

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEa No.: 12790  
 MEPA Analyst: Dick Foster  
 Phone: 617-626-1026

# 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: Cobbler's Knoll Subdivision		
Street: Off Hartford Avenue East		
Municipality: Mendon	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: Zone 19, 4663124N, 290832E	Latitude: 42°-5'-34.5"	Longitude: 71°-31'-45.2"
Estimated commencement date: 10/02	Estimated completion date: 12/05	
Approximate cost: \$15,000,000	Status of project design:	60%complete
Proponent: Delphic Associates, Inc.		
Street: 345 Union Street, Suite 2 SW		
Municipality: New Bedford	State: MA	Zip Code: 02740
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James A. Pavlik, P.E.		
Firm/Agency: Outback Engineering, Inc.	Street: 106 West Grove Street	
Municipality: Middleboro	State: MA	Zip Code: 02347
Phone: 508-946-9231	Fax: 508-947-8873	E-mail: outback@capecod.net

- 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: NONE

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

- Land
- Water
- Energy
- ACEC
- Rare Species
- Wastewater
- Air
- Regulations
- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Comprehensive Permit, Ch. 40B MGL Sections 20-23; Title 5 Shared Septic System
Total site acreage	104±			
New acres of land altered		35±		
Acres of impervious area	0.05	6.5	6.5	
Square feet of new bordering vegetated wetlands alteration		2,900		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	2,000	126,000	128,000	
Number of housing units	1	84	85	
Maximum height (in feet)	25	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	10	840	850	
Parking spaces	2	168	170	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	330	30,910	31,240	
GPD water withdrawal	330	30,910	31,240	
GPD wastewater generation/ treatment	330	30,910	31,240	
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: Estimated Habitat for Wood Turtle and American Brook Lamprey).  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 Comprehensive Permit in accordance with MGL Ch. 40B, Sections 20-23, has been requested from the Mendon Zoning Board of Appeals. The development, known as Cobbler's Knoll, is a residential subdivision of 85 new homes, of which 28 will be deed-restricted to residents over 55 years of age in accordance with state regulations. Twenty-five percent (22 homes) shall be sold as affordable house lots under 40B. The 104-acre site is located on Hartford Avenue East between Neck Hill Road and Providence Street in the town's Residential Zoning District. The site is not located in a water resource protection district. The 104-acre site is mostly wooded with one existing home and is adjacent to existing residential areas. Muddy Brook crosses the site near the west boundary of the site. Wetlands have been delineated on the site. Access to the subdivision will be via two (2) roadway entrances off of Hartford Avenue East. All house lots will be serviced by onsite wells, electric, telephone, cable utilities, and individual sewage disposal systems (except a shared septic system is proposed for the over-55 lots). Drainage shall be designed in accordance with DEP Stormwater Management Policy.

An 8.5-acre area of open space surrounding Muddy Brook will be deeded to the Town. Another 13,000 S.F. parcel with a former cobbler's shop will be deeded to the Mendon Historical Commission. Several areas of open space will be created surrounding the over-55 residential area, to be owned by a Homeowner's association.

As designed, the project will require an Order of Conditions from the Mendon Conservation Commission or a Superseding Order of Conditions from DEP to allow work within the 100' buffer zone and bordering vegetated wetland (BVW) alteration for three (3) roadway crossings. Less than 5,000 square feet of BVW alteration is proposed, and will be replicated on-site. There is no work proposed in the Riverfront Area of Muddy Brook. The shared septic system will require approval from the Mendon Board of Health and DEP. Approximately 35 acres of land alteration is proposed, and 6.5 acres of impervious area will be created due to the roadways, proposed homes and driveways. These areas exceed the MEPA review thresholds for an ENF of 25 acres of land alteration and 5 acres of impervious area created; however, this ENF does not require any agency action.

On-site alternatives to this project involve other residential subdivision layouts and the No-Build Alternative. There are no off-site alternatives known. The original plan filed with the Mendon Zoning Board for a Comprehensive Permit included 91 lots, with no age-restricted housing. The 91 lots would all have single-family homes with individual septic systems and wells. This plan involved a similar road layout to the proposed project, and would have involved constructing homes along Hartford Avenue East closer to Muddy Brook. Approximately 3 more acres of land alteration and the same amount of impervious area would be required to implement this alternative. An order of conditions from the Mendon Conservation Commission or a Superseding Order from DEP would be required for the proposed work in the buffer zone, the 2 roadway and 1 driveway crossings of Bordering Vegetated Wetlands, and the work in the riverfront area (outer riparian zone only) of Muddy Brook. The No-Build alternative would result in no land alteration or additional impervious areas. The land would remain as is.