



# The Commonwealth of Massachusetts

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APRIL 21, 2006

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME	:Sunset Ridge
PROJECT MUNICIPALITY	:Bolton
PROJECT WATERSHED	:Concord
EOEA NUMBER	:13751
PROJECT PROPONENT	:Heritage Properties, Inc.
DATE NOTICED IN MONITOR	:March 22, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.03 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the proposed project involves the construction of 28 town-house condominium units in 14 separate buildings, 11 separate 1-story parking garage buildings, 58 surface parking spaces (28 resident spaces, 30 visitor spaces), approximately 1,600 linear feet (lf) of roadway, and two stormwater detention basins on a 19.67-acre parcel of property located off Wattaquodock Hill Road in Bolton.

The project's estimated water supply demand (6,160 gallons per day (gpd)) and wastewater flows (6,160 gpd) will be served by a proposed private on-site water supply well field (three wells), and a private on-site re-circulating sand filter wastewater treatment system in accordance with Massachusetts Title 5 regulations, respectively. Approximately 25 percent of the apartment units (seven units total) will be affordable and available for purchase by persons who meet the HUD Affordability Requirement. The project's site drive will be located on Wattaquodock Hill Road at the southwestern corner of the project site.

The proponent has proposed to construct a 12-foot wide gravel emergency access drive (approximately 600 lf) extending from the residential development, along the project site's northern property boundary, to Wattaquodock Hill Road.

The project is undergoing review pursuant to Sections 11.03 (3)(b)(1)(d) of the MEPA regulations, because it will result in the alteration of 5,000 or more square feet (sf) (approximately 7,600 sf) of isolated vegetated wetlands, and approximately 2,500 sf of bordering vegetated wetlands (BVW). The project will require a Water Quality Certificate from the Department of Environmental Protection (DEP). The project will also require Orders of Conditions from the Bolton Conservation Commission (and hence Superseding Order(s) from DEP if any local Orders are appealed). The project may also require a 401 Water Quality Certification from DEP. The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over one acre.

I remind the proponent that if blasting will be required during project construction, the proponent will need to prepare a blast design plan pursuant to the Board of Fire Protection Regulations (577 CMR 13.09) for the proposed construction of roads, houses and utilities within the project site. Blasting operations employing perchlorate-containing explosives have been identified as a possible source of contamination in Massachusetts public water supplies. According to DEP, to the extent practical, the use of perchlorate-containing explosive products should be avoided when surface or groundwater can be affected. The proponent must work closely with the Bolton Fire Department and local area residents in designing and implementing a blast design plan for the project.

The proponent is not seeking financial assistance from the Commonwealth for the project. MEPA jurisdiction therefore extends to those aspects of the project that are within the subject matter of required or potentially required state permits and that have the potential to produce significant Damage to the Environment. In this case, MEPA jurisdiction extends to issues of land alteration, wetlands, water quality, water supply and wastewater.

#### **Wetlands:**

According to the information provided in the ENF, and statements made by the proponent during the MEPA Site Visit held for this project on April 7, 2006, the project will alter approximately 2,500 sf of bordering vegetated wetlands (BVW) to accommodate the proponent's proposed relocation of the project site drive. The project will also impact approximately 7,600 sf of isolated land subject to flooding ILSF area to locate the proposed sewer system's leaching fields. The project will result in impacts to the 100-foot wetland buffer zone, and will include grading and roadway construction, and stormwater management infrastructure.

The proponent must provide the Bolton Conservation Commission and DEP with additional information to characterize and manage the wetland resource areas located within and adjacent to the project site in a manner consistent with the Massachusetts Wetlands Protection Act, and the Town of Bolton's Wetland Bylaw and Water Resource Protection District. I ask that the proponent continue to work closely with the Bolton Conservation Commission to avoid, to the maximum extent practicable, direct and/or indirect impacts to any unique wetland resources areas located within and adjacent to the project site.

