

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13244
MEPA Analyst:	Bill GAGE
Phone:	617-626-1025

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: The Villages at Bufton Farm		
Street: Chace St.		
Municipality: Clinton	Watershed: Nashua River	
Universal Transverse Mercator Coordinates: Zone 19 (XY) 280739, 4699182	Latitude: 42.4140 N	Longitude: -71.6648 W
Estimated commencement date: Aug 1, 2004	Estimated completion date: October 1, 2007	
Approximate cost: \$12 Million Dollars	Status of project design: 100 %complete	
Proponent: 2100 Corp		
Street: 2100 Lakeview Ave.		
Municipality: Dracut	State: MA	Zip Code: 01826
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark O'Hara		
Firm/Agency: O'Hara Engineering Serv., LLC	Street: 200 Market Street, Unit B51	
Municipality: Lowell	State: MA	Zip Code: 01852-1876
Phone: (617) 312-4629	Fax: (978) 441-1331	E-mail: mark.ohara@verizon.net

- 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 301CMR 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:

- Local: Order of Conditions (Issued: Appendix A) Flexible Development Special Permit (Pending)
- State: DEP Sewer Extension Permit (Application to follow Planning Board approval)
- Federal: NPDES Storm-water Discharge (Application to follow Planning Board approval)

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 checked="" 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 checked="" 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 type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> ORDER OF CONDITIONS: Order of Conditions issued by the Clinton Conservation Commission on February 18, 2004 (see Appendix A) DEP Sewer Extension Permit: Permit application awaiting final report from utility pipeline consultant and Final vote of the Clinton Planning Board. Required removal of infill/infiltration has been completed.
Total site acreage	36.60			
New acres of land altered		9.9		
Acres of impervious area	0	3.7	3.7	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	104,000	104,000	
Number of housing units	0	64	64	
Maximum height (in feet)	0	32	32	
TRANSPORTATION				
Vehicle trips per day	0	604	604	
Parking spaces	0	128	128	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	18,260	18,260	
GPD water withdrawal	0	18,260	18,260	
GPD wastewater generation/ treatment	0	18,260	18,260	
Length of water/sewer mains (in miles)	Water = 0 Sewer = 0	Water = 0.61 Sewer = 0.65	Water = 0.61 Sewer = 0.65	

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 (source: NHESP BIOMAP)

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.)

Description of project site: The property is located on the south east side of Chace St. in Clinton Massachusetts and contains 36.6 acres of land. The property includes open land and woodland composed of a mix of hardwoods, softwoods and a variety of upland and wetland communities. This is typical of properties of this size in the Clinton area and typical of New England in general, in that much of the land consists of previously cleared lands historically used for farming and grazing. The project is the first in the Town to use the newly adopted Flexible Development Zoning (special permit) that incorporates open space, units for those 55-and-over, traditional single family homes and income restricted housing. On the southern portion of the property, the project will include thirty-two (32) single family house lots and a new public road that will be approximately 2,300 feet in length. A private roadway and twenty (20) 55-and-over detached housing units as well as twelve (12) town-homes will be located on the northern portion of the property. The site design is intended to retain natural topography and tree cover and conserves sensitive resources to the greatest extent possible. The site abuts conservation land owned by the Town of Berlin. Preservation of existing trails has been provided, along with a gravel parking area that will be made available to the public for use of these trails. Approximately 75% of the property will be maintained as permanent open space. The site contains some wetland resource areas as shown on the attached plans (see appendix B and C). No rivers, ponds or other surface waters exist on the site. A pond is located just off the site to the north of the property. The development plan is based upon the concept of keeping development away from sensitive resources in order to ensure their protection. Measures will be taken to control erosion and sedimentation during construction. Property uses should not generate hazardous substances or involve discharges that would impact sensitive areas. The proposed residences will be serviced by public water and sewer, eliminating the risk of seepage and runoff from failed subsurface septic systems affecting the water quality in streams, ponds and ground water on and down-gradient from the site. The proposed storm water management system is designed to reduce peak storm water runoff and to allow the infiltration of storm water as much as possible. The site's drainage system conforms to the Massachusetts DEP Storm Water Management Policy, March 1997. The project received a unanimous vote of the Clinton Conservation Commission to issue the Notice of Intent. (See appendix A: Order of Conditions).

Alternatives: Conventional Subdivision: As provided for in the Town of Clinton Zoning Bylaw, the site is capable of being developed as a conventional residential subdivision. In this scenario, impacts associated with the construction of the Flexible Development would still occur (traffic, schools, public services, loss of meadow/brush-land/forest). The development plan would not concentrate development to the extent show on the Flexible Development plan. A conventional subdivision of 43 homes would be constructed on large lots, eliminating the opportunity for publicly accessible open space and would result in a greater impact on sensitive areas. Unique natural features conserved by the Flex plan would be affected.

Alternatives: No-Build: The no build scenario is the baseline by which all other development schemes are compared. In this instance the no-build scenario will reduce the amount of publicly accessible open space in the community. The land is now privately owned and is not open for public use. Public facilities and services would not be impacted by the no-build alternative, but the legal right of the landowner would be impinged upon as the land is capable of supporting the proposed use.