



The Commonwealth of Massachusetts

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ROBERT W. GOLLEDGE, JR.
SECRETARY

September 29, 2006

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

PROJECT NAME : Timber Ridge Estates Residential
Subdivision
PROJECT MUNICIPALITY : Ludlow
PROJECT WATERSHED : Chicopee
EOEA NUMBER : 12881
PROJECT PROPONENT : **The Estate of Barbara Capuano**
DATE NOTICED IN MONITOR : August 23, 2006

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

Project Description:

As described in the Supplemental Final Environmental Impact Report (SFEIR), Phase II of the Timber Ridge Estates project has been modified and now consists of the development of a total of 32 single-family homes (4 existing single-family lots previously approved under a 1990 Phase I Timber Ridge Estates subdivision project), a 27-lot single-family residential subdivision, and one single family lot to be located off Piney Lane abutting the western portion of the project site. According to the SFEIR, the proponent has proposed to place a Conservation Restriction (CR) on approximately 53.5 acres of land area located in the northwestern portion of the project site. The project's estimated water supply needs (approximately 14,000 gallons per day (gpd) and related wastewater treatment needs will be serviced by individual on-site groundwater wells and individual on-site Title V septic systems, respectively.

Wetlands/Drainage/Water Quality:

Phase II construction activities will impact approximately 34,263 square feet (sf) of bordering vegetated wetlands (BVW), 2,813 sf of isolated wetlands (IVW), and 411 linear feet of inland bank from the project's proposed roadway/box culvert crossings of five intermittent stream channels located within the project site. As described in the SFEIR submittal, the impacts associated with proposed roadway crossings of BVW and streams located within the project site should be minimized through the use of retaining walls, box culverts or bridged crossings. The proponent has committed to approximately 46,500 sf of wetland replication (1.3:1) of on-site wetlands replication to be constructed on a portion of a 3.8-acre parcel remaining from the Phase I Timber Ridge Estates subdivision project (Lots #96, #97 and #98) located within the project site along Knollwood Drive. I note that in addition to the proposed CR described above, the proponent has also committed to placing deed restrictions on portions of individual house lots (16.5 acres total) to avoid future wetland impacts from homeowner activities, and as a method of minimizing water quality impacts associated with residential lawn care. As a result, approximately 70 acres of the project site (67%) will be permanently protected. The proponent should forward to the MEPA Office a copy of the Town of Ludlow's acceptance of the proposed CR on the 53.5-acre portion of the project site for the project file.

Wastewater:

Wastewater generated by the project will be treated by individual on-site mounded subsurface wastewater treatment systems in accordance with Massachusetts Title 5 regulations.

September 29, 2006

DATE



Robert W. Golledge, Jr., Secretary

Comments received:

09/26/06 Department of Environmental Protection (DEP) – WERO

SFEIR #12881
RWG/NCZ/ncz