**Stormwater:**

As described in the ENF, the stormwater management plan has been designed as a closed loop system, and includes the use of deep sump stormwater catch basins connected via a subsurface collection system to convey stormwater to two detention basins with sediment forebays located in the southwestern portion of the project site, and adjacent to the proposed site access drive. The stormwater detention basins will discharge to an off-site wetland resource area connected to Welch Pond. The proponent should consult with DEP to ensure that the project's stormwater management plan will be designed to meet DEP's Stormwater Management Policy guidelines. I ask that the proponent continue to identify opportunities to further reduce the project's impervious surface areas, including a reduction in the total number of surface parking spaces proposed for the project, and/or the construction of visitor parking spaces using pervious materials.

**Water:**

The project's water supply needs (approximately 6,160 gallons per day (gpd)) will be provided via groundwater withdrawal from a proposed wellfield consisting of three individual private water supply wells to be located in the northernwestern portion of the project site, and conveyed to the residential units via approximately 0.40 miles of water main. The project requires a New Source Approval Permit, and a Distribution System Modification Permit from DEP. I expect that DEP's permitting process will involve a thorough review of the proposed water supply distribution system, and will require the proponent to demonstrate that the project's water withdrawals will not adversely impact the site's surface and subsurface hydrology, wetlands resource areas, or any water supply wells located on abutting properties.

**Wastewater:**

As described in the ENF, the proponent has proposed to construct a common recirculating sand filter septic system for the project's wastewater flows (6,160 gpd) in accordance with Massachusetts Title 5 regulations. As currently designed, two leaching fields designed to serve the common Title 5 system have been located in the southeastern portion of the project site immediately north of an ISLSF wetlands resource area.

**Historical / Archeological Resources:**

According to comments received by the Massachusetts Historical Commission (MHC) and the Bolton Historical Commission, the project site is located within an archaeologically sensitive area, and is likely to contain archaeological sites associated with ancient and Native American occupation and land use. Many archeological sites have been identified in the immediate proximity of the project site. The proponent will need to work closely with the Massachusetts Historical Commission (MHC) to complete an intensive locational archeological survey for the project site, and to explore ways to avoid, minimize and mitigate potential impacts to any significant historic or archaeological resources that may be identified within the project site. The proponent should address the comments received from the MHC.

**Mitigation:**

In its comments, the Bolton Conservation Commission has indicated that the project site borders Town of Bolton conservation land located to the south and west comprised of wetlands resource areas, wetland bog, and Welsh Pond. As depicted on the proponent's project site plans, the project site contains two 50 foot-wide public access hiking trail/rights-of-way (ROWS) easement areas, ('ROW A', 'ROW B'). According to the comments made by the Bolton Conservation Commission during the MEPA Site Visit for this project, these ROW easement areas are permanently protected by a conservation easement held by the Town of Bolton to provide public hiking trail access from Wattaquodock Hill Road through the southern portion of the project site to Welsh Pond. The proponent has committed to a number of mitigation activities to improve and protect these hiking trail easements to Welsh Pond including:

- Construction of a new hiking trail within ROW B beginning near Welsh Pond, and running in a northerly direction to connect to an existing hiking trail located within ROW A;
- Improving and marking all existing hiking trails and proposed new hiking trails;
- Updating existing easement documents to accommodate the continued public use of all existing and proposed new hiking trails; and
- Construction of at least three gravel parking spaces, located near the proposed Wattaquodock Hill Road site entrance, for Conservation/hiking trail use.

Based on the information provided by the proponent, and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the ENF has served adequately to disclose potential impacts and mitigation, and to demonstrate that project impacts do not warrant the preparation of an Environmental Impact Report. The proponent can resolve any remaining issues in the permitting process.

April 21, 2006  
Date

  
Stephen R. Pritchard, Secretary

Comments received:

04/04/06	Town of Bolton Conservation Commission
04/11/06	Bridget Halsey and Larry Warner
4/11/06	Bolton Historical Commission
04/07/06	M. Alexander Roca
04/11/06	Ducharme & Wheeler, Inc.
04/12/06	Town of Bolton Conservation Commission
04/18/06	Department of Environmental Protection – CERO
04/11/06	Massachusetts Historical Commission (MHC)

SRP/NCZ/ncz  
EOEA #13751