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.: 13620
MEPA Analyst: Ann Canaday
Phone: 617-626-1035

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: **Dresser Hills**		
Street: **Off A. Vinton Road**		
Municipality: **Charlton**	Watershed: **Quinebaug River**	
Universal Tranverse Mercator Coordinates: **4662610N, 253791E; Zone 19 (WGS84/NAD83)**	Latitude: **42 04 37.1 N** Longitude: **071 58 34.9 W**	
Estimated commencement date: **Nov. 2005**	Estimated completion date: **Nov. 2008**	
Approximate cost: **$2,000,000.00**	Status of project design: **100%**	
Proponent: **C.B. Blair Development Corp.**		
Street: **87 Main Street**		
Municipality: **Rutland**	State: **MA**	Zip Code: **01543**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Christopher M. Lucas**		
Firm/Agency: **Coler & Colantonio, Inc.**	Street: **101 Accord Park Drive**	
Municipality: **Norwell**	State: **MA**	Zip Code: **02061**
Phone: **(781) 982-5473**	Fax: **(781) 982-5490**	E-mail: **clucas@col-col.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 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): **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: **Charlton Conservation Commission Order of Conditions, Charlton Planning Board permit, Charlton Zoning Board permit**

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

- ☐ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☒ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	**16.32**		
New acres of land altered		**5.17**	
Acres of impervious area	**0**	**0.62**	**0.62**
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	**0**	**18,000**	**18,000**
Number of housing units	**0**	**9**	**9**
Maximum height (in feet)	**0**	**25**	**25**
TRANSPORTATION			
Vehicle trips per day	**0**	**90**	**90**
Parking spaces	**0**	**27**	**27**
WATER/WASTEWATER			
Gallons/day (GPD) of water use	**0**	**3,000**	**3,000**
GPD water withdrawal	**0**	**0**	**0**
GPD wastewater generation/ treatment	**0**	**2,400**	**2,400**
Length of water/sewer mains (in miles)	**0**	**0.10**	**0.10**

State Permits & Approvals

- ☐ Order of Conditions
- ☐ Superceding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify:

NHESP Conservation Permit

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: **marbled salamander (WH3064)**) ☐No **(See Section III, Figure 2)**

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.*)

C.B. Blair Development Corporation proposes to construct a nine-lot residential subdivision consisting of single-family homes, associated driveways, grading, septic systems, stormwater management facilities and an approximately 470 linear-foot new subdivision roadway ending in a cul-de-sac (See Section VI, Project Plans). The proposed new roadway, to be known as Elaine Road, extends northeast into the property from the existing cul-de-sac at the end of A. Vinton Road. Six of the proposed homes will have driveways that extend directly from the cul-de-sac and the other three homes will have driveways extending from the east side of the new roadway, with two of the homes serviced by a 16-foot wide common driveway. Stormwater management will consist of deep sump catch basins that direct stormwater from the roadway to a detention basin in the southern portion of the property adjacent to the cul-de-sac at the end of A. Vinton Road. Each single-family home will have on-site septic systems and will be serviced by Town of Charlton water that will be extended from A. Vinton Road up the proposed new roadway. Clearing and grading of forested uplands on each lot will be strictly limited to minimize disturbances to identified rare species (marbled salamander) habitat. There will be no alteration of bordering or isolated wetlands as a result of the proposed work.

Prior to NHESP review, the proposed project was significantly larger in scale and incorporated greater areas of disturbance of forested upland habitat. However, the proponent has coordinated with NHESP to reduce the scale of the project and incorporate several important design modifications to avoid and minimize impacts to marbled salamander habitat. Through this process, the proposed project has been reduced in scale relative to the extent of forested habitat disturbance, number and sizes of lots and extent of roadways and driveways. The following provides a description of the alternatives considered for this project:

1) No build. This alternative is not feasible because it would not achieve the project's objectives of providing additional residential housing in the Town of Charlton and would not be economically feasible for the landowner.

2) Expanded Lot Design – This alternative was the original project design that was proposed to the Town of Charlton and NHESP. It included significantly more disturbance to forested uplands due to a longer development roadway, longer driveways and single-family house lots that extended further into the interior of the property. This alternative design included over two additional acres of land disturbance and approximately 1.3 acres of new impervious areas. This alternative was rejected primarily based upon the extent of forested upland habitat disturbance, potential for direct mortality to marbled salamanders during and after construction and work within the buffer zones to bordering and isolated vegetated wetlands.

3) Compact Residential Design #1 – This alterative consisted of a reduction in the length of the proposed development roadway by 80 feet to access seven single-family homes. A second common driveway proposed off A. Vinton Road would cross a narrow portion of a wetland and intermittent stream to access two additional single-family homes. This alternative was rejected because it resulted in temporary and permanent impacts to bordering vegetated wetlands and an associated intermittent stream. Further, this alternative involved work in close proximity to a vernal pool and fragmented the buffer zone to the vernal pool with the common driveway. The proponent wanted to avoid impacting the area around the vernal pool to maintain its integrity as a breeding site for common vernal pool species, but also to protect the potential breeding site and source of food resources for the local marbled salamander population.

4) Preferred Compact Residential Design – This alternative represents the end result of the NHESP review process, significantly reduces the amount of forested upland habitat disturbance and habitat fragmentation and permanently protects approximately 11.15 acres of forested uplands and wetlands as open space to directly benefit the local marbled salamander population. The 11.15 acres of open space will be placed in a permanent Conservation Restriction to be held by the Town of Charlton Conservation Commission or another appropriate conservation entity. This design reduced the overall area of land alteration by greater than two acres and minimized work within buffer zones to wetland resource areas and an identified marbled salamander breeding pool northeast of the property. The access roadway was reduced by approximately 100 linear feet, and proposed driveways were reduced by a total of approximately 400 linear feet. NHESP approved the preferred compact design with conditions to include various design modifications to further avoid and minimize impacts to marbled salamander habitat, movements and breeding activities. These design modifications include houses sited close to the roadway, rounded berms (Cape Cod or equivalent) and septic systems sited to avoid and/or minimize disturbances to forested habitat within 1,000 feet of the potential off-site breeding pool.

The NHESP review process resulted in a redesigned project that allows the proponent to meet the project objectives while concurrently maintaining the integrity of the local marbled salamander population. NHESP has verbally approved the design as the best alterative layout that maximizes the amount of habitat protection and provides an overall net benefit to the species.