

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.:	12882
MEPA Analyst:	Wm. Gage
Phone:	617-626-1025

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: Cook Pond Estates Residential Subdivision		
Street: Off Hubbardston Road and South Road		
Municipality: Templeton	Watershed: Millers River	
Universal Tranverse Mercator Coordinates:	Latitude: 18 07 41 390 E Longitude: 47 13 124 N	
Estimated commencement date: 11/02	Estimated completion date: 12/06	
Approximate cost: \$10 million to \$15 million	Status of project design: 98%	%complete
Proponent: Camelback Development LLC.		
Street: 174 Hudson Road		
Municipality: Bolton	State: MA	Zip Code: 01740
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott Jordan		
Firm/Agency: EcoTec, Inc.	Street: 368 Burncoat Street	
Municipality: Worcester	State: MA	Zip Code: 01606
Phone: 508-852-0333	Fax: 508-852-0555	E-mail: sjordan@ecotecinc.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): N/A

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

List Local or Federal Permits and Approvals: Local Wetlands Order of Conditions for roads and infrastructure (obtained, unappealed, and attached), Definitive Subdivision Approval (obtained), NPDES Stormwater Permit (general), DEP Permit for Sewer Extension (Form BRP WP 13, 14, 17, 18 55).

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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	100.67			
New acres of land altered		49		
Acres of impervious area	0	8.115	8.115	
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		
<b>STRUCTURES</b>				
Gross square footage	0	72,000+/- (Floor space), 103,673 (footprints)	72,000 +/- (floor space) 103,673 (footprints)	
Number of housing units	0	61	61	
Maximum height (in feet)	0	30	30	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	468	468	
Parking spaces	0	122	122	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	26,400	26,400	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	26,400	26,400	
Length of water/sewer mains (in miles)	0	1.96	1.96	

**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.)

**Project Description:**

The project site consists of 100.67 acres located off South Road and Hubbardston Road, both two lane paved roadways, in the southern portion of Templeton. The proposed project consists of the construction of 61 single-family homes with associated driveways, grading, and landscaping, as well as infrastructure consisting of 3 roadways (one thru-way and two cul-de-sacs), stormwater management facilities, grading, and utilities (municipal water and sewer extensions). The project will alter approximately 49 acres of predominantly forested upland, with a small portion of the proposed work (approximately 1,050 lf of roadway and stormwater diversion berms) within an upland field. The footprint of the proposed 61 two-story single-family homes will total approximately 2.38 acres. Associated paved roads and driveways consisting of approximately 5.735 acres are also proposed. The proposed roadways, totaling approximately 5,600 lf, will consist of an approximately 4,600 lf throughway connecting South and Hubbardston Roads, as well as two approximately 500 lf long cul-de-sac roads. Wetlands on the site are Bordering Vegetated Wetlands (BVW), a small farm pond, and Bank associated with unnamed intermittent stream channels. No wetland alterations are proposed or anticipated with the proposed project. The project will include stormwater management facilities (including stormwater diversion berms) in compliance with current DEP Stormwater Management Policy. A detailed erosion and dust control plan and stormwater operation and maintenance plan, to be implemented during and post construction, have been developed and are attached. In addition, two proposals of open space to the Town of Templeton have been offered as part of the project.

**Project Alternatives:**

On-Site Alternatives:

In general there are four alternatives for the proposed project site: 1) No-build; 2) Mixed single

and multi-family development; 3) Single family development; and 4) Other uses (there is no zoning in Templeton, allowing for any use on this property).

*Alternative 1:* This alternative would preclude any significant economic gain, and is therefore not considered a feasible alternative.

*Alternative 2:* Construction of approximately 5,600 lf of roadway including two cul-de-sacs, and connection between South and Hubbardston Roads, constructed to Templeton Subdivision Regulations. Additionally, approximately 1,800 lf of paved driveway would be constructed for multi-family units. The proposed layout would provide for 48 single-family homes and 220 multi-family units. Daily water usage and disposal is estimated to be 93,720 gpd. Traffic generation is estimated to be 2,144 vehicle trips per day. There are no proposed wetland alterations under this alternative. Additionally, this alternative would require the issuance of a Comprehensive Permit under Chapter 40b for the construction of 220 multi-family units. As part of this alternative, open space would be offered to the Town of Templeton.

