

List Local or Federal Permits and Approvals: Subdivision and Site Plan Reviews in Auburn and Oxford; NPDES Construction Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

Land -11.03 (1)(a)1&2 – Wastewater – (5)(b)3.c.

- | | | |
|--|--|--|
| <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 checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval (Potentially) <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	226.0			
New acres of land altered		130.0±		
Acres of impervious area	0	40±	40±	
Square feet of new bordering vegetated wetlands alteration		<5,000		
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	0	700,000±	700,000±	
Number of housing units	0	300 units in 76 bldgs. and 33 homes	333 units*	
Maximum height (in feet)	0	25	25	
TRANSPORTATION				
Vehicle trips per day	0	2,030	2,030**	
Parking spaces	0	699 (2/unit)	699***	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	80,520	80,520****	
GPD water withdrawal	0	80,520	80,520****	
GPD wastewater generation/treatment	0	80,520	80,520	
Length of water/sewer mains (in miles)	0	2.75 on site	2.75 on-site	

* 300 townhouses at 2,000 sf/unit; ** ITE Codes 210 and 230;*** Not at a Single Location;**** Based on Title 5;

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 project site consists of a total of 226 acres of which approximately 71.8 acres are located within the Town of Auburn and 154.2 acres are located in the Town of Oxford, Massachusetts. The total project site consists of 194.5 acres of upland with 57.2 upland acres in Auburn and 137.4 upland acres in Oxford of which approximately 40 acres are open field and the remainder is forested upland. There are a total of 31.5 acres of wetland with 14.6 acres in Auburn and 16.8 acres in Oxford. In Oxford, the upland areas consist of an existing house, barn and agricultural fields (off Ashworth Drive) and upland forest. The upland plant species throughout the site are consistent with a typical southern New England disturbed forest with red and white oak, black birch and cherry, eastern white pine, white ash and big-tooth aspen, American basswood and beech, shag-bark hickory, red and sugar maple and sassafras dominant in the tree and sapling layer. Wetland resource areas have been delineated throughout the site and ANORADs will be filed shortly with the Auburn and Oxford Conservation Commissions.

The project consists of the construction of 300 townhouses in 76 buildings (two to five townhouses per building) on 137.4 upland acres in Oxford. In compliance with Oxford Zoning, the townhouse development is allowed by right. Each townhouse will have a footprint of 2,000 sf and will include a 2-car garage. The development will include two tennis courts, a swimming pool, pool house and clubhouse and small maintenance shed. The entire development will be fully landscaped and include up to six park areas of varying sizes. A 50-foot wide vegetated buffer will be preserved around the entire perimeter of the site in Oxford. Access to the site is proposed from Ashworth Drive, just south of the MassPike overpass. The clustering of the townhouses (15-5 unit townhouses; 44-4 unit townhouses; 15-3 unit townhouse and 2-2 unit townhouses) serves to preserve open space on small lot areas with 30 percent lot coverage.

In Auburn 33, four-bedroom homes with 3-car detached garages are proposed on 60,000 sf (minimum) lots. The project will likely be accessed from Route 12 to Tinker Hill Road to Blaker Street. The homes will be situated in close proximity to the street to preserve large backyard areas in their presently wooded state. Tree clearing will be minimized resulting in large tracks of contiguous woodland surrounding large areas of wetland. In Auburn, more than one-half of the 71.8 acres will be preserved and remain in its present woodland/wetland state. The project will be in compliance with the Town of Auburn's zoning and subdivision bylaws.

On site mitigation will consists largely of the preservation of significant tracts of land and there will be minimal (<5,000 sf) alteration to wetland resources for two roadway crossings. Stormwater management facilities will be designed to meet or exceed DEP's stormwater management policy guidelines. Wastewater is proposed to be collected by a new sewer system and treated at the Oxford-Rochdale Sewer District's WWTF. Water is to be provided by Aquarion of Oxford or by on-site wells. Off-site mitigation is likely to involve improvements to local access roads including, Blaker Street in Auburn and Ashworth Drive in Oxford.

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:

II. Impacts and Permits

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

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>16.7</u>	<u>16.7</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>23.5</u>	<u>23.5</u>
Other altered areas (field/lawn/landscaping)	<u>40.0</u>	<u>90.0</u>	<u>130.0</u>
Undeveloped areas	<u>226.0</u>	<u>138.9</u>	<u>90.0</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? There are no Prime Agricultural Soils on the site. Site soils consists of Ridgebury (71A); Chatfield-Hollis (102C); Montauck (300B); Scituate (317B); 422B Canton (Soils Map attached). The soils in the area of the 40 acre open field are Montauck – fine sandy loam.

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