

*For Office Use Only*  
**Executive Office of Environmental Affairs**  
 MEPA Analyst: *Aisling Eglinton*  
 Phone: 617-626-*1024*

# 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: <b>Stoney Brook Estates</b>		EOEA #: <b>13874</b>
Street: <b>290 Reservoir Street</b>		
Municipality: <b>Holden</b>	Watershed: <b>Wachusett Reservoir</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42.3497</b>	Longitude: <b>71.8725</b>
Status of project construction:	<b>0</b>	%complete
Proponent: <b>Blair Enterprises Inc</b>		
Street: <b>87 Main Street</b>		
Municipality: <b>Rutland</b>	State: <b>MA</b>	Zip Code: <b>01543</b>
Name of Contact Person From Whom Copies of this NPC May Be Obtained: <b>Daniel Hazen</b>		
Firm/Agency: <b>Blair Enterprises Inc</b>	Street: <b>87 Main Street</b>	
Municipality: <b>Rutland</b>	State: <b>MA</b>	Zip Code: <b>01543</b>
Phone: <b>508-886-2921</b>	Fax: <b>508-886-2462</b>	E-mail: <b>dan.hazen@blairhomes.com</b>

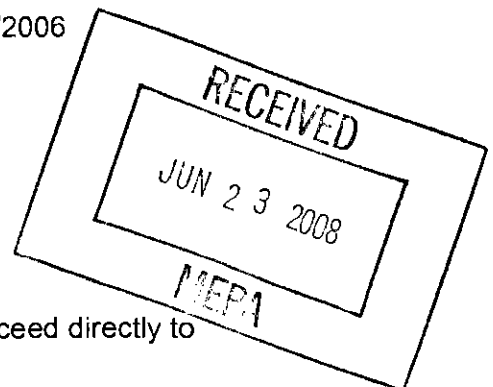
In 25 words or less, what is the project change? The project change involves . . .  
 Relocating the roadway and lot reconfiguration with the purchase of abutting property to avoid a wetland crossing and wetland fill.  
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **9/11/2006**

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: The sewer extension permit (BRP WP71) has been revised.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes     No; if yes, attach justification.

The increase in lots is only 4% with a significant reduction of environmental impacts.

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	59.0	7.0	66.0
Acres of land altered	45.8	2	47.8
Acres of impervious area	8.9	0.4	9.3
Square feet of bordering vegetated wetlands alteration	2,958	-2,958	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	105,000	4,200	109,200
Number of housing units	75	3	78
Maximum height (in feet)	35	0	35
<b>TRANSPORTATION</b>			
Vehicle trips per day	750	30	780
Parking spaces	0	0	0
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	33,000	1,320	34,320
GPD water withdrawal	33,000	1,320	34,320
GPD wastewater generation/ treatment	33,000	1,320	34,320
Length of water/sewer mains (in miles)	1.19/1.85	0/-0.06	1.19/1.79

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).


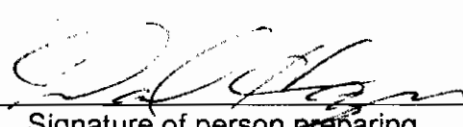
See attached sheet

**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	Date
Signature of Responsible Officer or Proponent	Signature of person preparing NPC (if different from above)

Clealand B. Blair Jr.  
Name (print or type)

Daniel Hazen  
Name (print or type)

