

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 158.31

MEPA Analyst: Anne Canaday

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Robinson Hollow		
Street Address: 110 South Road		
Municipality: Pepperell	Watershed: Nashua River	
Universal Transverse Mercator Coordinates:	Latitude: 042-38-15.55N Longitude: 071-37-27.58W	
Estimated commencement date: Spring 2018	Estimated completion date: Fall 2019	
Project Type: Open Space Residential Development	Status of project design: 75 %complete	
Proponent: Landwest, Inc.		
Street Address: 148 Park Street		
Municipality: North Reading	State: MA	Zip Code: 01864
Name of Contact Person: Nicole Martucci		
Firm/Agency: Beals Associates, Inc.	Street Address: 2 Park Plaza	
Municipality: Boston	State: MA	Zip Code: 02116
Phone: 617-242-1120	Fax:	E-mail: nmartucci@bealsassociates.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No
 a Special Review Procedure? (see 301 CMR 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
 (Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

[301 CMR 11.03(11)(b)] - Any project within a designated ACEC, unless the project consists of solely one single family dwelling.

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Anne Campbell

Which State Agency Permits will the project require?

Massachusetts Department of Transportation State Highway Access Permit.

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:

None

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	31.8 AC		
New acres of land altered		9.42 AC	
Acres of impervious area	0.1 AC	1.5 AC	1.6 AC
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		0	
STRUCTURES			
Gross square footage	1,892 GSF	19,243 GSF	17,351 GSF
Number of housing units	1	7	8
Maximum height (feet)	15 feet	35 feet	35 feet
TRANSPORTATION			
Vehicle trips per day	0	78	78
Parking spaces	2	18	20
WASTEWATER			
Water Use (Gallons per day)	0*	3,875 gpd	3,875 gpd
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0*	3,520 gpd	3,520 gpd
Length of water mains (miles)	0	0.31 miles	0.31 miles
Length of sewer mains (miles)	0	0	0
*Existing house has been vacant since 2000			
Has this project been filed with MEPA before?			
<input checked="" type="checkbox"/> Yes (EEA # <u>14826</u>) <input type="checkbox"/> No			
Has any project on this site been filed with MEPA before?			
<input checked="" type="checkbox"/> Yes (EEA # <u>12438</u>) <input type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

*Describe the existing conditions and land uses on the project site:
Describe the proposed project and its programmatic and physical elements:*

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Existing Conditions

The subject site is located in the southern end of the Town of Pepperell, and abuts the Town of Groton. The property is comprised of five individual parcels totaling 31.8 acres of land all of which are located in the Rural Residential Zoning District. Frontage for the property (221.16 L.F.) is provided by South Road (Route 119). An existing single-story residence and one accessory building occupy the area adjacent to South Road, and are surrounded by an open field bordered by stone walls. The southerly property boundary is coincidental to the Groton/Pepperell town line. Two unimproved roadways abut the site, Rines Road to the east and Old County Road to the south across the Groton/Pepperell town line. Land uses in the immediate area are residential to the east, west and north, with a large area (180± acres) of protected open space abutting the site to the south in Groton.

The undeveloped southerly portion of the site is vegetated with mature second growth trees, made up of a combination of hard and soft woods. The northern end of the site, adjacent to the existing buildings, is fairly level, with a high point (elevation 315±) in the northwest corner. The southern end of the site has steeper topography including slopes on either side of Robinson Brook, which is an Outstanding Resource Water as a tributary of the Nashua River. This perennial stream flows from west to east across the site. The entire site falls within the Squannassit Area of Critical Environmental Concern. The Natural Heritage and Endangered Species Program shows the majority of the site as Estimated and Priority Habitat in its most recent mapping included in the Mass GIS mapping overlays.

There are significant areas of Bordering Vegetated Wetland on either side of the brook, as well as an area of Isolated Land Subject to Flooding in the northwest corner of the site. In addition, there is 100 year flood plain associated with Robinson Brook that is more or less coincidental to the Riparian Zone and falls within the Boundaries of Bordering Vegetated Wetlands.

An ANRAD (MaDEP File No. 259-733) was submitted for June 7, 2010 and corrected on July 7, 2010 to delineate the Bordering Vegetated Wetlands and Riverfront areas associated with Robinson Brook, as well as an area of Isolated Land Subject to flooding in the northwest corner of the property. An ORAD was issued for the property, and was originally set to expire June 7, 2013, however due to the Permit Extension Act the expiration date was extended a total of four years to June 7, 2017. On May 18, 2017 an Extension Permit for the Order of Resource Area Delineation was requested and approved for an additional 3 years to June 7, 2020.

Project History

This property was originally approved by the Board as an eleven (11) lot Definitive Subdivision in December of 2001. At that time the property was intended to be part of a larger development located in the Town of Groton, connected via a subdivision road across Robinson Brook to Townsend Road. During the previous review by MEPA (EEA #12438) rare species were discovered on the larger site and a significant portion of the land in Groton was preserved as wildlife habitat as part of the Massachusetts Endangered Species Act (MESA) permit for the property. In addition the project proponent purchased another point of access in Groton, thereby eliminating the need for a through road onto the Pepperell portion of the property. Construction of the Academy Hill Subdivision in Groton has been underway for some years and a number of the houses and condominiums are now occupied. The second phase of roadway construction began in 2010. The proponent of Robinson Hollow negotiated with the Natural Heritage and Endangered Species Program previously on the location of a conservation restriction to be imposed on a specific area of the site to satisfy the concerns of NHESP regarding the protection of the habitat area. It is not anticipated that NHESP will find that the proposed OSRD development constitutes a "take" of the rare species.

