

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13475
MEPA Analyst: Nick ZAVOLAS
Phone: 617-626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Pond Side		
Street: 893 Main Street - Route 117		
Municipality: Bolton	Watershed: Concord River Drainage Basin	
Universal Transverse Mercator Coordinates: 4701, 284	Latitude: 42° 26' 18"N	Longitude: 71° 33' 18"W
Estimated commencement date: 1/01/06	Estimated completion date: 1/01/08	
Approximate cost: \$20,000,000	Status of project design:	60 %complete
Proponent: Heritage Development, LLC		
Street: 17 Fenton Street		
Municipality: Framingham	State: MA	Zip Code: 01701
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Elizabeth Whitaker		
Firm/Agency: Ducharme & Wheeler, Inc	Street: 1092 Main Street	
Municipality: Bolton	State: MA	Zip Code: 01740
Phone: (978) 779-6091	Fax: (978) 779-0260	E-mail: ewhitaker@ducharmewheeler.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 a Single EIR? (see 301 CMR 11.06(8)) Yes No
 a Special Review Procedure? (see 301 CMR 11.09) Yes No
 a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Comprehensive Permit Approval from Bolton's Zoning Board of Appeals, Shared Subsurface Disposal System Permit from the Bolton Board of Health, Notice of

Intent and ANRAD Wetland Delineation from Bolton Conservation Commission, EPA National Pollutant Discharge Elimination System (NPDES) permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	23.42 Acres			
New acres of land altered		14.02 Acres		
Acres of impervious area	1.53 Acres	6.67 Acres	6.67 Acres	
Square feet of new bordering vegetated wetlands alteration		0.00 Acres		
Square feet of new other wetland alteration		0.00 Acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 Acres		
STRUCTURES				
Gross square footage	10,600 S.F.	124,581 S.F.	124,581 S.F.	
Number of housing units	0 Units	60 Units	60 Units	
Maximum height (in feet)	20 Feet	32 Feet	32 Feet	
TRANSPORTATION				
Vehicle trips per day	N/A	183	183	
Parking spaces	N/A	170+	170+	
WASTEWATER				
Gallons/day (GPD) of water use	8,800 GPD	9,090 GPD	9,090 GPD	
GPD water withdrawal	8,800 GPD	9,090 GPD	9,090 GPD	
GPD wastewater generation/treatment	8,800 GPD	9,090 GPD	9,090 GPD	
Length of water/sewer mains (in miles)	Unknown	0.35± Miles	0.35± Miles	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

A. Project Description

The site is approximately 23 Acres and located on the north side of Main Street – Route 117, in Bolton. It abuts single-family residential properties on the northern, southern and eastern side. Main Street – Route 117 abuts the western property line.

Currently the land is developed as "Crystal Springs Campground," a campground that consists of 4 buildings, tennis courts, a pool, driveways, and associated utilities. Gravel roads crisscross the site to provide access to the 85± campsites. Bordering vegetated wetlands (BVW) are located along the entire northern property line of the site and in the mid-southeast corner of the site. A perennial stream lines a portion of the northern property line. The majority of the site drains towards the northern BVW and into the perennial stream. There is also a man-made pond located in the northwest corner of the site.

The proposed development is a 60-unit age restricted (over 55) housing facility. The proposed work includes the construction of a private way on the north side of Main Street – Route 117 for access to the development, sixteen residential buildings, one community building, associated parking, grading and utilities, a on site sewage disposal system, three public water supply wells, and one storm water detention area.

B. On-Site and Off-Site Alternatives

Under current zoning regulations for the Town of Bolton it is estimated that ten single-family residential lots could be created from the 23.42-Acre site. The current zoning requires a minimum of 80,000 Sq. Ft. per lot. This would establish the maximum number of lots that could be created as $12 (23.42 \text{ Acres} \times 43,560 \text{ Sq. Ft. per Acre}) / (80,000 \text{ Sq. Ft. per lot}) = 12.75 \text{ Lots}$.

We estimated that 20% of the land area would not be available for lot area calculations based upon

roadway needs and wetlands, leaving sufficient area for just over 10 lots (23.42 Acres - 20%)/(80,000 Sq. Ft.) = 10.20 Lots.

There are no off-site alternatives.

C. Mitigation Measures

Erosion and sediment controls have been incorporated in the preliminary design of the site with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below.

Throughout the development project, a line of hay bales will be installed upgradient of wetland systems to prevent sedimentation from disturbed areas. Proposed catch basins and storm drain inlets will be protected from additional sedimentation via filter fabric inserts in the grates, or perimeter hay bales placed around the inlet. Silt fence and hay bales will encircle all proposed stockpile areas, and in areas where there is the potential for soils from the construction activity to migrate into wetlands and/or waterways.

All disturbed areas shall be restored with grass vegetation, pavement, or building. This will minimize or eliminate the future potential for pollution once the project is completed. Areas that will not be constructed for some time would not be cleared until the area is ready for development.

Waste disposal receptacles and trailers will be used for the disposal of construction debris, which will be removed from site according to state, local and federal guidelines. The receptacles will be located on-site, covered, and placed well away from the wetland resource areas and catch basins as possible. All machinery will be operated and maintained so as to limit impacts to wetland areas and associated buffer zones by avoiding leakage of fuel.

As needed, a crushed stone area at the entrance for construction vehicles shall be established. Also, as necessary, water trucks shall be used to wet dry, dusty soil if it becomes an issue. Street sweeping shall be performed as needed to reduce the build-up of dust and sediment on roadways and parking areas.

Hazardous materials necessary for construction will be stored in water tight containers or buildings in accordance with state and local regulations and the manufacturer's recommendations, with appropriately sized spill kits on hand. Any heavy equipment permitted to work adjacent to wetland areas, will be equipped with emergency spill kits. Refueling of mobile heavy equipment will be conducted outside of wetland areas.