

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.: <u>13640</u>
MEPA Analyst: <u>Bill GAGE</u>
Phone: 617-626- <u>1025</u>

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: The Preserve at Oak Hill		
Street: West Street and Luke Street		
Municipality: Wrentham	Watershed: Ten Mile	
Universal Transverse Mercator Coordinates: N 4657256.701 E 266771.259	Latitude: 42-01-58 N	Longitude: 71-49-03 W
Estimated commencement date: Fall 2005	Estimated completion date: Unknown	
Approximate cost: \$4,500,000.00	Status of project design:	95% complete
Proponent: Meadowview Investments, LLC		
Street: 960 West Street		
Municipality: Wrentham	State: MA	Zip Code: 02093
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William Blais		
Firm/Agency: Andrews Survey & Engineering	Street: P.O. Box 312, 104 Mendon Street	
Municipality: Uxbridge	State: MA	Zip Code: 01569
Phone: 508-278-3897	Fax: 508-278-2289	E-mail: wblais@andrews-engineering.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 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): _____

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

- List Local or Federal Permits and Approvals:
- 1. Planning Board Definitive Subdivision Approval**
 - 2. Conservation Commission Order of Conditions**

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Groundwater Discharge Permit *Construction of a new sewer main ½ mile or more in length to a private on-site small package treatment facility
Total site acreage	214.47			
New acres of land altered		49.20		
Acres of impervious area	0	9.30	9.30	
Square feet of new bordering vegetated wetlands alteration		354		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	Unknown	Unknown	
Number of housing units	0	62	62	
Maximum height (in feet)	0	Unknown	Unknown	
TRANSPORTATION				
Vehicle trips per day	0	670	670	
Parking spaces	0	124 +/-	124 +/-	
WASTEWATER				
Gallons/day (GPD) of water use	0	30,000	30,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	30,000	30,000	
Length of water/sewer mains (in miles)	Sewer 0 Water 0	Sewer 1.55 Water 2.60	Sewer 1.55 Water 2.60	

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 site consists of approximately two hundred and fourteen acres (214 ac.) of land which is situated in the Towns of Wrentham (one hundred seventy-two acres), Franklin (thirty-five acres), and Bellingham (seven acres). The site is located adjacent to West Street and Luke Street in Wrentham and to the South of Washington Street in Franklin (see attached). The site conditions can be characterized as woodlands with dense underbrush having an average slope of nine percent (9%). The site is bisected by two fifty foot (50 ft.) wide Algonquin Gas Transmission Line Easements which then intersect to form one seventy-five foot (75 ft.) wide Algonquin Gas Transmission Line Easement, which was cleared in the Fall of 2004 and can be characterized as having little to moderate groundcover.

The proposed project will construct approximately nine thousand one hundred seventy three lineal feet (9,173ft.) of road, along with stormwater management and utility systems to serve 62 dwellings in an "Open Space Preservation Residential Development". The municipal water service will be extended five thousand seven hundred forty feet (5,740 ft) to the site, providing water to all existing parcels along the way, and then looped through the site at a length of seven thousand nine hundred ten lineal feet (7,910 ft). The project also consists of constructing eight thousand two hundred feet (8,200 ft.) of sewer service which will be connected to a private on site Small Package Wastewater Treatment Facility. In addition to the construction the project will preserve in perpetuity approximately one hundred fifty three acres (153+/- acres) of land which will be turned over to the Town of Wrentham.

The enclosed plans illustrate a layout in which various alternatives were considered based not only adverse impacts to resource areas, but impacts to resource area buffer zones and those areas outside of buffer zones; areas that would become part of a residential community. There are no economically viable alternatives to what is shown on the plans that would provide access to all of the upland portions of the property in a safe and acceptable manner. The road has been designed to minimize adverse impacts to wetland resource areas, and the site has been designed to prohibit further development. Mitigation for site impacts will be provided through the use of Best

Management Practices (BMP's) during construction for sediment and erosion control; construction of facilities in accordance with the Stormwater Management Policy; extension of the municipal water supply system; and the construction of a private on-site Small Package Wastewater Treatment Facility.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold: **Direct alteration of 25 or more acres of land, and the creation of five or more acres of impervious area.**

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0	Unknown	Unknown
Roadways, parking, and other paved areas	0	9.30	9.30
Other altered areas (describe)	0	39.90(Grading)	39.90
Undeveloped areas	214.47	161.80	164.80

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **See Appendix A**

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes No ; if yes, what is the Release Tracking Number (RTN)?

J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware, or Wachusett subwatershed? Yes No; if yes, is the project site subject to regulation under the Watershed Protection Act? Yes No

K. Describe the project's other impacts on land: