



**Environmental  
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>14396</u>
MEPA Analyst:	<u>Pavel Patel</u>
Phone:	617-626- <u>1029</u>

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: Auburn Hills Open Space Residential Development		
Street: Rochdale Street, High Street, Old Rochdale Street		
Municipality: Auburn, MA	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: N2898139.63, E552300.12	Latitude: N 42° 12' 00" Longitude: 71° 53' 00"	
Estimated commencement date: Sept. 2009	Estimated completion date: Dec. 2015	
Approximate cost: \$15,000,000	Status of project design: 80 %complete	
Proponent: Brendon Properties Auburn Realty Trust		
Street: 259 Turnpike Road, Suite 110		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lloyd G. Bristol, II, PE, VP		
Firm/Agency: Cullinan Engineering Co., Inc.	Street: 200 Auburn Street	
Municipality: Auburn	State: MA	Zip Code: 01501
Phone: 508-832-5811 Ext. 233	Fax: 508-832-5799	E-mail: lbristol@cullinaneng.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 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): N/A

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

List Local or Federal Permits and Approvals: \_\_\_\_\_  
Auburn Planning Board: Special Permit Open Space Development & Definitive Subdiv Approved  
Auburn Conservation Commission Notice of Intent; Auburn Board of Health Drinking Water Wells,  
US Army Corps: NPDES General Construction Permit

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

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

- |  |  |  |
|--|--|--|
| <input checked="" 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
<b>LAND</b>				<input type="checkbox"/> Order of Conditions
Total site acreage	352			<input type="checkbox"/> Superceding Order of Conditions
New acres of land altered		165		<input type="checkbox"/> Chapter 91 License
Acres of impervious area	0 AC	14.5	14.5	<input type="checkbox"/> 401 Water Quality Certification
Square feet of new bordering vegetated wetlands alteration		3,250		<input type="checkbox"/> MHD or MDC Access Permit
Square feet of new other wetland alteration		1,450		<input type="checkbox"/> Water Management Act Permit
Acres of new non-water dependent use of tidelands or waterways		0		<input type="checkbox"/> New Source Approval
<b>STRUCTURES</b>				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit
Gross square footage	0 SF	501,000 SF	501,000 SF	<input type="checkbox"/> Other Permits
Number of housing units	0	200	200	(including Legislative Approvals) – Specify:
Maximum height (in feet)	0 Ft	25 Ft	25 Ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1968*	1968*	
Parking spaces	0	30	30	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0 GPD	88,000	88,000	
GPD water withdrawal	0 GPD	88,000	88,000	
GPD wastewater generation/ treatment	0 GPD	88,000	88,000 Title V	
Length of water/sewer mains (in miles)	0 Miles	4.5	4.5	

\* Split equally on 2 access points 0.8 miles apart.

**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 Great Laurel (Rhododendron Maximum))  No MESA Info Request filed June 2007. Review is ongoing by NHESP. Site botanical survey submitted to NHESP Jan. 2009. MESA filing

**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 AUB.109 Foundation Only. Building gone for decades.)  No MHC review ongoing.

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

Yes (Specify \_\_\_\_\_)  No MHC PNF submitted 2/24/09

**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.*)

The project is located on the west side of the Town of Auburn, west of Rochdale Street between High Street and Old Rochdale Street. The project is a compilation of parcels owned by five entities totaling 352 acres (Main Parcel), all of which are owned by or are under agreement to the applicant, Brendon Properties Auburn Realty Trust, for purchase and development of this project. The land is hilly with a high ridge running north-south through the middle of the land mass with wetlands spread mostly along both sides of the perimeter. Kinnear Brook runs north through a large swamp along the easterly side and an unnamed perennial stream crosses the site about at midpoint. Most of the land is wooded or vegetated with brush with a small area still used for growing hay. At the southern end High Street (Private) provides a dirt surfaced access to the site and a single house lot while Old Rochdale Street (Public) provides a dirt access at the north end, with an existing concrete culvert crossing Kinnear Brook prior to the site entrance. Both entrances will be upgraded and paved.

