

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13702
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: Highland Meadows		
Street: Highland Street and Boston Post Road (Route 20)		
Municipality: Weston	Watershed: Charles	
Universal Transverse Mercator Coordinates: Zone 19, 46 92 365 N, 3 09 161 E	Latitude: 42° 21' 43" N	Longitude: 71° 19' 02" W
Estimated commencement date: Spring 2006	Estimated completion date: Spring 2007	
Approximate cost: \$ 36 million	Status of project design: 50% complete	
Proponent: Highland Real Estate Development LLC		
Street: 194 Claybrook Road		
Municipality: Dover	State: MA	Zip Code: 02030
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William Noll		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: wnoll@vhb.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):
The Project involves no financial assistance or land transfer from any state agency.

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

List Local or Federal Permits and Approvals: Town of Weston: Active Adult Residential Development (AARD) Zoning Amendment and Highland Meadows Concept Plan approved at Weston Town Meeting on May 9, 2005; Special Permit and Site Plan Approval required from Planning Board; Water Connection Permits. Federal: NPDES General Permit for Construction Activities (U.S. EPA).

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 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify</i> DEP Groundwater Discharge Permit
Total site acreage	±44 acres			
New acres of land altered		±26.4 acres		
Acres of impervious area	±0.2 acres	±9.6 acres	±9.8 acres	
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		N/A		
STRUCTURES				
Gross square footage	±4,200 SF	±295,000 SF	±299,200 SF	
Number of housing units	2	67	69	
Maximum height (in feet)	±33 ft.	±4 ft	±37 ft	
TRANSPORTATION				
Vehicle trips per day	±10 trips	±390 trips	±400 trips	
Parking spaces	4	±199	±203	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	±330 GPD	±31,670 GPD	±32,000 GPD	
GPD water withdrawal	- 0 -	±25,000 GPD	±25,000 GPD	
GPD wastewater generation/ treatment	± 330 GPD	± 31,670 GPD	±32,000 GPD	
Length of water/sewer mains (in miles)	- 0 -	Water ±1.4 mi. Sewer ±1.5 mi.*	Water ±1.4 mi. Sewer ±1.5 mi.*	

* Total length of proposed onsite sanitary sewer collection lines, including 2,400 lineal feet of force main. Project will include onsite wastewater treatment and disposal facility. There will be no connection to municipal sewer.

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: see statement immediately below) No

The portion of the site fronting on Boston Post Road, including the existing onsite house structure at 734-6 Boston Post Road, is included in the Boston Post Road Historic District on the National and State Registers of Historic Places. The existing house structure (MHC Inventory Form – Weston #154) is on the Inventory of Historic and Archaeological Assets of the Commonwealth.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No – the house structure will be renovated/preserved onsite

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.)

Highland Real Estate Development LLC (the “Proponent”) proposes to develop Highland Meadows, an age-restricted (55+) active adult residential community (the “Project”) to be located on a 44-acre site off Highland Street in Weston, Massachusetts. The Town of Weston adopted an Active Adult Residential Development (AARD) district as an amendment to the zoning bylaw to specifically allow for and regulate this type of residential development. Additionally, Town Meeting voted to approve the Concept plan for the Project under the AARD zoning bylaw.

The project site, located in the western part of Weston, encompasses a former homestead that is mostly undeveloped, wooded land situated in a predominantly residential area. It is bounded by Boston Post Road (Route 20) and single family residences to the north, Highland Street to the east, and residential uses to the south and west (the “project site”). Figure 1 presents a site location map and Figure 2 presents an existing conditions site plan. The site topography is dominated by a hill that peaks near the center of the property and slopes gently to the north, with moderate to steep slopes on its west, south and east flanks. A lower, elongated hill rises along the south edge of the site. At the far north end of the site adjacent to Boston Post Road (Route 20) there is an existing house that contains two dwelling units. Existing driveways off Boston Post Road serve this house. The project site has approximately 1,800 feet of frontage on Highland Street, a locally owned and maintained roadway.

