

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.:	13092
MEPA Analyst:	Arthur Fogeloy
Phone: 617-626-	1029

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: Fruit Street Master Plan		
Street: Fruit Street		
Municipality: Hopkinton	Watershed: Concord and Sudbury	
Universal Tranverse Mercator Coordinates: 46 80 140, 2, 84, 960	Latitude: 42° 14' 47"	Longitude: 71° 34' 15"
Estimated commencement date: 2003	Estimated completion date: 2025	
Approximate cost: \$50 million	Status of project design: 10%complete	
Proponent: Town of Hopkinton		
Street: 18 Main Street		
Municipality: Hopkinton	State: MA	Zip Code: 01748
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John E. Thomas, President		
Firm/Agency: Beals and Thomas Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: jthomas@btiweb.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. 12542) 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): Financial assistance has not been determined at this time, although given the scope of the project it is anticipated.

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

List Local or Federal Permits and Approvals: Site Plan Review, Water Resource Protection Overlay District Permit, Well Installation Permit, Use Special Permit, Building Permits, NPDES Permit and an Order of Conditions under the Town of Hopkinton Wetlands Bylaw.

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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"/> Superceding 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 checked="" type="checkbox"/> Water Management Act Permit <input checked="" 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> Taking permit from Natural Heritage and Endangered Species Program. Groundwater Discharge Permit
Total site acreage	257±			
New acres of land altered		91± ^d		
Acres of impervious area	2.0±	22.25± ^e	20.25±	
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		
STRUCTURES				
Gross square footage	10,500±	>500,000±	>500,000±	
Number of housing units	0	Approx. 100	Approx. 100	
Maximum height (in feet)	Approx 50	40 feet for residential structures, 35 feet for non-residential structures	40 feet for residential structures, 35 feet for non-residential structures	
TRANSPORTATION				
Vehicle trips per day	250 ^a	+2500 ^f ±	2750±	
Parking spaces	20 ^b	+600	620±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	82 ^b	+35,000±	35,082±	
GPD water withdrawal	110,000 – 170,000 ^c	2,600,000±	2,430,000-2,490,000 ^g	
GPD wastewater generation/treatment	180 ^a	500,000±	500,000±	
Length of water/sewer mains (in miles)	0 ^a	1.0±	1.0±	

^a data based upon previous ENF submission for EOEA File No. 12542

^b estimated (based upon previous ENF submission for EOEA File No. 12542)

^c eight paved spaces and 12 unpaved (based upon previous ENF submission for EOEA File No. 12542)

^d estimated based on anticipated program of development

^e estimated based upon area of proposed development and maximum lot coverage allowed under the Hopkinton Zoning Bylaw in the Agricultural District.

^f estimate based upon anticipated uses showing maximum peak traffic volume (a weekend given the recreation component of the proposed project).

^g an estimated targeted withdrawal from the three proposed town water wells. Five-day pump tests and impact reports on the surrounding wellands and Whitehall Brook are still pending. Completion of the master water plan for the Town of Hopkinton to estimate future needs is anticipated in September.

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 (*This site has been designated a Estimated Habitat of Rare Species according to the July 1, 2003 Natural Heritage and Endangered Species Program Atlas.*)

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 (*As part of the DEIR associated with EOEA File No. 12542 an intensive locational archaeological survey was conducted and noted three small loci of prehistoric cultural material and two historic/modern period sites within the Subject Area. No further investigation of the prehistoric cultural material site was recommended while it was recommended that future development be planned to avoid the two historic/modern period sites to minimize disturbance.*)

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 (*However, the Project Site is located within the formerly proposed Whitehall Corridor of the Miscoe-Warren-Whitehall Watersheds ACEC. The proposal for establishing this additional ACEC was withdrawn in October 2002 to allow for future study and discussion. It is also proximate to the Cedar Swamp ACEC and the existing Misco-Warren-Whitehall Watersheds ACEC.*)

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.)

Project Site

The project involves municipal use of a 257± acre site in northwest Hopkinton bounded on the west by Fruit Street, a mixture of wooded and residentially developed areas to the north and south, Garner Brothers Sawmill to the south, with eastern boundaries proximate to Whitehall Brook and Interstate 495. This site was acquired by the Town of Hopkinton in 2002 to secure lands for future municipal use.

The site is currently occupied by a gravel removal operation and associated structures, several unpaved access roads, and two athletic fields. There is a small, unpaved parking area to serve the on-site recreational facilities. Those areas that have not been disturbed by the gravel removal operations are characterized by wooded upland areas or wetlands, including vernal pools, and areas of critical species habitat as designated by the Natural Heritage and Endangered Species Program.

Project Proposal

The proposed project entails the preservation of a 116± acres of open space, the designation of an area for recreational uses (soccer/lacrosse fields, baseball field, associated parking and picnic areas), the creation of affordable housing, a Department of Public Works facility, an elementary school, and areas for future water supply wells, aquifer protection areas and wastewater disposal (See Table 1).