The developer also owns or controls about 180 acres nearby on Leicester Street about ½ mile to the north. The preliminary design plans originally submitted to the town included a standard subdivision lot layout indicating the potential for 305 standard zoning lots on the two tracts of land. Under that layout all land was divided into house lots with no open space provided on either site. The developer approached the Town with an alternative design for an Open Space Residential Development to be located on the Main Parcel 352 acres off Rochdale Street, as is allowed under the Auburn zoning bylaws. That design included 303 single family lots on reduced frontages and reduced lot size off Rochdale Street, with an offer to donate the other 180 acre tract to the Town to do with as they see fit. Under that design, the Main Parcel was utilized as needed to fit 303 house lots with associated roadways and utilities. That design included additional environmental impacts.

Numerous public meetings and town departmental review meetings were held during a two year period, during which the developer agreed to reduce the lot count from 303 units to no less than a total of 200 lots. This was agreed to in an effort to allay some of the towns concerns regarding community and environmental impacts, however, it was deemed that this is the lowest count possible for a viable project. The new reduced Open Space layout allowed the developer to preserve about 187 Acres of Open Space area on the Main Parcel, which will be deeded to the town, and to also gift 180 Acres of undeveloped land nearby on Leicester Street, totaling 367 Acres of undeveloped land for the town to control. We wish to point out that this is a unique opportunity since the Town of Auburn already owns 4 parcels totaling 103 Acres directly adjacent to the Leicester Street proposed Gift land, so the Town will now own a single, contiguous, undeveloped 283 Acre landmass off Leicester Street plus control the Main Parcel 187 Acres of

open space. This open space concept and reduced lot layout also greatly reduced the site wetland impacts and reduced the land area required to be built upon. Required wetland crossings are designed to minimize Bank or BVW infringements.

The entire site will have public sewer with the trunkline extending within Rochdale Street from High Street along its 4,200 foot length to Old Rochdale Street, providing service stubs to each of the adjacent neighbors properties along existing Rochdale Street and then continue to the Leicester Street / Rochdale Street intersection, tying into the existing sewer east of the railroad overpass. Meeting with the Auburn Water District resulted in their decision to not supply public water to the project. Therefore each house lot will have an individual well. To provide fire protection, a storage tank will be installed at the highest point in the site with hydrants located throughout the project road network supplying adequate pressure and flow as approved by the Auburn Fire Department. Within the site, a homeowners association will own and maintain a soccer and baseball field with a children's playground and possible adult exercise facility. These amenities will provide all project residents with access to nearby recreational facilities without overburdening other town owned facilities and will reduce the need to drive across town for the children to enjoy physical activities.

The project will be constructed in 6 phases, spanning approximately 8 years of build-out, with no more than 35 houses built in any single year. The design includes two separate access points from Rochdale Street that are 0.8 miles apart. Due to the surrounding roadway network layout and cumulative driving distances to the major highway systems and surrounding population and workforce centers, it is anticipated that the traffic will be split fairly evenly out both driveways, with residents continuing in the direction away from their entrance onto Rochdale Street. In other words, it is expected that drivers exiting the Old Rochdale Street point will continue north and east while many of those exiting the High Street point will travel south and east to the main roads or shopping areas. This will minimize any impacts from the site traffic at surrounding intersections. With Auburn considered as a highway hub, it is anticipated that many of the new residents will travel east or north to the large employment centers.



LOCUS MAP FOR <b>AUBURN HILLS OPEN SPACE          RESIDENTIAL DEVELOPMENT</b> AUBURN, MASSACHUSETTS	SCALE	1 : 25,000
	DATE	2/23/09
	PLAN NO.	20600132-10-100

**CULLINAN**  
**ENGINEERING**  
 CIVIL ENGINEERING • TRANSPORTATION DESIGN  
 AUBURN - BOXTON - LAKEVILLE, MASSACHUSETTS  

 200 ALBANY ST., AUBURN, MA 02203-3798 FAX 508-832-5798  
 400 COMMERCIAL TR. AVE., BOXTON, MA 02126-0070 FAX 617-266-0099  
 10 PRESERVE DRIVE, LAKEVILLE, MA 02447 508-946-9818 FAX 508-946-9900