

# ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13572 "R"
MEPA Analyst:	A. Eglington
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: <b>FLINT POND ESTATES</b>		
Street: Creeper Hill Road		
Municipality: Grafton	Watershed: Quinsigamond / Blackstone	
Universal Transverse Mercator Coordinates:	Latitude: 42 deg. 14' 28"	Longitude: 71 deg. 43' 08"
Estimated commencement date: Spring 2006	Estimated completion date: Fall 2008	
Approximate cost: \$20,000,000	Status of project design: 90 %complete	
Proponent: Springwood Development, Inc. & P.G Realty Trust		
Street: P.O. Box 250		
Municipality: Shrewsbury	State: MA	Zip Code: 01545
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Marc N. Belanger		
Firm/Agency: Hannigan Engineering, Inc.	Street: 8 Monument Square	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-534-1234	Fax: 978-534-6060	E-mail: mnbelanger@hanniganengineering.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 Yes (EOEA No. 13572)  No Withdrawn August 3, 2005

Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 13572)  No Withdrawn August 3, 2005

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:

Grafton ZBA – Comprehensive Permit  
EPA - NPDES

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
<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 checked="" 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	21.5 acres +/-			
New acres of land altered		14 ac. +/-		
Acres of impervious area	0.2 ac. +/-	5.8 ac. +/-	6.0 ac. +/-	
Square feet of new bordering vegetated wetlands alteration		3,220 s.f. +/-		
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	106,355 +/-	106,355 +/-	
Number of housing units	0	72	72	
Maximum height (in feet)			35	
<b>TRANSPORTATION</b>				
Vehicle trips per day		508	508	
Parking spaces		175	175	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	23,760	23,760	
GPD water withdrawal				
GPD wastewater generation/ treatment	0	23,760	23,760	
Length of water/sewer mains (in miles)		2.2 miles	2.2 miles	

**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: Flint Pond Area Historic District )  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.*)

An ENF filing for this project was previously made on June 14, 2005, but withdrawn on August 3, 2005.

The site plans have been significantly revised since the original ENF filing. The project consists of a proposed Residential Condominium Development on situated on 21.5 acres on Creeper Hill Road in Grafton, Massachusetts, to be developed under the Local Initiative Program (LIP) of the Massachusetts Department of Housing & Community Development (DHCD). A Comprehensive Permit is being sought from the Grafton Zoning Board of Appeals. The project is located in the northern part of the Town of Grafton on the north side of Creeper Hill Road, just west of house #36, adjacent to Flint Pond and the Town of Shrewsbury. A total of 72 townhouse-style units are proposed, situated amongst 26 buildings. A network of private driveways and parking areas has been proposed with one point of access along Creeper Hill Road.

The site is to be served by municipal water and sewer systems. An existing water main near Faulkner Street will be extended from the west to the site along Creeper Hill Road. A sewer extension has been proposed in an easterly direction along Creeper Hill Road, across Shrewsbury Street (Rte. 140) and connecting to an existing sewer main in Nelson Street. A proposed sewer pump station is to be situated in front of the site within the wide layout of Creeper Hill Road, enabling the existing homes along Creeper Hill Road in this area to be connected to the municipal sewer system. The site currently contains a gravel access path for maintenance of Flint Pond Dam (a.k.a. Irish Dam), as well as a walking trail through the lower portion of the site connecting into Shrewsbury. These features will remain and will become part of the open space and recreation plan for the proposed residences.

The project exceeds the following thresholds for filing an ENF:

*Land section;*

The creation of more than five (5) acres of impervious area. (Approximately 6.0 acres of new impervious area is proposed for this project).

*Wastewater section;*

The construction of one or more sewer mains ½ or more miles in length, provided the sewer mains are not located in the right of way of existing roadways. (Approximately 0.6 miles of sewer main (gravity & forced) will be created not within the right of way of existing roadways; to remain private).

*Transportation section;*

Cutting five or more living public shade trees of 14 or more inches in diameter at breast height. (Twenty (20) living shade trees having a diameter of 14 inches or more will be cut, as indicated on sheet 19 of the plan set. Note: The right-of-way in front of the site is about 100-ft wide, and includes an abandoned portion of Creeper Hill Road (paved traveled way).

(Continued Next Sheet)

**Flint Pond Estates – Grafton      Additional Project Information**

The project will provide open space areas (passive and active) totalling more than 16 acres (72 percent of the site). The passive open space areas include only about 38 percent wetlands. The active open space areas include the existing walking trail and proposed open lawn area. With the latest plan revisions, numerous areas of undisturbed woodland have been maintained along the shores of Flint Pond and throughout the property. The applicant has agreed to work with the Grafton Conservation Commission to incorporate Low-Impact Development (LID) strategies where possible, including the use of rain gardens and other techniques suitable for this site. The stormwater management system has been designed to exceed DEP Stormwater Management guidelines, by retaining a volume within the detention basins during the two-year storm event in excess of 1-inch, as required in critical areas (this site is not classified as a critical area by DEP standards). The proposed stormwater system also complies with other standards of DEP Stormwater policy, and incorporates groundwater recharge within Detention Basin #2, in an area where soil tests indicate favorable soil conditions for recharge.

The project proposes to extend the municipal sewer system along Creeper Hill Road from the east, with a new pump station and force main in front of the site to the crest of Creeper Hill Road. The existing homes (approximately 27) along Creeper Hill Road will have the ability to connect to the sewer main once constructed. Since there are no other sizeable undeveloped parcels along Creeper Hill Road, secondary growth impacts due to the sewer main extension are not anticipated.

An extension of the municipal water system is proposed from Faulkner Street along Creeper Hill Road from the west. The water main extension is proposed from an industrially-zoned area, which also includes an existing ballfield, and floodplain areas along the river. The extension is proposed within the existing right-of-way of Creeper Hill Road. Four existing parcels (three existing homes, and one wooded lot with significant flood plain and riverfront area) directly across Creeper Hill Road will have the ability to connect to the new water main. Secondary growth impacts from the water main extension are not anticipated.

The proponent will include within the Master Condominium documents restrictions and controls on landscaping practices for the property, including restricting the use of pesticides and herbicides, minimal use of slow release fertilizers and incorporation of native plant species into the site landscaping plan.

**Summary of Site Layout Alternatives:**

Alternative	Units	Site Density	Total Disturbance	Imperv. Area	Water-wastewater demands	Length of Roads or Drives	Parking Spaces	Ability to control Landscaping Practices through Master Deed
Current Proposal	72 town-house style	3.3 units per acre	14 acres	6 acres	23,760 gpd	3,450 ft	150	Yes
Conventional Subdivision	15-18 lots	0.7-0.8 units per acre	12-14 acres	2-3 acres	6,600-9,000 gpd	1800-2000 ft.	30-36	No / limited
Apartment Style Dwellings	100-150 units	4.6-7.0 units per acre	10-14 acres	4-6 acres	22,000-40,000 gpd	2000-3400 ft.	225-338	Yes