



# *The Commonwealth of Massachusetts*

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July 21, 2006

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

PROJECT NAME: The Estates at North Attleborough  
PROJECT MUNICIPALITY: North Attleborough  
PROJECT WATERSHED: Ten Mile River  
EOEA NUMBER: 13823  
PROJECT PROPONENT: Toll Brothers, New England Division  
DATE NOTICED IN MONITOR: June 21, 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 hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As outlined in the Environmental Notification Form (ENF), the project consists of a proposed 50-lot cluster residential development known as "The Estates at North Attleborough". The 61-acre project site is located north of Arnold Road, south and west of High Street, east of Quail Creek Road, and is shown as Lot 29 on the North Attleborough Assessors Map 21. Sewerage will be provided to the site through the construction of a combination of gravity sewer and a pump system tying into an existing gravity line in High Street and the development will be serviced with municipal drinking water. The subdivision was originally presented to the North Attleborough Planning Board in 1990 as a 67-lot cluster subdivision. That project was denied by the Planning Board and in response to the Board's concerns, the proponent has reduced the number of lots from 67 to 50, reduced the roadway pavement width, and redesigned the project's stormwater management system.

The project is undergoing review pursuant to Section 11.03(1)(b)(1), 11.03(1)(b)(2) and 11.03(5)(b)(3)(c) of the MEPA regulations because it will result in the

alternation of greater than 25 acres of land and the creation of greater than 5 acres of new impervious surface; and because the project requires the construction of more than ½ a mile of new sewer main not located in the existing right of way. The project will require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the U.S. Environmental Protection Agency (EPA); a Sewer Connection Permit and possibly a 401 Water Quality Certificate from the Department of Environmental Protection (DEP); a permit for a Special Cluster Development from the North Attleborough Planning Board; and an Order of Conditions from the North Attleborough Conservation Commission.

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required or potentially required state permits with the potential to cause damage to the environment. In this case, MEPA jurisdiction extends to land alteration, stormwater, wetlands and wastewater.

The project will result in the alteration of approximately 30 acres of land and in the creation of 8.5 acres of new impervious surface. According to the ENF, stormwater management for the project will be accomplished on site in accordance with DEP's Stormwater Management Policy and Town of North Attleborough regulations using sediment forebays and detention basins. During the construction period the proponent must employ Best Management Practices (BMPs) to control runoff from the site and prevent erosion and sedimentation.

The proponent is currently awaiting a determination from the North Attleborough Conservation Commission on a Request for Determination of Applicability for the resource areas on the project site. The site contains three areas of Bordering Vegetated Wetlands (BVW) and an area of Bordering Land Subject to Flooding (BLSF) associated with Scotts Brook, an intermittent stream that travels through the eastern portion of the site in a North-South direction. According to the ENF, the project will result in impacts to 1,500 square feet (sf) of BVW at the entrance to the site at High Street and to 2,200 sf of BLSF. The proponent will file a Notice of Intent with the North Attleborough Conservation Commission for the project.

Wastewater from the project will be conveyed to the North Attleborough municipal sewer collection system via 0.72 miles of new sewer main. The proponent will construct a new pump station and the gravity sewer that will tie into an existing gravity line in High Street. The project is anticipated to generate 25,320 gallons per day (gpd) of wastewater. The project will require a Sewer Connection Permit from DEP. The proponent should ensure that there is adequate capacity in the North Attleborough system and at the municipal wastewater treatment facility to accommodate the increase in flows resulting from the project. The proponent should note comments from the North Attleborough Planning Board regarding water pressure in the project area and the potential need for the removal of infiltration/inflow (I/I).

I have determined that the ENF has sufficiently defined the nature and general elements of the project and proposed measures to avoid and mitigate environmental impacts. I am satisfied that any remaining issues can be adequately addressed during the state and local permitting and review process. The proposed project, as described in the ENF, requires no further review under MEPA.

July 21, 2006  
Date

  
Stephen R. Pritchard

Comments Received:

7/11/2006 Department of Environmental Protection, Southeast Regional Office  
7/17/2006 Town of North Attleborough, Planning Board

SRP/BA/ba