

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.: *13876*
 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: <i>Sutton Residential Open Space Development</i>		
Street: <i>DeWitt Road</i>		
Municipality: <i>Sutton</i>	Watershed: <i>Blackstone</i>	
Universal Transverse Mercator Coordinates: <i>Z19 E269378 N4670819 meters</i>	Latitude: <i>42° 09' 20" N</i>	Longitude: <i>71° 47' 29" W</i>
Estimated commencement date: <i>Spring 2008</i>	Estimated completion date: <i>Spring 2009</i>	
Approximate cost: <i>40 million</i>	Status of project design: <i>10 %complete</i>	
Proponent: <i>Hawthorne Land Development, LLC</i>		
Street: <i>Baldwin Green Commons, Suite 210</i>		
Municipality: <i>Woburn</i>	State: <i>MA</i>	Zip Code: <i>01801</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Mouli Dondegowda, PE</i>		
Firm/Agency: <i>Geller DeVellis Inc.</i>	Street: <i>70 Walnut Street</i>	
Municipality: <i>Wellesley</i>	State: <i>MA</i>	Zip Code: <i>02481</i>
Phone: <i>781-237-4111 x31</i>	Fax: <i>781-237-4144</i>	E-mail:

- 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 301 CMR 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:

*Order of Conditions by Sutton Conservation Commission
 Definitive Subdivision Approval and Special Permit by Sutton Planning Board
 Board of Health for individual drinking water wells
 Building Permits and NPDES Permit by US EPA*

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 type="checkbox"/> Water | <input 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 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 (including Legislative Approvals) – Specify: Sewer Extension Permit by MA DEP
Total site acreage	149			
New acres of land altered		55		
Acres of impervious area	3.91	7.11	11.02	
Square feet of new bordering vegetated wetlands alteration		250 sf		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	4,627	116,000*	177,127*	
Number of housing units	1	58	59	
Maximum height (in feet)	±25'	0	±25'	
TRANSPORTATION				
Vehicle trips per day	6	648	654	
Parking spaces	2	116	118	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	25,520	25,850	
GPD water withdrawal	330	25,520	25,850	
GPD wastewater generation/treatment	330	25,520	25,850	
Length of water/sewer mains (in miles)	0	.4 Mile	.4 Mile	

* The proposed square footage of the buildings was calculated based on 2,000 SF per lot. This is an approximation only and the actual build-out of each lot will vary.

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

The southwest corner of the site is located within the PH 1023 area for priority habitats of rare species as well as WH 273- area for estimated habitats of rare wildlife.

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.)

Existing Conditions:

The project site is located along DeWitt road in Sutton (see Figure 1, USGS Map and Figure 2, Existing Conditions).

The site consists of 149 acres, of which approximately 45 acres currently are being used as a Christmas tree farm.

There are two structures on site, the owner's residence and a barn. The barn stores equipment and is used for retail sales during the Holiday season. The remainder of the site is wooded.

The topography of the site ranges from 630 feet at DeWitt road to an isolated high point of 787 feet at the southwestern portion of the site. Vegetated wetlands are located along the north, northeast and central portion of the site. Figure 2 shows existing conditions.

Proposed Project:

The project proposes to subdivide the site into fifty-nine residential lots under the "Open Space Residential Development" Town zoning regulations (as shown on Figure 3, Site Plan). Approximately 59 acres will be developed, leaving 90 acres undisturbed. The undeveloped portion of the site will be placed under a permanent conservation restriction.

Access to the site will be via a two-way loop road off of DeWitt Road shown on Figure 3, Site Plan. This road will serve as the site drive.

The sewer improvements will consist of either a connection to the existing municipal sewer system in the Town of Millbury (preferred option), or the construction of an onsite wastewater treatment plant (fall back option). The on-site treatment facility will require a Groundwater Discharge Permit from MADEP; a connection to the existing system will require a Sewer Extension Permit from MADEP.

Drinking water will be supplied through individual wells.

Alternatives:

Two alternatives to the preferred development plan were considered. These alternatives are a no-build alternative and a by-right alternative.

The "no build" alternative assumes that there would be no further development at the site. In that case, the site would remain in its current state. The site is zoned Residential (R-1) to encourage residential development along DeWitt Road. The no-build alternative would not be consistent with the Town's planning.

Under the By-Right plan, the site would be developed to the maximum extent allowed under zoning. This alternative does not leave any land undeveloped while achieving the same number of house lots.

The preferred development plan, an Open Space Residential Subdivision, is in keeping with the residential growth for which the area is zoned. This type of development is the preferred form of residential development in the R-1 district and is consistent with local and regional planning.

Mitigation:

The proponent will permanently protect 90 of the 149 acres of land. The proponent will also assist the Town of Sutton in establishing a sewer line in Singletary Avenue.

Mitigation for the project's potential traffic impacts will be developed as part of the project's traffic study, but will include upgrading DeWitt Road from the site entrance to Singletary Avenue.