Blair Enterprises Inc.  
Firm/Agency

Blair Enterprises Inc.  
Firm/Agency

87 Main Street  
Street

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Street

Rutland, MA 01543  
Municipality/State/Zip

Rutland, MA 01543  
Municipality/State/Zip

508-886-2921  
Phone

508-886-2921 x148  
Phone

## Project Change Description

### A.) Recently Reviewed Project Description

As previously reviewed, Stoney Brook Estates is a residential subdivision consisting of 75 single family house lots on 59 acres. The subdivision was approved by the Town of Holden Planning Board on May 23, 2006. The site will be serviced by Town water and sewer with approximately 5,350 linear feet of roadway and utilities. Stormwater will be collected in a "catch basin to manhole" system and conveyed to three separate detention basins. A wetland crossing that would fill approximately 2,958 square feet of bordering vegetated wetland with replication in an area of Outstanding Resource Water had been proposed and approved in the north east portion of the site. A variance from the Watershed Protection Act has been granted for this project by the Department of Conservation and Recreation for the wetland crossing and associated work within the 200-foot Primary Protection Zone and 400-foot Secondary Protection Zone. A 401 Water Quality Certification was also acquired from the Massachusetts Department of Environmental Protection for the wetland crossing.

### B.) Material Changes to the Project as Previously Reviewed

With the acquisition of abutting property, the road has been relocated to eliminate all previously approved fills. With the addition of the abutting property, there is an additional three lots to a total of 78 lots with an increase of 28 feet of roadway. The increase in lots amounts to an increase of 4% over the previous submittal, with a decrease in overall wetland impacts. An Order of Conditions from the Holden Conservation Commission was issued on February 25, 2008 and has not been appealed. Through the process of obtaining the Order, the storm water management system was revised and extensively reviewed by an outside consultant for the Town to verify compliance with the MassDEP Stormwater Management Policy as well as the long term maintenance of the system. The maintenance shall be performed by a Homeowner Association in compliance with the Operation and Maintenance plan approved by the Town. A new wetland delineation was performed at this time and confirmed by a consultant for the Town. Also, the status of the stream at Reservoir Street has been confirmed as intermittent by both USGS StreamStats analysis and by visual inspection. A Stormwater Pollution Prevention Plan is currently being prepared for the Environmental Protection Agency Construction General Permit NOI and shall be submitted to the MassDEP with the form BRP WM 09.

The sewer force main discharge point has been relocated at the request of the Town of Holden Department of Public Works to avoid double pumping of effluent. The revised discharge is to a sewer manhole on Avery Drive, which is an 8" gravity sewer that flows to the Rutland/Holden trunk/ Relief sewer. This results in a reduction of approximately 320 feet of sewer force main. Also the sewerage will not flow to a pump station offsite prior to the Rutland/Holden Trunk/ Relief Sewer but shall flow by gravity from Avery Drive to the treatment plant. The capacity of the 8" gravity line is approximately 483,000 gpd at minimum allowable slope with a total of approximately 46,200 gpd inflow from the subdivision and existing houses on Avery Drive. The Town of Holden Sewer Department has already allocated this volume to the average daily flow and is also preparing to accept maintenance of the sewer pump station within the subdivision.

### C.) Significance of Proposed Changes

The relocation of the road from the previously approved location shall eliminate all wetland fills within an Outstanding Resource Water on the site. The closest disturbance to any bordering vegetated wetland area is now greater than 20 feet. The stormwater management system has been revised to maximize removal of total suspended solids and ground water recharge.

The relocation of the sewer shall eliminate the need for double pumping of the effluent leaving Stoney Brook Estates as well as reducing the length of the force main. This reduces wear on the receiving pump.

### D.) Measures to Avoid Damage to the Environment

The relocation of the proposed road shall eliminate all previously approved wetland fill on the site. In turn, this will eliminate the need to cut any mature trees or disturb the area that was previously proposed to be the replication area abutting the wetlands. The closest disturbance to the wetlands shall be 20-feet or greater. The limit of work around the wetlands shall have double staked hay bales and silt fence installed. The detention ponds shall act as temporary sediment ponds during construction. A phasing plan has been developed, reviewed by consultants for the Town, and approved by the Holden Conservation Commission. The BMP's have been designed to treat one inch of runoff for water quality. A Stormwater Pollution Prevention Plan shall be prepared prior to commencement of construction to help insure no adverse impacts to the wetland resource areas.

The relocation of the sewer force main discharge shall eliminate the double pumping of effluent. This reduces the wear on the pump that would have received wastewater from Stoney Brook Estates therefore reducing the risk of pump failure.