Highland Meadows is designed as a residential “cluster” development with a total of 69 housing units. Figure 3 depicts the proposed conditions site plan and Figure 4 presents an illustrative site plan. The main development area will have 62 units consisting mostly of single family detached homes with six, two-unit buildings. All dwellings will be age-restricted condominium ownership. The Project will have a main site drive that will intersect with Highland Street at two points, one opposite Chestnut Street and the second approximately 920 feet south of Chestnut Street. This main site drive will follow an alignment creating an outer loop around the development. There will be a smaller loop drive in the center of the site, near the hill top, with clusters of townhomes on the loop and two cul-de-sacs. Community amenities will include a club house and recreational facilities such as tennis courts and natural surface walking paths. A separate 7-unit non-age restricted residential area will be developed in the northerly part of the site adjacent to Boston Post Road, where the existing house will be preserved onsite and renovated to contain three dwelling units. A new adjacent structure will be built with massing and architectural expression similar to a barn-like building, and will contain four affordable housing units. The existing driveways off Route 20 will be maintained to serve these seven housing units and also to provide emergency access for the

(continued on next page)

Project Description (continued)
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rest of the Project, via an unpaved drive that will be provided between the 7-unit house/barn area and the larger residential development. The Project has been designed with typical New England-style architecture including Colonial, Cape, and farmhouse architectural themes. The Project design is driven by a high degree of environmental sensitivity to create a built community that complements the site's topography and natural features, minimize impacts, and actively incorporates "low impact development" (LID) elements that include:

- ❑ Preservation of significant "undisturbed areas" on the site, most of which will have conservation restrictions to preserve the land;
- ❑ Specific attention to minimizing creation of impervious surfaces by use of:
 - Streets designed (and approved by the Town) to be narrower than typical streets (22-feet wide) with no sidewalks, thereby reducing impervious surface area and preserving the area's semi-rural character;
 - Walking trails to be established throughout the site as cleared dirt paths or with a natural materials surface treatment;
 - Porous surface treatments used for walkways, patios, and the tennis courts to encourage infiltration and reduce stormwater runoff;
- ❑ Construction of an onsite wastewater collection, treatment and disposal system that will provide environmentally sound discharge of treated effluent to onsite ground water and have zero impact on the public sewer system;
- ❑ A stormwater management system designed to reduce peak flows and volume compared to the existing site condition, with use of sub-surface detention/ground water recharge systems in lieu of surface detention ponds;
- ❑ Preservation of hundreds of existing trees where practicable and planting of approximately 1,000 new trees and other significant landscaping to offset any clearing and naturally manage site runoff; and
- ❑ Consideration to use building roof runoff as water for landscape irrigation purposes.

An onsite ground water well will provide supplemental landscape irrigation water, with the maximum withdrawal to be approximately 25,000 GPD during growing season peak demand. No domestic water will be used. In addition to the above, the Proponent is actively considering the use of "green building" techniques including specifications for the favored use of recycled and/or local materials.

The Project water supply will be from the Town of Weston public water system, which is supplied by the MWRA. The approximately 32,000 gallons per day of wastewater generation will be handled by construction of a private, on-site wastewater treatment facility (see the "Wastewater" Section of this ENF). The Project's LID elements and other measures are designed to minimize land alteration and creation of impervious surface while avoiding or mitigating wastewater and stormwater runoff environmental impacts. The Project also will incorporate mitigation elements to avoid or minimize temporary construction period impacts through air emissions and dust control procedures and implementation of an Erosion and Sedimentation Control Program, which will incorporate Best Management Practices (BMPs) in compliance with the requirements of the NPDES General Permit for Storm Water Discharges from Construction Activities.

In addition to the No-Build Alternative, the Proponent has considered an As-of-Right Residential Subdivision Alternative (as could have been built under the previous zoning) and a Chapter 40B Affordable Housing Alternative. The No-Build Alternative would not result in any environmental impacts but does not address the Proponent's development objectives, would not provide much-needed affordable housing, and would not reduce stormwater peak flows and volumes as the Project (the "Preferred Alternative") will do. The As-of-Right Residential Subdivision would include a typical single-family subdivision with a 60,000-square foot minimum lot size requirement. This would lead to significantly more site clearing and alteration compared to the proposed cluster design, and potentially introduce more impervious surface area. The Chapter 40B Alternative would also be a residential subdivision and require more site clearing and land alteration than the proposed cluster design. The Preferred Alternative is designed to create a small community providing a diverse range of housing options (including some affordable housing) and amenities while complementing the site's topography/natural features, minimizing impacts, and actually enhancing the protection and enjoyment of the surrounding environment.