



Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13874**
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: Stoney Brook Estates		
Street: 290 Reservoir Street		
Municipality: Holden	Watershed: Wachusett Reservoir	
Universal Transverse Mercator Coordinates: Zone 19,263717 Easting,4691169 Northing	Latitude: 042° 20' 12.59"N	Longitude: 71° 52' 05.21W
Estimated commencement date: June 2007	Estimated completion date: June 2011	
Approximate cost: \$10,000,000	Status of project design: 100 %complete	
Proponent: C.B. Blair Enterprises, Inc.		
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. 11695) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 11695) 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):

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

List Local or Federal Permits and Approvals: **Planning Board, EPA NPDES NOI**

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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input 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"/> 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DCR Watershed Protection Act Variance
Total site acreage	59.0			
New acres of land altered		45.8		
Acres of impervious area	0	8.9		
Square feet of new bordering vegetated wetlands alteration		2,958		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (bldg. footprint)	0	105,000	105,000	
Number of housing units	0	75	75	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	750	750	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	33,000	33,000	
GPD water withdrawal	0	33,000	33,000	
GPD wastewater generation/ treatment	0	33,000	33,000	
Length of water/sewer mains (in miles)	0/0	1.19/1.85	1.19/1.85	

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 Priority Habitat 688/Estimated Habitat 7117) 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 Charles Knowlton House, 336 Reservoir Street) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify House was previously razed at Town request) 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.*)

Proposed work includes the construction of a residential subdivision on a parcel of land located off Reservoir Street in the Town of Holden. The site currently exists as mature woodland with bordering vegetated wetlands located at the southern end of the property and at one access location for the property directly adjacent to Reservoir Street. The project consists of the installation of access roadways, stormwater management systems, 75 residential single-family homes, and associated utilities.

The project conforms to the Town of Holden Subdivision Control Regulations (Ch. 7.3 Town of Holden Bylaws) including minimum lot sizes and roadway widths. The subdivision will be serviced by municipal water and sewer systems. For access to upland portions of the project site, a wetland crossing will be necessary and will alter approximately 2,958 square feet of Bordering Vegetated Wetland. Mitigation for necessary wetland impacts will be achieved through wetland replication at a 2:1 ratio and will include the replication of approximately 6,575 square feet of wetland.

Erosion and sedimentation controls will be installed at the limits of the work area prior to the commencement of construction activities. These controls will consist of hay bales and silt fencing. Installation and maintenance of erosion and sedimentation controls will reduce soil erosion on the project site and prevent sedimentation from occurring on- and off-site. These controls will be inspected and maintained throughout construction. Erosion and sedimentation controls will be left in place after construction until the site has been re-vegetated and stabilized.

The following are the alternatives considered for this project:

- 1) No build. This alternative was not chosen because it would not achieve the project's objectives of providing housing in the Town of Holden.
- 2) The reduction of the development scale. This alternative was rejected because it would not meet the objective of providing housing and would not be financially feasible for the project proponent.
- 3) Preferred Design. The current design provides housing in the Town of Holden while conforming to all local rules regarding residential subdivision development, is financially feasible for the project proponent, and reduces impacts to wetland resource areas to the greatest extent possible.