Proposed Project

The proposed Robinson Hollow project is an eight (8) lot, single-family, Open Space Residential Development (OSRD), conforming to Section 7100 of the Pepperell Zoning By-law. Approximately 59% of the site (18.9± acres) will remain as open space. The proposed development is located at the northern end of the site, outside of the Outer Riparian Zone of Robinson Brook and the 100' Buffer Zones of the wetland resource areas, eliminating any impact on the resources. The design of this OSRD includes a looped roadway with an enlarged cul-de-sac which will provide frontage for eight single-family house lots. The building lots are clustered around the stormwater management facility to promote the feeling of a neighborhood. Each of the eight (8) proposed single-family lots includes a minimum of 40,000 square feet of upland area.

The proposed roadway, Robinson Road, is 748 linear feet long, measured in accordance with the Pepperell Subdivision Rules and Regulations. A small, four stall parking area located on Open Space Parcel C connects to a pedestrian path which will provide access along the easterly edge of the development area to the southeasterly corner of Parcel A, which will connect to Rines Road. Each lot includes the required number of deep holes and percolation tests necessary to design an individual on-site waste disposal system in accordance with Title 5 of the Massachusetts State Sanitary Code. Municipal water is intended to be provided from a water main located in South Road. The project includes a water main extension of 280 feet from an existing hydrant on South Road along the frontage of the subject property to Rines Road. The existing municipal water system has sufficient capacity and pressure to serve the proposed project. The other utilities (electricity, cable TV and telephone) will be installed underground, as required by the Pepperell Subdivision Rules and Regulations.

The stormwater management system proposed for the Robinson Hollow OSRD collects the roadway run-off from the impervious surfaces by running along the curb to curb openings. These curb openings lead to sediment forebays that will be used as pre-treatment prior to discharging into the infiltration basin located on Parcel D. There is one catch basin located on the westerly side of the road at approximately station 2+84, and discharges easterly to a sediment forebay. The roadway from station 4+00 to approximately station 13+00 has been super elevated to direct stormwater towards curb openings that lead to sediment forebays within

parcel D. The main basin has been designed to discharge through a flared end structure and into a drainage manhole. The system has been designed to not require an outlet control structure. An open drainage channel has been provided along the western side of Robinson Road. The purpose of this drainage channel is to convey water from the isolated land subject to flooding around the roadway. The drainage channel has also been designed to collect stormwater from the driveways, rooftops, and lawn areas. Drip edges will be provided around the buildings to infiltrate stormwater. The stormwater that collects in the drainage channel will be directed through culverts under three driveways prior to discharging to the same manhole as the outlet of the detention pond. From the manhole, stormwater will then discharge southerly towards Robinson Brook through a drainage easement located within lots 4 and 5. The outlet will discharge into a plunge pool that will overtop and flow approximately 250 feet through wooded areas prior to discharging into Robinson Brook.

The proposed Open Space at Robinson Hollow is comprised of three parcels: Open Space Parcel A located south of the development area and contains 16.87 acres, Open Space Parcel B is located on the western side of Robinson Road adjacent to South Road and contains 1.44 acres, and Parcel C is located on the eastern side of Robinson Road adjacent to South Road and contains 0.57 acres. The proposed Open Space incorporates the most environmentally sensitive areas of the site along Robinson Brook, which have been identified as priority habitat for rare species. Open Space parcels B & C were created in order to preserve the rural viewshed along Route 119 and to provide additional screening for the existing residences in the area. Proposed uses for the Open Space areas are active and passive recreation for the residents of the project as well as other Pepperell residents. Parcel A is contiguous to a large area of protected open space in the Town of Groton and includes existing walking trails that connect to the trail system on the abutting property. In addition, the proposed pedestrian path along the easterly property line of the property provides another connection to the larger areas of protected open space in Groton. A small, four space, public parking area will be provided along the proposed road in Parcel C in order to allow access to the open space for residents outside of the proposed OSRD.

The three open space parcels at Robinson Hollow are connected via the two 50' No Disturbance Buffer Zones that parallel both the east and west property lines. The total area of proposed Open Space is 59% of the total land area of the parcel, significantly more than the 40% required by the by-law. This calculation is conservative, as it does not include the 50' No Disturbance Buffer Zones along the easterly and westerly boundaries of the property. The majority of the proposed building lots may utilize a portion of the No Disturbance Buffer Zone on each lot for on-site waste disposal systems, the construction of a berm, and the construction of the pedestrian path, therefore the area was not included in the Open Space calculations. In addition, the area proposed to include the detention basin within Parcel D has not been included in the total amount of Open Space. Of the total area of Open Space, nearly 70.2% is upland with slopes less than 25%, well in excess of the 50% required by Section 7160. The applicant intends to deed the Open Space parcels to the Town of Pepperell Conservation Commission for passive recreational use.

NOTE: *The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative: