u>
MEPA Analyst:	<u>Beiony Angus</u>
Phone:	<u>617-626-1029</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: PIERPONT ESTATES		
Street: OFF PIERPONT ROAD		
Municipality: DUDLEY	Watershed: French River	
Universal Transverse Mercator Coordinates:	Latitude: 42-05-10	Longitude: 71-55-15
Estimated commencement date: SEPT 2005	Estimated completion date: SEPT 2008	
Approximate cost: \$2,000,000	Status of project design: 100% complete	
Proponent: HAMEL CENTER REAL ESTATE TRUST & DEPOT RD CHARTON, LLC		
Street: 55 MADDEN AVENUE		
Municipality: MILFORD	State: MA.	Zip Code: 01757
Name of Contact Person From Whom Copies of this ENF May Be Obtained: NORMAN T. GAMACHE, JR., PLS		
Firm/Agency: Guerriere & Halnon, Inc.	Street: 1031 PROVIDENCE ROAD	
Municipality: WHITINSVILLE	State: MA.	Zip Code: 01588
Phone: 508-234-6834	Fax: 508-234-6723	E-mail: ngamache.guerriereandhalnon.ne

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: NPDES

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 checked="" 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 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  DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	91.2			
New acres of land altered				
Acres of impervious area	0.0	8.95	8.95	
Square feet of new bordering vegetated wetlands alteration		7,732		
Square feet of new other wetland alteration		169 LF BANK		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	0.0	300,000	300,000	
Number of housing units	0	54	54	
Maximum height (in feet)	0	35'	35'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	585	585	
Parking spaces	NA	NA	NA	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	23,760	23,760	
GPD water withdrawal	0	23,760	23,760	
GPD wastewater generation/ treatment	0	23,760	23,760	
Length of water/sewer mains (in miles)	0	0	0	
				<b>NPDES</b>
				_____
				_____
				_____
				_____
				_____
				_____

**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 \_\_\_\_\_) X No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_) XNo

**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 \_\_\_\_\_) XNo

**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 \_\_\_\_\_) XNo

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 \_\_\_\_\_) X 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) The project is located off the west side of Pierpont Road, just south of the Charlton Town Line, in the northern section of the Town of Dudley, Massachusetts. The attached geodetic section shows the site locus.

The project locus contains approximately 91.2 +/- acres of land. The existing property is presently vacant. The site is predominantly wooded. There is a wetland area in the central portion of the property which is connected to an associated wetlands which leaves the site to the north. This wetland area then reenters the site on the northern property line and exits the site to the east at an existing 48" CMP pipe on Pierpont Road. Elevations vary between 525 and 696. An abandoned Town Road, Old Mason Road crosses north to south in the eastern portion of the site. Several walking trails cross the site.

Pierpont Estates is a 54 lot residential subdivision. With this proposal the 91.2 acre site will be divided into 54 - 45,360 to 323,353 SF lots. 6100 LF of new road will be constructed.

This project will alter as a Limited Project 4506 SF of BVW and 106 LF of intermittent stream bank at entrance to the site. An additional 2816 SF of BVW and 63 LF of intermittent stream bank will be altered at an interior wetland crossing. Two (2) detention basins will be constructed partially within the 100-foot wetland buffer zone. These impacts will be mitigated on site.

(b) The applicant had originally proposed an Open Space Development which would either have an onsite sewage treatment facility (OSTF) or be connected to the Municipal Sewer System. An area suitable and large enough for OSTF was not found on the site. A connection to the Dudley sewer system was found to be economically unfeasible due to the length of the connection and the local sewer boards requirements that resulted in the need of two (2) sewage pumping stations. The project is too small to carry that much capital expense.

**c. Mitigation will occur on the site. Wetlands altered by this by the two (2) road**

**crossings will be replicated adjacent to the disturbance as indicated. Other alternatives have not been examined due the sewer issues listed above. Use of the other frontage on Pierpont Road as access has been found to result in greater wetlands filling and considerably more site excavation to build the roadways.**

