

<p style="text-align: center;"><i>For Office Use Only</i>  <i>Executive Office of Environmental Affairs</i></p> <p>MEPA Analyst: <i>Bill GAGE</i></p> <p>Phone: <i>617-626-1025</i></p>
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# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: The Reserve At Spring Hill		EOEA #: <i>12918R</i>	
Street: Spring Street			
Municipality: Rehoboth		Watershed:	
Universal Transverse Mercator Coordinates:		Latitude: 42-47-19.75	
		Longitude: 71-12-30.74	
Status of project construction: <i>0</i> %complete			
Proponent: Mr. Eugene Dumontier			
Street: 47 Spring Street			
Municipality: Rehoboth		State: MA	Zip Code: 02769
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Philip M. Fusco P.E.			
Firm/Agency: Philip M. Fusco P.E.		Street: 46 Castleton Drive	
Municipality: Cranston		State: RI	Zip Code: 02921
Phone: 401-943-7051	Fax: 1-508-567-1209	E-mail: PhilF4162@cox.net	

In 25 words or less, what is the project change? The project change involves . . .  
 Removal of the golf course and reduction in overall land development from 170 acres to approximately 80 acres. The number of units is to remain relatively the same. Impervious surface will increase from approximately 9 acres to approximately 22 acres on full build out.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor:

Was an EIR required?     Yes     No; if yes,  
     was a Draft EIR filed?     Yes (Date:            )     No  
     was a Final EIR filed?     Yes (Date:            )     No  
     was a Single EIR filed?     Yes (Date:            )     No

Have other NPCs been filed?     Yes (Date(s):            )     No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to

**"ATTACHMENTS & SIGNATURES" on page 4.**

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  
 Yes     No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 Yes     No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes     No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	170 +/- acres		80 acres +/-
Acres of land altered			60+/-
Acres of impervious area	8.1	14.9 acres	23 acres
Square feet of bordering vegetated wetlands alteration	N/A	N/A	N/A
Square feet of other wetland alteration	N/A	N/A	N/A
Acres of non-water dependent use of tidelands or waterways	N/A	N/A	N/A
<b>STRUCTURES</b>			
Gross square footage			
Number of housing units	200		200
Maximum height (in feet)	36		36
<b>TRANSPORTATION</b>			
Vehicle trips per day	1104	48	1156
Parking spaces	400	0	400
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	33,000	4,000	37,000
GPD water withdrawal	33,000	4,000	37,000
GPD wastewater generation/ treatment	33,000	4,000	37,000
Length of water/sewer mains (in miles)	2,700	4,000	6,200+/-

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No  
If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

Project Description:

The original condominium as submitted in 2003 consisted of 200 units with adjacent golf course. The development originally conceived as a 55+-retirement community consisted of approximately, 2,700 linear feet of roadway contributing to approximately 8.1 acres of impervious surface. Roadway widths consisted of 24-foot bituminous surface with 2" bituminous berm edging. All stormwater runoff was to be intercepted and conveyed via an underground closed drainage system to the large stormwater detention area located along the western perimeter of the development.

The layout, use and units of the development were recently revised maintaining the original condominium concept with the same number of units (200). The condominium development is now a non-restrictive 40B development comprising of 62 single family units, 14 duplex units, 48 triplex units, 12 four-plex units and 64 eight-plex units to be constructed in four phases with each phase consisting of approximately 50 units. Although the number of units remains constant the overall layout has spread out over the site. The roadway length has increased to approximately 6,200 linear feet. Roadway widths have remained constant with berm edge treatment. The on-site sewage disposal area remained consistent with what was previously conceived. However, the total on-site impervious surface has increased by approximately 14 acres from the original design. Three additional stormwater retention areas will also be added to supplement the primary

attenuation area. A three stage flow control will replace the existing, bog flow control structure to better utilize the retention area. Two large sedimentation basins have been added to better achieve the required 80% total suspended solid removal from the stormwater runoff associated with the proposed development. Additional closed drainage systems will also be required to properly route stormwater to the proper location. This system will maintain a zero-net increase in stormwater runoff to the wetland areas.

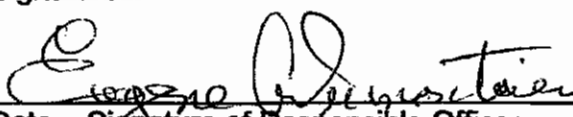
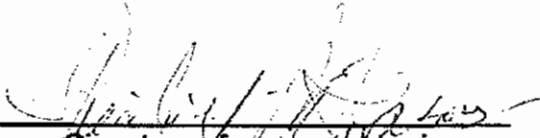
The overall design will better favor the existing topography and promote a more aesthetic development. Although there is to be an increase in the land to be utilized for the proposed development, approximately 90 acres of the site will remain undisturbed with the removal of the golf course and reconfiguration of the development. Wastewater capacity has been increased to accept 44,000gpd. However, the site will generate 37,000gpd. This is an increase of 4,000 gpd.

**ATTACHMENTS & SIGNATURES**

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

	
Date 1-12-07	Date 1-10-07
Signature of Responsible Officer or Proponent	Signature of person preparing NPC (if different from above)

Eugene Duventier	Philip M. Fusco P.E.
Name (print or type)	Name (print or type)

DGH Realty LLC	Philip M. Fusco P.E.
Firm/Agency	Firm/Agency

41 Spring st	46 Castleton Dr.
Street	Street

Rohoboth 1114 02269	CRANSTON RI 02921
Municipality/State/Zip	Municipality/State/Zip

508-252-6579	401-943-7051
Phone	Phone