



Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13560
MEPA Analyst: Rick Bouré
Phone: 617-626-1130

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: Forestview Estates		
Street: 218 Webster Road (Route 16)		
Municipality: Uxbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: UTM 19 267730E 4659801N (WGS84/NAD83)	Latitude: 42° 03' 21"N (WGS84/NAD83)	Longitude: 71° 48' 25"W
Estimated commencement date: Fall 2005	Estimated completion date: Fall 2008	
Approximate cost: \$8,000,000	Status of project design: 50	%complete
Proponent: Delphic Associates, LLC.		
Street: 345 Union Street		
Municipality: New Bedford	State: MA	Zip Code: 02740
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Briscoe B. Lang		
Firm/Agency: Pare Engineering Corporation	Street: 8 Blackstone Valley Place	
Municipality: Lincoln	State: RI	Zip Code: 02865
Phone: (401) 334-4100	Fax: (401) 334-4108	E-mail: blang@parecorp.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): 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:

Douglas Board of Health Approval of Sanitary Sewage Disposal Systems
 Comprehensive Permit from the Douglas Zoning Board of Appeals (obtained)
 Orders of Conditions from the Douglas Conservation Commission
 USACOE Section 404 Permit (PGP)

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 checked="" 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 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 checked="" 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 (including Legislative Approvals) – Specify: MFW MESA Conservation and Management Permit
Total site acreage	95.25			
New acres of land altered		20.70		
Acres of impervious area	0	4.48	4.48	
Square feet of new bordering vegetated wetlands alteration		7,300		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	+62,400±*	62,400	
Number of housing units	0	+40	40	
Maximum height (in feet)	0	+25**	25	
TRANSPORTATION				
Vehicle trips per day	0	+450±***	450±	
Parking spaces	0	+160±****	160±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+13,200±	13,200±	
GPD water withdrawal	0	+13,200±	13,200±	
GPD wastewater generation/treatment	0	+13,200±*****	13,200±	
Length of water/sewer mains (in miles)	0	Water: 0 Sewer: +2,581±	Water: 0 Sewer: 2,581±	

*Assumes 1,560 square feet per unit.

** Assumes two stories.

***ITE LUC 210.

****Assumes 4 per dwelling.

*****4,290 gpd through 13 individual systems. 8,910 gpd through one shared system.

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 WH 1069, CVP 2216, PH 1149) 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.)

Background and Existing Conditions

Forestview Estates (the "Project") is a proposed 40 lot residential subdivision to be developed under the provisions of MGL Chapter 40B. The Project site consists of approximately 95.25 acres of undeveloped woodland located south of Webster Road and west of the Douglas State Forest in Douglas, Massachusetts.

The site, located in the Blackstone River Basin directly tributary to Wallis Pond and the Whitin Reservoir, contains a mix of wooded upland and wetland areas. Upland areas generally consist of mature hardwood forests containing oak, hickory and pine. Wetland areas include Bordering Vegetated Wetlands (forested and shrub), several intermittent streams, and a pond. The wetlands are configured in such a way as to fragment the site into several isolated upland areas. Flow within the wetlands is generally to the north and east, exiting the site to the north through a culvert beneath Webster Road. There is no mapped Bordering Land Subject to Flooding on the site.

The site is located within Estimated Habitat of State-Listed Rare Wetland Wildlife as well as Priority Habitat. One Certified Vernal Pool (#2216) and two Potential Vernal Pools are located on the property. A Rare Species survey approved by the NHESP and performed by Hyla Ecological Services, Inc. ("Hyla"), indicates that the only listed species found to utilize the site during the study period was a single Spotted Turtle (*Clemmys glutatta*). Preparation of an ENF is required as the Project exceeds the review thresholds for Rare Species (301 CMR 11.03(2)(b)2) and for Wetlands, Waterways, and Tidelands (301 CMR 11.03 (3)(b)1.d.).

Proposed Project

The proposed project includes the construction of 2,600± linear feet of new subdivision roadway and 40 new single-family house lots. The Project has received a Comprehensive Permit from the Douglas Zoning Board of Appeals. Submission of a Definitive Plan for the subdivision is pending. Notices of Intent for the thirteen house lots fronting on Webster Road have been submitted to the Douglas Conservation Commission. A separate Notice of Intent will be prepared for the remainder of the subdivision.

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Sanitary sewage disposal will be provided by individual and community on-site sanitary sewage disposal systems. A total of 27 of the dwellings will discharge sewage to a shared system. The remaining 13 dwellings will be serviced by individual septic systems. Potable water will be supplied by individual wells.

Due to the configuration of wetlands on the site it is not possible to access upland portions without wetland crossings. Two such crossings, requiring a total of approximately 7,300 square feet of wetland alteration, are proposed. Construction of the roadway will be proposed as a Limited Project under the Regulations of the Massachusetts Wetlands Protection Act.

The proposed storm water management system will be designed in accordance with the provisions of the MADEP/MACZM Storm Water Management Policy. Post-development peak runoff rates will not exceed pre-development conditions for all storms up to and including the 100-year event. Water quality Best Management Practices will include deep sump hooded catch basins, sediment forebays, three extended detention basins, and water quality swales.

Mitigation

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) has determined that the proposed project will result in a "take" of state-listed species and has required that a Conservation and Management Permit be obtained. The NHESP has also requested that a Conservation Easement be created to protect the Spotted Turtle habitat. A draft of the Conservation Easement is attached to this ENF as Appendix D. In addition, the applicant has revised the proposed project to incorporate a number of recommendations by Hyla to minimize impacts to the Spotted Turtle habitat. These include reconfiguring and reducing several house lots, and providing oversize, open bottom culverts within the turtle migration corridors to facilitate wildlife passage. The NHESP has indicated that this project is approvable under MESA.

Erosion and sedimentation controls will be utilized site wide throughout construction to prevent soil loss and damage to the wetlands. Wetland replication at a minimum ratio of 1:1 is proposed to compensate for unavoidable impacts to wetlands.

Alternatives

The "no build" alternative would not require any impacts to the environment. However the proposed easements, open space, and affordable housing units would not be created and the site would remain in private ownership, available for future development. The "no build" alternative is not considered by the proponent to be feasible or practicable.

The proposed number of housing units is appropriate for the site, and is considered by the proponent to be necessary for the project to be economically feasible given the number of affordable units to be provided under MGL Chapter 40B. In addition the project has received a Comprehensive Permit from the Douglas Zoning Board of Appeals allowing the 40 units. Reduction in the number of proposed units is not practicable.

The location and layout of the proposed roadway are necessary to provide access to the proposed dwellings and minimizes wetland impacts to the extent possible. Alternative roadway layouts servicing 40 lots would result in similar or greater environmental impacts, and are not practicable.

The proposed project represents a sustainable balance between the environmental limitations posed by the site and its habitat, the community's need for affordable housing, and the proponent's economic interests. The numerous additional reviews and permit actions that will be required before the project can be completed will be sufficient to assure that the project as proposed or conditioned will represent the least environmentally impacting alternative available.