

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

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: 13582  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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: Shores at Silver Lake Subdivision		
Street: Bounded by South Main Street, Center Street, Cross Street and Silver Lake Rd		
Municipality: Bellingham	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19T 4659370.9N, 295304.9E	Latitude: 42° 03' 42" Longitude: 71° 28' 26"	
Estimated commencement date: Oct 2005	Estimated completion date: Oct 2007	
Approximate cost: Approx. \$700,000	Status of project design: 100 %complete	
Proponent: Bellingham Residential #2 Realty LLC		
Street: 290 Eliot Street		
Municipality: Ashland	State: MA	Zip Code: 01721
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeffrey L. Roelofs, Attorney for Proponents		
Firm/Agency: Anderson & Kreiger LLP	Street: 43 Thorndike Street	
Municipality: Cambridge	State: MA	Zip Code: 02141
Phone: (617) 252-6575	Fax: (617) 252-6899	E-mail: jroelofs@andersonkreiger.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. 5472 )  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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_ )  No

- List Local or Federal Permits and Approvals:  
 Bellingham Planning Board Definitive Subdivision Plan Approval  
 Bellingham Department of Public Works Water/Sewer Connection Approval  
 Bellingham Street Opening Permits  
 Bellingham Building Permits

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 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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	164.10±			
New acres of land altered		12.6±		
Acres of impervious area	0	4.8±		
Square feet of new bordering vegetated wetlands alteration		0		
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	134,400±	134,400±	
Number of housing units	0	24±	24±	
Maximum height (in feet)	0	35±	35±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	240±	240±	
Parking spaces	0	48±	48±	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	12,700±	12,700±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	10,560±	10,560±	
Length of water/sewer mains (in miles)	0	0.50±	0.50±	

**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: Potentially in vicinity of Silver Lake Road, an area that will not be impacted by the proposed 24-lot subdivision.)  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) Description of Project Site and Proposed Development: The project site consists of a 164-acre parcel of land in Bellingham, bounded by South Main Street and residences to the north and northwest, Center Street and undeveloped parcels to the west, Cross Street and residences to the south, and Silver Lake Road, Silver Lake and residences to the east. The parcel is currently undeveloped, consisting primarily of forests and fields, as well as wetlands, including Silver Lake, in the central and eastern portions of the site. The site elevation drops as you move northeast and east, towards a gravel pit and Silver lake.

The project that is the subject of this ENF involves (1) one new road running between South Main Street and Cross Street in the westernmost, upland area of the site, (2) 24 new single-family lots, and (3) approximately ½ mile of new sewer and water mains within the new road. The proposed development does not exceed any mandatory EIR thresholds. This ENF was required due to the 0.502 miles of proposed new sewer mains (triggering the ½ mile of new sewer discretionary review threshold). No aspect of the proposed project will involve work within any wetland resource areas, buffers to such areas, or other sensitive/jurisdictional areas that are present in the central and eastern areas of the project site.

The proposed sewer main will require a Sewer Extension/Connection Permit from the Department of Environmental Protection ("DEP"). The new sewer main will connect to the previously-reviewed (but not yet constructed) sewer main in Center Street, which will convey wastewater to the Woonsocket, Rhode Island Wastewater Treatment Facility ("WWTF"). The Town has sufficient reserve capacity under its agreement with the City of Woonsocket for the conveyance of wastewater to its WWTF to readily accommodate the proposed incremental additional flow from this subdivision. The proposed designation of the new 24 lots as "Lots with Full Access to Collection System" under the Town's Comprehensive Water Resources Management Plan ("CWRMP") is the subject of a Notice of Project Change filed simultaneously with this ENF. The proposed project will add 10,560 gpd of flow to the municipal sewer system. The Woonsocket WWTF is designed to accommodate 16,000,000 gpd. The current average daily flow to the WWTF is 7,000,000 gpd. The Town has an agreement with the City of Woonsocket to convey up to 1,250,000 gpd to the WWTF. It is currently conveying an average daily flow of only 70,000 gpd to the WWTF.

In connection with the subdivision project, the project proponent has agreed to construct the previously-approved sewer main within Center Street from its current stub near Park Street up to the point of connection with the proposed subdivision sewer main in the vicinity of Cross Street. The sewer main will be constructed with sufficient capacity (10" diameter) to handle wastewater from those areas currently within the Wastewater Needs Area under the CWRMP (as expanded pursuant previously-filed Notices of Project Change), and additional wastewater that may be associated with potential future additions to the Wastewater Needs Area or future developments within the area. This construction will significantly benefit the Town by expediting the construction of this portion of the municipal sewer system under the CWRMP and by saving the Town significant construction costs associated with the Center Street sewer main.

B) Alternatives: Alternatives considered by the proponents included variously configured and sized single-family subdivisions and other, differently configured residential developments at the project site. For example, in 1985, an ENF was submitted for a 400-condominium development at this project site, proposed to be built in phases over three years. Since then, other residential developments have been explored. However, to date the project site remains undeveloped. The project proponent has decided to pursue at this time only the proposed 24-lot, single-family subdivision in the western portion of the project site that is the subject of this ENF. This smaller project will not involve any potential impacts to the wetlands or other resource areas in the central or eastern areas of the site, as associated with previous proposals at this site. The current proposal is not intended to preclude the future development of other areas of the site. However, if and when any future development is proposed, how any such future development may be designed, and what MEPA-related issues any such future development may entail is uncertain at this time (as evidenced by the passing of 20 years since the earlier ENF was filed for a different project contemplated for this site). The project proponent understands that any such future developments will be the subject of another MEPA filing (ENF or NPC) and that the cumulative impacts associated with such future developments and this currently proposed 24-lot subdivision will be considered collectively as part of that MEPA process (and that such cumulative impacts will also be considered in determining what review thresholds apply). Moving forward with this smaller, 24-lot subdivision will benefit the project proponent by allowing it to utilize at least a portion of this site and will also benefit the Town by expediting the construction of a significant portion of the municipal sewer system pursuant to its CWRMP and by saving the Town the associated construction costs.

The project proponent also evaluated various alternatives for wastewater treatment for the proposed 24 lots, such as individual sewage disposal systems and a separate on-site sewage treatment facility. However, connecting this 24-lot subdivision to the municipal sewer system was determined to be the preferred alternative due to (1) the proximity of these lots to other lots designated as having "full access" to the municipal system under the Town's CWRMP, (2) the municipal sewer infrastructure already planned to be constructed in the areas immediately adjacent to the project site, and (3) the time and cost savings to the Town associated with the project proponent's construction of the Center Street sewer main, all of which is consistent with the previously-approved CWRMP. Connecting the proposed 24 lots to the municipal sewer system will not preclude consideration of other alternatives for any potential future build-out of the project site (which will be the subject of a future NPC or ENF).

C) Mitigation Measures: The subdivision and associated infrastructure has been situated and designed to avoid any potential impacts to the wetlands and other natural resources in the central and eastern portions of the site. Existing forest cover and topography will be preserved to the extent practicable. The development will be supplied with municipal water and will connect to the municipal sewer system, as described above.