



*The Commonwealth of Massachusetts*

*Executive Office of Environmental Affairs*

*100 Cambridge Street, Suite 900*

*Boston, MA 02114-2524*

MITT ROMNEY  
GOVERNOR

KERRY HEALEY  
LIEUTENANT GOVERNOR

ROBERT W. GOLLEDGE, JR.  
SECRETARY

Tel. (617) 626-1000  
Fax. (617) 626-1181  
<http://www.mass.gov/envir>

October 26, 2006

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

PROJECT NAME : Franklin Street Affordable Housing  
PROJECT MUNICIPALITY : West Boylston  
PROJECT WATERSHED : Nashua  
EOEA NUMBER : 13885  
PROJECT PROPONENT : FWC Charitable Enterprises, Inc.  
DATE NOTICED IN MONITOR : September 26, 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.

As described in the Environmental Notification Form (ENF), the project involves development of 26 rental units of affordable housing contained within five multi-family buildings. Associated site improvements include access drives, landscaped areas, stormwater management systems and utility connections.

The project is undergoing review pursuant to Section 11.03 (4)(b)6. of the MEPA regulations, because the project requires a variance in accordance with the Watershed Protection Act to allow more than 10% of a Secondary Zone as impervious area. The site contains 50,625 square feet (s.f.) of Secondary Zone. The project proposes to create 19,005 s.f. of impervious within this zone. This represents approximately 38% of the Secondary Zone. Performance standards for issuance of this variance by the Department of Conservation and Recreation must be met with the project design. The project will require a NPDES General Permit for Stormwater from the Environmental Protection Agency (EPA). The project may require a Notice of Intent to Discharge to Outstanding Resource Waters from the Department of Environmental Protection's (DEP). The project will also require a Chapter 40B Comprehensive Permit from the Town of West Boylston, which is subject to appellate jurisdiction of the Massachusetts Housing Appeals Committee (HAC). The proponent is requesting financial assistance from the Commonwealth for the project. MEPA jurisdiction therefore extends to all aspects of the project that that have the potential to cause significant Damage to the Environment as defined in the

MEPA statute.

The Massachusetts Historical Commission (MHC) has reviewed the Inventory of Historic and Archaeological Assets of the Commonwealth, which indicates that the proposed project is contiguous to the Andrew J. Scarlet House (MHC#WBY.138). This home meets the Criteria of Eligibility for listing in the National Register of Historic Places. In its comment letter MHC has requested that the proponent, in consultation with the Town of West Boylston, consider potential visual effects to the setting of the Scarlet House. MHC also strongly encourages that the proponent retain or provide additional vegetation screening along the contiguous property boundary and the possible adoption of compatible vegetation design for the proposed development. I encourage the proponent to consult MHC on these issues.

I note that the project is designed to fulfill an important public policy goal of the Commonwealth (see Executive Order 418), and that there is a clear need for affordable housing in West Boylston. I strongly encourage the proponent to evaluate sustainable design alternatives such as Low Impact Development (LID) and High-Performance/Green buildings that can serve to avoid or minimize potential environmental impacts. Such alternatives may also reduce project development and long-term operational costs.

Specifically, I encourage the proponent to consider LID techniques in site design and storm water management plans. The project must comply with DEP's Stormwater Management Guidelines. This review for compliance with DEP's Stormwater guidelines will be part of the variance application variance of the Watershed Protection Act process. The LID techniques can incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of stormwater on-site. Other tools include water conservation and use of pervious surfaces. Clustering of buildings is an example of how LID can preserve open space and minimize land disturbance. LID can also protect natural resources by incorporating wetlands, stream buffers, and mature forests as project design features. For more information on LID, visit <http://www.mass.gov/envir/lid/>. Other LID resources include the national LID manual (Low Impact Development Design Strategies: An Integrated Design Approach), which can be found on the EPA website at: <http://www.epa.gov/owow/nps/lid/>.

I also strongly encourage the proponent to consider high-performance/green building and other sustainable design measures to avoid and minimize environmental impacts. Such measures may include:

- Leadership in Energy and Environmental Design (LEED) certification;
- water conservation and reuse of wastewater and stormwater;
- use of renewable energy;
- ecological landscaping;

- optimization of natural day lighting, passive solar gain, and natural cooling;
- an annual audit program for energy and water use, and waste generation;
- energy-efficient Heating, Ventilation and Air Conditioning (HVAC), lighting systems, and appliances, and use of solar preheating of makeup air;
- use of building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- incorporation of an easily accessible and user-friendly recycling system infrastructure into building design; and
- implementation of a solid waste minimization and recycling plan.

The project does not require an action by the Massachusetts Highway Department. I will defer the determination on the need for any additional traffic analysis to the local and regional review processes.

I conclude that no further MEPA review is required. While the project will have some negative environmental impacts, the review of the ENF has served to demonstrate that the potential impacts do not rise to the level where preparation of an EIR is necessary. The proponent can resolve the remaining issues during the permitting process.

October 26, 2006

Date

  
Robert W. Gollidge, Jr.

Comments Received:

10/11/06 Department of Conservation and Recreation  
10/16/06 Massachusetts Historical Commission

RWG/ACC/acc