

The Commonwealth of Massachusetts

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June 9, 2006

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

PROJECT NAME : Autumn Park
PROJECT MUNICIPALITY : Essex Street – Mansfield & Norton
PROJECT WATERSHED : Canoe River
EOEA NUMBER : 13801
PROJECT PROPONENT : Perry & Feck LLC
DATE NOTICED IN MONITOR : May 10, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that the above project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form, the proposed project consists of the construction of a 16-lot, 32,000 square foot (sf) residential cluster subdivision with the necessary roadways and utilities. Twelve lots are located on 33.04 acres in Mansfield, and four lots in Norton on 11.48 acres. The proponent has committed to provide approximately 9.6 acres of the site as opens space to the Mansfield Conservation Commission. The existing site is 40.54 acres of undeveloped woodlands. It is located within the Canoe River Area of Critical Environmental Concern (ACEC).

This project is subject to MEPA review pursuant to Section 11.03(11)(b) because the project is located within a designated ACEC. A Sewer Connection/Extension Permit and a BRP WS32 (Water Distribution Modification) Permit will be required from the Department of Environmental Protection (DEP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. It will need to obtain Orders of Conditions from the Mansfield and Norton Conservation Commissions for impacts to buffer zones. MEPA jurisdiction is limited to the subject matter of the state permits (wetlands, stormwater, and wastewater issues).

In Mansfield, the project will be supplied by municipal water and wastewater service. The

Mansfield portion of the project is estimated to consume approximately 5,808 gallons per day (gpd) of potable water, and it will generate approximately 5,280 gpd of wastewater. In Norton, the proposed four residences would be on individual wells consuming a total of 1,936 gpd of potable water, and they will generate approximately 1,760 gpd of wastewater that will be discharge to individual Title 5 septic systems.

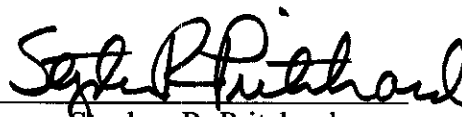
Using the Institute of Traffic Engineers Land Use Code 210, the project is estimated to generate approximately 160 new vehicle trips. The proponent will provide 64 parking spaces that include two garage and tandem spaces for each home.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices. The project will increase the amount of impervious area by about 2.2 acres. The existing runoff on the site is sheet flow. Stormwater from the subdivision roadways and parking areas will flow to catch basins equipped with deep sumps and hoods and a water quality treatment system before discharging to a detention basin with a sediment forebay in Norton and two infiltration basins in Mansfield. Roof runoff will be infiltrated within each lot. The proponent and the municipality will provide an inspection and maintenance program for the stormwater system, and an annual sweeping program of the roadways and parking areas.

Any drainage directed to the Zone II of a Mansfield public water supply well must be treated in accordance with Standard 6 of DEP's Stormwater Policy.

Based on a review of the information provided by the proponent and after consultation with relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR and can be properly addressed in the local and state permitting processes.

June 9, 2006
Date


Stephen R. Pritchard

cc: Sharon Stone, DEP/SERO

Comments received:

Norton Conservation Commission, 5/16/06
RIM Engineering, 5/23/06

EOEA #13801

ENF Certificate

June 9, 2006

DEP/SERO, 5/26/06
DCR, 6/1/06

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SRP/WTG/wg