Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13699
MEPA Analyst: Deirdre Buckley
Phone: 617-626-1044

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: **South Natick Hills**		
Street: **South Main Street and Rockland Street**		
Municipality: **Natick**	Watershed: **Charles River**	
Universal Tranverse Mercator Coordinates:	Latitude: **42.266** Longitude: **71.355**	
Estimated commencement date: **Summer 06**	Estimated completion date: **Summer 09**	
Approximate cost: **$45,000,000**	Status of project design: **75** %complete	
Proponent: **South Natick Hills, LLC**		
Street: **115 Flanders Road, Suite 170**		
Municipality: **Westborough**	State: **MA**	Zip Code: **01581**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Paul A. Marchionda**		
Firm/Agency: **Marchionda & Associates**	Street: **62 Montvale Avenue**	
Municipality: **Stoneham**	State: **MA**	Zip Code: **02180**
Phone: **781-438-6121**	Fax: **781-438-9654**	E-mail: **paul@marchionda.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):_____

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

List Local or Federal Permits and Approvals: **Comprehensive Permit, Wetland Order of Conditions, NPDES Stormwater General Permit**

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

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☒ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☒ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	52.3		
New acres of land altered		22.6	
Acres of impervious area	0	9	9
Square feet of new bordering vegetated wetlands alteration		3,000sf	
Square feet of new other wetland alteration		48 LF (bank)	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0	550,000+/-	550,000+/
Number of housing units	0	300	300
Maximum height (in feet)	0	52.5 ft (walkout)	52.5 ft (walkout)
TRANSPORTATION			
Vehicle trips per day	0	1,634	1,634
Parking spaces	0	627	627
WASTEWATER			
Gallons/day (GPD) of water use	0	62,700	62,700
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	62,700	62,700
Length of water/sewer mains (in miles)	0	0.9/0.8 +/-	0.9/0.8 +/-

State Permits & Approvals

- ☒ Order of Conditions (only if local OOC appealed)
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify:

Verification of Constructive Approval of Comprehensive Permit by DHCD/HAC (refer to project description)

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 Priority Habitat of Rare Species) No

Although a portion the site is mapped by NHESP as Estimated/Priority Habitat for spotted turtle, the proposed development leaves the majority of the mapped habitat undisturbed. However, to further pursue this, South Natick Hills, LLC (SNH) contracted with Oxbow Associates to conduct a rare species survey of the site (refer to *Wetland Delineation and Rare Species Report*, attached). The rare species survey found no suitable habitat for spotted turtle anywhere in the vicinity of any proposed area of disturbance. In addition, SNH has worked closely with NHESP to fully address its concerns with the project, and NHESP has determined that the project will not result in the take of spotted turtle. At NHESP's request, SNH has committed to providing a substantial conservation restriction which will permanently protect virtually all onsite wetland resource areas in addition to substantial upland areas. This commitment along with NHESP's determination is summarized in NHESP's November 17, 2005 letter attached herein.

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. **South Natick Hills is a proposed 300-unit residential development on a 52-acre site in Natick, Massachusetts that will be serviced by sewer and water. The community will consist of eleven 27-unit "garden-style" buildings and a three-unit townhouse. A portion of the units will be sold under the state's affordable housing guidelines, helping to fulfill both a regional demand for this type of housing and a local goal of providing a minimum of 10% affordable housing stock in the Town of Natick. The proponent is an affiliate of Pulte Homes, a nationally respected homebuilder with extensive residential development experience throughout Massachusetts.**

The proponent recognizes the environmental resources which exist on and around the site and has consulted with environmental professionals throughout the design process to ensure that the proposed development respects and maximizes preservation of these resources. Project design alternatives were evaluated with a view to maximize protection of the site's wetland resource areas. Under the proposed design, no work is proposed within the riverfront area

associated with nearby Indian Brook and only two small areas of wetlands (approximately 3,000 square feet cumulatively) will require alteration to accommodate access drives within the site. These wetland areas will be replicated at a ratio of 1.8:1, well above local and state replication requirements.

The proponent has worked closely with the Natural Heritage and Endangered Species Program (NHESP), as a portion the site is mapped by NHESP as Estimated/Priority Habitat for spotted turtle. By working closely with NHESP, the proponent has developed a conservation restricted area of approximately 15 acres which will not only maintain a movement corridor for spotted turtle, but will also provide permanent protection of virtually all onsite wetlands. The proponent's commitment to providing a conservation restriction has enabled NHESP's to make a 'No Take' determination as summarized in its November 17, 2005 letter attached herein.

The project includes a comprehensive stormwater management system that has been designed in strict conformance with DEP's Stormwater Management Policy. In addition, the proponent has committed to using pervious pavement technology throughout portions of the site, in an effort to further limit stormwater runoff and enhance natural recharge to the aquifer. This advanced paving system is encouraged as a "Low Impact Design" standard on a federal, state, and regional level, and will work in combination with more "traditional" downstream controls to control stormwater.

B. Project design alternatives were evaluated with a view to maximize protection of the environment, including wetland resource areas, and to preserve open spaces. Since the site is zoned as *Residential-Single B* under Natick's zoning bylaw, the other development alternative considered for this site was a residential subdivision of single-family homes. While the number of units would be significantly less under this alternative as compared to the proposed (preferred) alternative (in order to comply with the zoning bylaw), the environmental impacts of a single family home subdivision would actually be comparable and in some instances greater than the impacts associated with the current proposal. This is due to the sprawl associated with a subdivision development, which requires significantly more disturbance of land than the preferred alternative. Due to the compact nature of the proposed community, approximately 30 acres of the 52.3-acre site (57%) will be left undeveloped in its natural condition (refer to Figure 2, attached), which translates to an average of less than one-tenth of an acre of disturbance per housing unit. Under the residential subdivision alternative, nearly eight acres of additional land would be disturbed to accommodate this form of development (refer to Figure 3, attached), which translates to an average of approximately one-acre of disturbance per housing unit. In addition, unlike the residential subdivision alternative, the preferred alternative would preserve the entire onsite riverfront area associated with nearby Indian Brook.

C. *Onsite Mitigation:*

Stormwater mitigation will be provided to compensate for the increase runoff due to the proposed development in strict conformance with the DEP's Stormwater Management Policy. To further mitigate the effects of the proposed project on stormwater, the project will employ pervious pavement technology, which will limit stormwater runoff and enhance natural recharge to the aquifer. Mitigation will be also be provided for the small (+/- 3,000 square feet) wetland alteration that is necessary to provide access to the site.

Offsite Mitigation:

No significant off site mitigation is required for this project as the municipal utility systems are more than adequate for the project and the projected increases in traffic are not significant enough to require any off site improvements (See attached traffic report).