



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 12844
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

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: Pierce Estates Residential Subdivision		
Street: Vicinity of S. Main St., Centre St. & Fox Run Rd.		
Municipality: Bellingham, MA	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 294821E, 4658076N	Latitude: 42° 03' 00" N Longitude: 71° 28' 45" W	
Estimated commencement date: Early 2003	Estimated completion date: Late 2003	
Approximate cost: \$ 3 million	Status of project design: 50%complete	
Proponent: Bellingham Realty Corporation		
Street: 34 Forge Park		
Municipality: Franklin	State: MA	Zip Code: 02038
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William E. Noll		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: wnoll@vhb.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. 6211) 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): The Proponent does not seek any financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Federal: NPDES Filing, Section 404 Wetlands Permit.
Local: Special Permits, Subdivision Approval, Order of Conditions, Sewer Extension Permit.

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	± 104 acres			
New acres of land altered		< 49 acres		
Acres of impervious area	- 0 -	± 9.50 acres	±9.50 acres	
Square feet of new bordering vegetated wetlands alteration		± 6,458 sf		
Square feet of new other wetland alteration		± 4,980 sf		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
STRUCTURES				
Gross square footage	- 0 -	± 270,000	± 270,000	
Number of housing units	- 0 -	78	78	
Maximum height (in feet)	- 0 -	± 35 ft.	± 35 ft.	
TRANSPORTATION				
Vehicle trips per day	- 0 -	825	825	
Parking spaces	- 0 -	± 160	± 160	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	± 37,750	± 37,750	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	± 34,320	± 34,320	
Length of water/sewer mains (in miles)	- 0 -	Water: 1.99 Sewer: 1.78	Water 1.99 Sewer 1.78	

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 Proponent, Bellingham Realty Corporation, proposes to develop Pierce Estates, a 78-lot residential (single-family) subdivision on a 104-acre site located in the south central part of Bellingham, Massachusetts. Figure 1 depicts the site locus.

The project site, which is presently undeveloped, is bounded by South Main Street to the west, Fox Run Road to the south, and residential properties fronting Centre Street to the east. South Main Street is designated as state Route 126, but the adjacent segment is owned and maintained by the Town of Bellingham (not in jurisdiction of the Massachusetts Highway Department). Residential properties border the site along each of the roadways to the west, east, and south. A partially constructed retail development is located along a portion of the northern boundary. A contractor yard (Morse Construction) is located on the property immediately southeast of the site. Figure 2 illustrates existing conditions. Topography and vegetative cover varies across the site. Land generally slopes gently to moderately toward the center of the site. Arnolds Brook flows toward the south across the central portion of the site, and the site also contains a pond. Vegetative cover on the west portion of the site is primarily successional upland fields (overgrown former farmland). The central and east parts of the site include a large wet meadow/open marsh system, forested wetlands, and forested upland.

Pierce Estates is proposed as a cluster development subdivision that allows for the layout of house lots in a manner enabling protection of a significant amount (approximately 35 acres) of the site's land area as permanent open space to be dedicated to the Town of Bellingham. The Proponent proposes to construct a subdivision roadway and related infrastructure for development of the subdivision, including an off-site sewer extension. Stormwater management structures and other utilities also will be installed as part of the Project. The construction of homes on the individual residential lots will be by others. Although alternative development programs are possible under local zoning (various commercial or residential uses), the Town of Bellingham Planning Board has granted a special permit for the proposed cluster subdivision. The proposed site design is the best approach to minimizing impacts to wetland resources and providing for the permanent protection of open space.

The minor temporary construction period impacts to wetland resource areas will be mitigated by implementation of a rigorous erosion and sedimentation control plan followed by in place restoration of disturbed areas after construction. The proposed subdivision roadway crossings/alteration of wetlands will be mitigated by providing replicated wetland area on the site at a minimum 1:1 ratio. The location of wetland replication area(s) will be

(continued on next page)

Environmental Notification Form

Project Description (continued)

Pierce Estates Residential Subdivision – Bellingham, Massachusetts

determined in consultation with the Bellingham Conservation Commission and through study of the site hydrologic conditions and wetland habitat values.

Relationship to Town Of Bellingham Comprehensive Water Resources Management Plan (EOEA #11602)

As proposed, the Project's wastewater flows will be conveyed to the portion of the Town of Bellingham sanitary sewer system that discharges to the Woonsocket, Rhode Island Wastewater Treatment Facility. The Woonsocket treatment facility has adequate capacity to accept the flows from the Project. The Project requires a Sewer Extension Permit from the Department of Environmental Protection (DEP), and wastewater is the primary area of environmental interest under the Massachusetts Environmental Policy Act (MEPA).

The Project will need to be included as part of the Comprehensive Water Resources Management Plan (CWRMP) that the Town of Bellingham is presently undertaking (EOEA #11602). Thus far in its CWRMP process, the Town has completed reports for Phase I (Wastewater Needs Analysis), Phase II (Alternatives Analysis), and Phase III (Special Review Procedure, Draft Environmental Impact Report [DEIR]). The Town filed the DEIR for the draft CWRMP in August 2001, and the Secretary of Environmental Affairs issued a Certificate on September 28, 2001, finding that the Special Review Procedure: Phase III, DEIR adequately and properly complies with MEPA. The Town and its consultants are now preparing the Final EIR (FEIR) for the CWRMP.

The proposed Pierce Estates project site is within the plan limits of the CWRMP and is directly proximate to planned municipal sewer mains in Centre Street that are included in the CWRMP evaluations. However, the DEIR and various CWRMP reports do not identify the project site as a "Wastewater Needs Area" and indicate that the site does not have limitations to onsite wastewater treatment. In actuality, there are severe constraints to the provision of onsite wastewater treatment given the prevalent glacial soil types, shallow depth to ground water, extensive onsite ledge, and adjacency of a significant amount of sensitive wetlands.

The Proponent and its project team have consulted extensively with Town officials, Department of Environmental Protection (DEP) staff (Central Regional and Boston offices), and MEPA Office staff concerning the appropriate procedure for ensuring that the project site is included as part of the Town's future sewer service area and included in the Bellingham CWRMP. Based on these consultations, the Proponent is submitting this Environmental Notification Form (ENF) in compliance with MEPA requirements. As recommended by the DEP and MEPA offices, this ENF includes an Alternatives Assessment (Attachment B) of the options for providing sanitary sewer service and disposal for the Project. The Alternatives Assessment indicates that the onsite topographic and soil characteristics do not support onsite sewage disposal systems for the proposed housing density at this location.

Based on the aforementioned agency consultations, the anticipated procedure for the proper wastewater permitting of the Project also includes the need to obtain from the Secretary of Environmental Affairs a "Phase I Waiver" from the MEPA process for the Town of Bellingham CWRMP. As such, the Proponent respectfully requests the Phase I Waiver as part of this ENF filing. Upon obtaining the Phase I Waiver, the Proponent would continue consultations with local officials and the DEP that would lead to the filing of an Application for a Sewer Extension Permit for the Project. In addition, it is anticipated that there also will be the requirement to file a Notice of Project Change relative to the Bellingham CWRMP in order to include the Pierce Estates site as a Wastewater Needs Area. Finally, the Town of Bellingham's FEIR for the CWRMP would identify the Pierce Estates site as a Wastewater Needs Area, include the site as part of the Town's future sewer service area, and include the site in relevant CWRMP analyses.

The Proponent will continue the consultations with all involved state and local agency officials to ensure that the Project complies with all applicable governmental plans and policies related to wastewater management.