TABLE 1: Conceptual Areas for Various Uses

Use	Acreage	Anticipated Construction Period
Water Supply	33±	0-beyond 20 years
Wastewater Disposal	4-5±	0-5 years
Open Space (Community Preservation Act Funds)	98±	0-1 year
Open Space (other)	18±	0-5 years
Parks and Recreation	27±	0-1 year
Department of Public Works	9±	0-5 years
Elementary School	20±	0-5 years
Affordable Housing	13±	0-10 years
Undesignated Future Uses	31±	Beyond 10 years
Road Corridor	4±	0-5 years

Water Supply: Three new municipal wells are planned to be developed on the site.

Wastewater Disposal: Approximately 500,000 gallons per day of treated effluent are targeted to be disposed on the site.

Open Space: Over 100 acres of open space for preservation of critical habitat and wetland resource areas, as well as trails for public use with associated parking and trailhead improvements.

Parks and Recreation: Town recreation complex consisting of 4 soccer fields and 2 baseball/softball fields, associated parking, storage and restroom facilities.

Department of Public Works: New DPW offices, storage facilities, sand and salt storage areas, and fueling areas with access shared with Garner Brothers gravel removal operation to avoid conflict with other on-site traffic.

Elementary School: Approximately 85,000± sf elementary school building, associated parking, access driveways and playground/recreation fields.

Affordable Housing: Approximately 100 units of affordable housing in a multifamily layout with associated parking, open space and pedestrian pathways.

Undesignated Use: A 31± acre portion of the site is provided for undesignated future use(s) under this Master Plan.

The project will be developed in phases, with the first phase consisting of the designation of open space and the construction of a new recreation complex, its associated parking facility, and access to trails that will traverse the open space lands. The recreation area will utilize the existing northern access road as a primary means of access (widened to accommodate two lanes of traffic), with an emergency access roadway to be located along the existing southern access roadway. As future phases are constructed, the emergency access roadway will be realigned and converted to the primary means of access to the entire project site. Areas to be developed will be concentrated in areas that have previously been disturbed by the gravel removal operation and will avoid wetland resource areas and their buffer zones to the extent feasible, as well as areas with sensitive wildlife habitat.

The recreation fields, associated infrastructure (including septic and water supply), parking and access are all capable of functioning independently of other Master Plan elements. The fields and parking will be constructed on areas historically graveled, and presently relatively flat. The recreation fields are of immediate necessity to the Town of Hopkinton. To delay their construction so that the collective elements of the Master Plan may be reviewed through the MEPA process would cause an undue hardship to the Town and limit the community's access and use of the open space. The potential environmental impacts of the recreation fields and minor widening of the access roadway to safely accommodate two-way traffic are not in excess of thresholds set for MEPA review. As part of this project, the project proponent is looking to receive permission to move forward with the recreation and access road improvements upon issuance of the Secretary's decision on this ENF.

Impacts and Mitigation

This parcel of land was purchased through approval at Town meeting for the purpose of constructing facilities to accommodate the growing needs of the Town of Hopkinton and to protect the significant resources on the site. There are few properties remaining within the Town of the size necessary to meet the demands of the Town's master planning goals. While the property has numerous wetlands and significant wildlife habitat, those areas that have been historically disturbed by earth removal operations provide adequate area to accommodate the desired municipal uses. Those areas of ecological significance will be protected by the Town through the use of conservation restrictions, while others will be protected within the DEP's required protective radii around public drinking water wells.

During the first phase of development, which comprises the recreation and open space tracts, the existing roadway network will be utilized. When a new roadway is constructed, a turtle migration path will be constructed in conjunction with the access roadway to allow migration of turtles between wetland resource areas on site. Development will be consistent with the Massachusetts Stormwater Management Policy; and adequate water, sewer and other utilities will be provided. Site improvements, grading, and construction will be managed in accordance with the applicable local, State and Federal regulations and Best Management Practices (BMPs).

Other Alternatives

No Build Alternative: A no-build alternative would consist of leaving those areas from gravel removal operations in their present state and reuse of existing structures as practicable, while maintaining the remainder of the property as open space. A no-build situation would not allow for the creation of any of the Master Plan's elements which are needed to accommodate the growth of Hopkinton and provide appropriate municipal services for the community.

Separation of Uses Alternative: This alternative would result in locating various facilities as outlined within the Master Plan on other smaller parcels throughout the Town of Hopkinton. This alternative would require the purchase of additional properties at a significant expense to the Town, as well as requiring further Town Meeting approval. As monies have already been invested in this 257± acre parcel for the explicit purpose of accommodating Town facilities, water supply, housing, and open space preservation, breaking apart the Master Plan components at this juncture would not be the most effective use of Town resources, nor would it meet the needs of the Town's residents. Alternative sites for various facilities have been explored during the past decade. Other comparable sites to accommodate the variety of municipal uses do not exist within the Town. Consequently, the property was purchased by the Town when it became available obviating the need to further explore off-site alternatives.