

# ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>1.31.61</u>
MEPA Analyst:	<u>Anne Conaday</u>
Phone:	<u>617-626-1035</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: "New England Commons" – A Country Village		
Street: Off Bigelow Road		
Municipality: Webster	Watershed: French River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 04' 20"	
	Longitude: 71° 52' 25"	
Estimated commencement date: Spring 2004	Estimated completion date: Spring 2007	
Approximate cost: \$12 million	Status of project design:	95 %complete
Proponent: Flat Rock Development Corporation		
Street: 5 Henry Joseph Drive		
Municipality: Webster	State: MA	Zip Code: 01570
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark E. Allen, PE		
Firm/Agency: Guerriere & Halnon, Inc.	Street: 1031 Providence Road	
Municipality: Whitinsville	State: MA	Zip Code: 01588
Phone: 1 (508) 234-6834	Fax: 1 (508) 234-6723	E-mail: mallen.gandh@verizon.net

- 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: DEP Notice of Intent, DEP Sewer Extension Permit, Subdivision Approval, Special Permit, NPDES Permit

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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <u>Special Permit - Planning Board</u>  <u>NPDES Permit</u>  _____ _____ _____ _____ _____
Total site acreage	37.2+/- Ac.			
New acres of land altered		23.0+/- Ac.		
Acres of impervious area	0.2+/- Ac.	7.88+/- Ac.	8.08+/- Ac.	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage	5,000 +/- SF	143,000+/- SF	148,000+/- sf	
Number of housing units	0	100	100	
Maximum height (in feet)	25	10	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	50+/-	907	957	
Parking spaces	20	180	200	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	500+/-	38,500	39,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	400+/-	32,600	33,000	
Length of water/sewer mains (in miles)	0 - sewer 150 ft - water	6,135 ft-sewer 3,260 ft-water	6,135 ft-sewer 3,410 ft-water	

**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.*)

(a)

The project site is a 37.2 Acre parcel that resides off of Bigelow Road in Webster, MA. The majority of the site is an active gravel pit that is bounded to the west by the Providence & Worcester Railroad. The site's topography is highest in the center and rolls downhill to the east and west to on-site wetland areas. The soil on site is a sand and gravel material throughout.

The future development of the site consists of an over 55 residential community. The community will have 100 dwelling units on 55 lots. A majority of the buildings will be duplexes with a few single-family homes. The site has been designed to be an open space community. In compliance with the local zoning by-law 16.2 acres of the 37.2 acres (44%) have been set aside as open space. A community center and a pond have been incorporated into this open space area.

(b)

One alternative to the open space project was a conventional single-family residential subdivision. This plan called for 67 lots with 5,460 feet of roadways. This is an increase of 12 buildings and 2,260 feet of roadway. This conventional plan would not have any open space and would encroach closer to the wetland areas.

The other alternative was the "do nothing" alternative. This would leave the entire site as an unstabilized open gravel pit. There would be no control of dust in the dry season and silt wash out in the wet season.

(c)

The mitigation measures for the site include a variety of stormwater controls as well as soil erosion controls. These measures include a subsurface drainage system that will discharge to the on-site wetland areas and will also infiltrate into the ground. The roadways will be paved and the yards will be a grassy surface. This will minimize the erosion impacts. In addition, the entire site will be surrounded by haybales and silt fence to assure that silt will not enter the wetlands during construction. All drainage outlets have been designed with stone rip rap that acts as a velocity and scour reducer. Other environmental permits include an Order of Conditions from the Webster Conservation Commission & DEP, and a NPDES permit from the EPA.

In order to serve the 100 units with adequate waste water treatment, the site has been designed with a subsurface sewer line that will collect the homes effluent and take it to a pumping chamber. This pump chamber will then send the sewerage to the existing pipe network that takes it to the Webster Waste Water Treatment Plant. The applicant has applied for the BRP WP13 – Major sewer extension Permit.