

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.:	<i>14422</i>
MEPA Analyst:	<i>Aisling Eglinton</i>
Phone:	<i>617-626-1024</i>

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: Crystal Spring Estates		
Street: Old Dunstable Road		
Municipality: Groton	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: 19 294246E 4722535N (NAD27)	Latitude: 42° 37' 47"N	Longitude: 71° 30' 33"W
Estimated commencement date: Summer '09	Estimated completion date: 10/2011	
Approximate cost: \$2,500,000	Status of project design: 90 %complete	
Proponent: High Oaks Realty Trust		
Street: P.O. Box 381		
Municipality: Groton	State: MA	Zip Code: 01450
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gregory Roy		
Firm/Agency: Ducharme & Dillis	Street: 1092 Main Street, P.O. Box 428	
Municipality: Bolton	State: MA	Zip Code: 01740
Phone: (978) 779-6091	Fax: (978) 779-0260	E-mail: groy@ddcdg.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): **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: **Local Subdivision approval, MESA – Conservation and**

Management Permit, Sewage Disposal Works Construction Permits (BOH), BRP WP 58A (Approval of Aggregate Nutrient Loading)

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

- | | | |
|--|--|--|
| <input 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 checked="" 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	24.5			
New acres of land altered		6.8		
Acres of impervious area	0	1.5	1.5	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	0	22,903	22,903	
Number of housing units	0	9	9	
Maximum height (in feet)	0	0	30	
TRANSPORTATION				Local Subdivision approval
Vehicle trips per day	0	<100	<100	MESA – Conservation and Management Permit
Parking spaces	0	>18	>18	
WATER/WASTEWATER				BRP WP58A – Approval of Aggregate Nutrient Loading
Gallons/day (GPD) of water use	0	4,950	4,950	Sewage Disposal Works Construction Permits (Groton BOH)
GPD water withdrawal	0	4,950	4,950	
GPD wastewater generation/treatment	0	4,950	4,950	
Length of water/sewer mains (in miles)	0	0	0	

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 _____ Blanding's Turtle (*Emydoidea blandingii*) _____) 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 (_____ Petapawaq - River Based _____) 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

The property is located on the northeasterly corner of Old Dunstable Road and Bridge Street. The property has frontage on both of these streets. Cow Pond Brook with associated riverfront area, Bordering Vegetated Wetland and Bordering Land Subject to Flooding is located to the east of the property. With the exception of a few areas of Riverfront Area and Buffer Zone, all resource areas and Wetland Buffer Zones are located off the property.

The property is wooded with a mix of deciduous and coniferous overstory. Several logging roads traverse the site. It is evident that several portions of the site have been logged in the recent past.

The proposed project is a nine lot residential subdivision. The project is being proposed pursuant to the flexible development provisions of the Groton Zoning Bylaws. This allows flexibility as to lot size and frontage requirements.

The proposed lots will be served via a new cul-de-sac road, which is approximately 550-feet in length. Each lot will be designed to accommodate a 5-bedroom dwelling with associated on-site wells and septic systems.

A significant amount of Open Space is being set aside pursuant to the requirements of the Flexible Development provisions. A conservation Restriction is proposed for the Open Space, which will also include a 50-foot buffer strip surrounding the development. As such, the proposed project is being constructed on a smaller portion of the property, which will reduce the overall disturbance of the land. In total, 64.5% of the property will be protected as Open Space.

B. On-Site and Off-Site Alternatives

A number of on-site alternatives have been explored. A conventional layout has been designed in accordance with the Groton Zoning Bylaw and the Subdivision Rules and Regulations. This layout shows 9 residential lots, sited along a proposed roadway and Bridge St. A previously submitted preliminary plan shows 11 lots. The conventional lots related to this alternative are all in excess of the minimum 80,000 S.F. Each lot contains a five-bedroom home, driveway, on-site sewage disposal system and a private well.

Through careful evaluation of the existing site features, resource areas, and the character of the surrounding areas, the flexible development plan was formed. The northern portion of the site is primarily wooded with tree farm type plantings, which are crowded and overgrown. The topography on the northern portion of the site is much gentler than the southern side and will require less alteration. The southern portion of the site is closest to Cow Pond Brook and accessible only via Bridge St. Plans for the development of the property utilizing access off of Bridge St. have been scrutinized by abutters. Consideration to the abutters and the desire to limit alterations to the steep areas of the property are the prime consideration for developing the northern portion of the site. The northern portion of the site is abutted by conservation land on the north and east. The required "no disturbance zones" along the property lines will further enhance the isolation of the development and preserve areas for wildlife movement through the property.

C. Mitigation Measures

Erosion and sediment controls have been incorporated into the design of the layout with the objective of retaining sediment on site, filtering and reducing stormwater discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of temporary and permanent structural erosion control devices, which will be applied:

Silt fence and hay bales will be installed upgradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The silt fence and hay bales will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.

The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and hay bales will be inspected and maintained by the general contractor to maintain the level of sufficiency.

Waste disposal receptacles and trailers will be used for the disposal of construction debris, which will be removed from site according to state, local and federal guidelines. The receptacles will be located on-site, covered, and placed well away from the wetland resource areas and catch basins. All machinery will be operated and maintained so as to limit impacts to wetland areas and associated buffer zones.

As needed, a crushed stone area at the entrance for construction vehicles shall be established.

Also, as necessary, water trucks shall be used to wet dry, dusty soil if it becomes an issue. Street sweeping shall be performed as needed to reduce the build-up of dust.

Hazardous construction materials will be stored in water tight containers or buildings in accordance with state and local regulations and the manufacturers' recommendations, with appropriately sized spill kits on hand. Any heavy equipment permitted to work adjacent to wetland areas, will be equipped with emergency spill kits. Refueling of mobile heavy equipment will be conducted outside of wetland areas.

Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Groton Conservation Commission has issued a Certificate of Compliance for the project.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes X No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0 Ac	0.5 Ac	0.5 Ac
Roadways, parking, and other paved areas	0 Ac	0.94 Ac	0.94 Ac
Other altered areas	0 Ac	5.36 Ac	5.36 Ac
Undeveloped areas	24.5 Ac	6.8 Ac	17.7 Ac

- B. Has any part of the project site been in active agricultural use in the last three years? Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use? Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes X No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes X No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes X No; if yes, describe:

