



The Commonwealth of Massachusetts

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March 3, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : High Point Acres
PROJECT MUNICIPALITY : Adams Road - Grafton
PROJECT WATERSHED : Blackstone River
EOEA NUMBER : 13037
PROJECT PROPONENT : Adams Road Trust
DATE NOTICED IN MONITOR : January 25, 2006

As Secretary of Environmental Affairs, I hereby determine that the Supplemental Environmental Impact Report (EIR) submitted on the above project **adequately and properly complies** with the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and its implementing regulations (301 CMR 11.00).

In the Supplemental EIR, the project consists of the construction of a 76-lot single-family subdivision with 19 affordable homes under the auspices of M.G.L., c. 40B (Comprehensive Permit). The Housing Appeals Committee (HAC) denied the town water alternative (for the reason that it would promote further development in the area) and instead required an on-site water supply. Two alternatives are available for an on-site water supply. An on-site community water supply or 76 individual private wells are the two identified alternatives. The proponent is proposing an on-site community water supply, which will consume approximately 33,440 gallons per day (gpd) with 8 closely spaced community wells.

The revised project may require a Water Quality Certificate and a New Source Approval Permit for a community water supply less than 100,000 gallons per day from DEP. The proponent has received its Chapter 40(B) Comprehensive Permit from the HAC. The project must comply with the National Pollution Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. A Programmatic General Permit may be needed from the U.S. Army Corps of Engineers. The project will require Orders of Conditions from the Grafton Conservation Commission, and possibly a Superseding Order from DEP. The revised project did not exceed any mandatory EIR thresholds. However, the Secretary required a limited scope Supplemental EIR to address the issues raised by DEP, the Grafton Conservation

Commission, and other commenters, which included a prolonged pump test for the proposed community water supply, the identification of wellhead protection areas, and the identification of any additional wetland resource area impacts and drainage impacts to Zone I wellhead protection area.

Review of the Supplemental EIR:

The Supplemental EIR provided a history of the project site and summarized the past MEPA submissions. It included proposed site plans. The plan indicated the locations of roadways, wetland resource areas, house lots, house locations and potential septic systems. The Supplemental EIR included a discussion of the changes proposed for this project. Figure 1-2 identified the proposed Interim Wellhead Protection Area (IWPA). In Appendix B, the proponent identified the Zone I area for the wells. The Supplemental EIR identified the lots within the IWPA. It stated that a nitrogen aggregation loading plan is required. The lots located within the IWPA have been designed to comply with the nitrogen loading limitations within Title 5 of 440 gpd/acre. The proponent must apply to DEP for a nitrogen aggregation-loading plan (BRP WP 58a) approval.

The Supplemental EIR presented the proponent's information to comply with the Drinking Water Regulations (310 CMR 22.00) and the Guidelines and Policies for Public Water Systems for DEP's review. The proponent is proposing that the Grafton Water District or a homeowners association would have the financial and material capacity to operate and maintain the public water system. The Supplemental EIR identified that iron, manganese and radon treatment facilities will be required by the proposed water system. The proponent is not proposing any increase in water use for irrigation purposes above the approved Title 5 flows. Private wells for irrigation purposes are prohibited in the Town of Grafton.

The Supplemental EIR did not identify any potential impact of the proposed wells on wetland resource areas and on the base flow of Miscoe Brook and the unnamed intermittent stream to the south. The proponent monitored with three piezometers and three staff gauges for impacts to stream flow downstream of the proposed wells. According to the proponent there is no interbasin transfer from the Miscoe Brook basin.

In the Supplemental EIR, the proponent has not located the proposed detention basins within the proposed Zone I area. The Supplemental EIR did not identify any other revisions to the proposed stormwater management system. A draft Stormwater Pollution Prevention Plan was presented in Section 3.5 of the Supplemental EIR.

Supplemental EIR Mitigation:

The Supplemental EIR included a separate chapter (Section 3) on mitigation measures. It summarized the mitigation measures that were incorporated from the FEIR. Section 3 of the Supplemental EIR contained the Draft Section 61 Finding for DEP. The proponent has not revised its Draft Section 61 Finding for the HAC. In the Supplemental EIR, the proponent has committed to the following mitigation measures:

- Preserve approximately 34 acres of open space with nature trails. The cost of the proposed nature trails is approximately \$23,500.
- Pave and widen Adams Road to 26 feet at the access roadway, lower and reconstruct the stonewall wherever possible (\$148,900), install three streetlights (\$3,000), and stripe Adams Road with a double yellow line from Estabrook Road to the I-90 overpass.
- Provide detailed engineering plans for the Adams Road/Highpoint Road (access roadway) to the Grafton Department of Public Works for review and approval and provide a consultant of its choice at the proponent's expense and construct this intersection.
- Provide six directional roadway signs along Adams Road in advance of the Highpoint Road intersection (\$900) and a guardrail for the west side of Adams Road (\$23,600).
- Construct sidewalks along one side of the subdivision roadways.
- Provide five replacement trees along Adams Road.
- Compensate for the loss of 18,700 sf of flood storage area at a 1:1 ratio and incorporate vegetative restoration in the wetlands (removal of Phragmites and restoration is about \$26,000) that may assist in providing treatment to stormwater runoff from the Massachusetts Turnpike.
- Incorporate a stormwater basin to provide some sort of treatment to runoff from I-90.
- Provide water saving plumbing fixtures.
- Design the stormwater management system with deep sump catch basins and five detention basins, treat the first one-inch of stormwater prior to discharge, and infiltrate discharges wherever possible.
- Utilize a non-sodium based deicing agent within project site.

The proponent has committed approximately \$135,900 for the above traffic mitigation measures. It has already spent approximately \$44,000 for consultant review costs at the local level.

No further MEPA review is required for the completion of the above project. The proponent should complete the permitting requirements with the state agencies as indicated above.

EOEA #13037

Supplemental EIR Certificate

March 3, 2006

March 3, 2006
DATE


Stephen R. Pritchard

cc: Paul Anderson, DEP/CERO
Senator Edward M. Augustus, Jr.
Representative George N. Peterson, Jr.

Comments received:

Roger Hohman, 2/13/06
DEP/CERO, 2/14/06
Earth Tech, 2/16/06
Dufresne-Henry, 2/17/06
Miscoe Brook Watershed Assoc., 2/17/06
Grafton Conservation Commission, 2/23/06
DCR, 2/24/06
Earth Tech, 2/27/06

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