

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: **13832**  
 MEPA Analyst: **Aisling Eglinton**  
 Phone: 617-626-**1024**

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: <b>Carpenter Estates</b>		
Street: <b>Carpenter Road</b>		
Municipality: <b>Northbridge</b>	Watershed: <b>Blackstone</b>	
Universal Transverse Mercator Coordinates: <b>277677 E; 4667955 N; Z19 NAD 83</b>	Latitude: <b>42°08'05" N</b> Longitude: <b>71°41'25" W</b>	
Estimated commencement date: <b>Spring 2007</b>	Estimated completion date: <b>Fall 2010</b>	
Approximate cost: <b>1,500,000</b>	Status of project design: <b>75%</b>	
Proponent: <b>C &amp; S Realty Trust</b>		
Street: <b>36 Checkerberry Lane</b>		
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01702</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Michael J. Dryden</b>		
Firm/Agency: <b>Heritage Design Group, LLC</b>	Street: <b>One Main Street</b>	
Municipality: <b>Whitinsville</b>	State: <b>MA</b>	Zip Code: <b>01588</b>
Phone: <b>508 266-2066 ext. 109</b>	Fax: <b>508 266-2067</b>	E-mail: <b>mdryden@heritage-dg.com</b>

- 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): NA

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 Order of Conditions; Local Definitive Subdivision Approval; Local Septic System approvals; NPDES MA Construction General 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 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
<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 <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	65.5+/-			
New acres of land altered		12.2+/-		
Acres of impervious area	0	3.5+/-	3.5+/-	
Square feet of new bordering vegetated wetlands alteration		7,770+/-		
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	0	45,600 +/-	45,600+/-	
Number of housing units	0	19	19	
Maximum height (in feet)	NA	<35	<35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	190+/-	190+/-	
Parking spaces	0	38 to 57	38 to 57	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	8,360+/-	8,360+/-	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	8,360+/-	8,360+/-	
Length of water/sewer mains (in miles)	0	Water .57 Sewer NA (on-site disposal)	Water .57 Sewer NA (on-site disposal)	

**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.)*

The project site (the "Site") consists of approximately 65.5 acres of undeveloped land situated on the north side of Carpenter Road (refer to the attached USGS locus map). Approximately one third of the Site (21+/- acres) contains wetland resource areas, including Bordering Vegetated Wetland, Isolated Wetland and Intermittent Stream Bank. The developable portions of the site are bisected by an intermittent stream and associated Bordering Vegetated Wetland.

The proposed project (the "Project") entails 19 single family residential homes and associated infrastructure improvements; including approximately 3,000 linear feet of roadway, three (3) stormwater detention facilities and utilities. Municipal sewer is not available in close proximity to the Site; therefore, all homes will be served by on-site sewage disposal systems. 18 of the new residential lots will gain frontage via new roadway frontage, and one lot will utilize existing frontage off Carpenter Road.

Although the Site fronts on Casey Road at its northern most edge, Casey Road is a discontinued public way. The only legal access to the property is via Carpenter Road. In order to access the large upland area from Carpenter Road, the roadway must cross a wetland area, the impacts of which are the basis of this ENF. Due to the aforementioned Site conditions, there are no viable access alternatives to consider. Any alternatives to the current plan are likely limited to very similar residential concepts based upon input from local town officials. A number of wetland crossing alternatives were explored, resulting in a crossing occurring at the narrowest possible location.

The mitigating measures that follow are related primarily to the impacts associated with the wetland crossing. The wetland impacts are estimated to be approximately 7,800 square feet. To mitigate these impacts, the Project proponent is proposing three (3) wetland replication areas consisting of approximately 8,800 square feet in aggregate. We anticipate working closely with the Northbridge Conservation Commission to refine the design, oversee construction, and monitor the replication areas after construction. The proposed stream crossing will be designed in accordance with the Massachusetts River and Stream Crossing Standards/Technical Guidelines under the Massachusetts Programmatic General Permit (MAPGP).