*Alternative 3 (Proposed):* Construction of approximately 5,600 lf of roadway including two cul-de-sacs, and connection between South and Hubbardston Roads, constructed to Templeton Subdivision Regulations (approval received). The proposed layout would provide 61 single-family homes. Daily water usage and disposal is estimated to be 26,840 gpd. It is predicted that this alternative would generate 468 vehicle tpd. There are no wetland alterations under this alternative. As currently proposed, the project requests no waivers from the subdivision regulations and meets all local zoning regulations. Additionally, as part of the proposal, open space has been offered to the Town of Templeton.

*Alternative 4:* Templeton currently has no zoning regulations, allowing development of any use (commercial, industrial, multi-family, residential, agriculture, etc.) on the project site. Alternative 4 has been eliminated as unfeasible at this time due to the location, existing infrastructure for commercial/industrial development, and lack of demand for this type of facility in the area.

#### Off-site Alternatives

Off-site alternatives to the project site were evaluated during the land acquisition phase of the project. Specific criteria including availability of municipal water, sewer, electric power, proximity to Route 2, wetlands/environmental issues, and a requirement for a minimum 100 acre parcel were all used during the search for a project parcel in the towns of Templeton, Hubbardston, and Westminster. At the time this parcel was purchased (February 2001), this was the only parcel available that met all of the criteria. There were no other suitable parcels, at any price, that contained at least 100 acres in size or met the minimum services required.

#### **Project Impacts:**

- *Traffic:* The project is expected to generate an additional 468 new vehicle trips per day onto the surrounding road network (Hubbardston & South Roads). As described in the attached Traffic Impact Study, the surrounding roadway network has sufficient capacity to accommodate the proposed project;
- *Wetlands:* No wetland impacts are proposed or anticipated with the project;
- *Rare species:* No rare species, or their habitat areas, have been identified or mapped by the Massachusetts Division of Fisheries and Wildlife Natural Heritage & Endangered Species Program (NHESP) on, or in the vicinity of, the project site. A response letter from the NHESP verifying this fact is attached;
- *Archaeological & Historical:* Based upon the response (attached) to our inquiry to the Massachusetts Historical Commission, there are no significant historic or archaeological

- resources on the site;
- *Land:* As discussed in the preceding Project Description, the project will alter approximately 49 acres of predominantly forested upland. As part of the project, the applicant has proposed two scenarios for the permanent preservation of open space to the Town of Templeton. These two scenarios are discussed in further detail in the following section (c).
- *Wastewater:* The proposed project includes a municipal sewer extension consisting of: (1) a force main extension within an existing road of approximately 5,640 linear feet, and (2) a new gravity sewer line within the proposed roadways of approximately 4,660 linear feet. The new sewer line will result in the disposal of approximately 26,400 gallons/day of wastewater to the municipal wastewater treatment facility.

**Mitigation measures:** for the proposed alternative include:

- Stormwater management in compliance with DEP Stormwater Management Policy; and
- As part of the proposed project, two proposals of open space have been offered to the Town of Templeton. The subdivision regulations require a minimum of 5% of the project area to be set aside for purchase by the town for a period of three years following approval. The first open space proposal would include lots 14 and 15, a total of 8.542 acres (9.1% of project area). These lots abut the existing Templeton State Forest and are generally flat and densely forested with approximately 30% of the area consisting of wetlands. The second proposal consists of an open space gift to the Town of Templeton which would consist of lot 27 and portions of lots 22, 18, 15, and 14. This gift would comprise approximately 15 acres (16% of project area). This area is also generally flat and includes a small farm pond, as well as some upland field, and also abuts the Templeton State Forest. This proposal would also consist of a 25-foot wide footpath easement over the boundary line of lots 5 and 6 which would provide the ability to develop a trail through the gift property onto the Templeton State Forest and back out to the proposed roadway.

## **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**
- **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	<u>0</u>	<u>2.38</u>	<u>2.38</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>5.735</u>	<u>5.735</u>
Other altered areas (describe)	<u>0</u>	<u>40.885</u>	<u>40.885</u> (lawns, Detention basins, Etc.)
Undeveloped areas	<u>100.67</u>	<u>49</u>	<u>51.67</u>

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?