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June 22, 2007

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

PROJECT NAME : Ridgewood
PROJECT MUNICIPALITY : Stow
PROJECT WATERSHED : Merrimack
EOEA NUMBER : 14036
PROJECT PROPONENT : Ridgewood, LLC
DATE NOTICED IN MONITOR : May 23, 2007

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 hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

This project consists of the construction of a 66-unit residential development on a 112-acre site in Stow. It will include construction of 55 buildings, a 6,300 square foot (sf) access drive, parking spaces and other associated infrastructure including an on-site sewage disposal system. Water will be provided from the Minute Man Airfield public water supply, which requires the installation of a water main across Heath Hen Brook.

The site is zoned for industrial uses. It is primarily wooded and contains Bordering Vegetated Wetlands (BVW), associated with Heath Hen Brook, in the northern and western sections of the site. The central area of the site contains steep grades. Residential properties are located to the south and east of the site. Boxboro Road runs along the eastern property line, undeveloped land abuts the site to the west and Minute Man Airfield abuts the site to the north.

The project is undergoing MEPA review pursuant to Section 11.03 (1)(b)(1) because it requires a state permit and will alter 25 or more acres of land. It requires a Water Supply Distribution Modification Permit from the Massachusetts Department of Environmental

Protection (MassDEP). Also, it requires an Order of Conditions from the Stow Conservation Commission. The project is not seeking any state funding therefore MEPA jurisdiction is limited to the subject matter of required permits.

Potential environmental impacts are associated with the alteration of 41 acres of land, creation of 9 acres of new, impervious surfaces, alteration of 1,000 sf of Riverfront Area, generation of 183 average daily vehicle trips (adt), use of 9,900 gpd of water and generation of 9,900 gpd of wastewater. Measures to avoid, minimize and mitigate project impacts include preservation of 47.9 % of the site (or 53.5 acres) as permanently protected open space, maintenance of a 50-foot vegetated buffer around the site and use of directional drilling to install the water main under Heath Hen Brook.

Comments from MassDEP confirm that the Town has adequate capacity to serve this project and that a permit is required to increase the authorized daily yield. MassDEP comments also note that the conversion of this water supply to a community public water supply will include increased monitoring and compliance requirements. Comments from the Stow Conservation Commission indicate that additional details are needed regarding the use of directional drilling to ensure it actually minimizes impacts to wetland resource areas. I expect the proponent will work cooperatively with the Conservation Commission to address this concern.

The review of the ENF has served to adequately disclose the potential impacts associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that outstanding issues can be addressed adequately through state and local review. No further MEPA review is required.

June 22, 2007

Date

Ian A. Bowles

Comments Received:

1/12/07 Department of Environmental Protection /Central Regional Office
(MassDEP/CERO)
1/12/07 Town of Stow/Conservation Commission

IAB/CDB/cdb