

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.:	13799
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	X 1044

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: Sutton Active Adult Community		
Street: 28 Singletary Ave		
Municipality: Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: Zone 19 E 272038 m N 4670417 m	Latitude: 42° 09' 17" N Longitude: 71° 45' 31" W	
Estimated commencement date: Fall 2007	Estimated completion date: Spring 2010	
Approximate cost: \$30,000,000	Status of project design: 25 %complete	
Proponent: Hawthorne Sutton, LLC		
Street: Baldwin Green Commons, Suite 210		
Municipality: Woburn	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Rebecca Bachand		
Firm/Agency: Geller DeVellis Inc.	Street: 70 Walnut Street	
Municipality: Wellesley	State: MA	Zip Code: 02481
Phone: 781-237-4111	Fax: 781-237-4144	E-mail: rbachand@gellerdevellis.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): **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:

The proposed project will require a NPDES General Permit for Stormwater Discharge during construction, an Order of Resource Area Delineation and an Order of Conditions from the

Town of Sutton Conservation Commission, a special permit from the Planning Board under the Town of Sutton's Continued Care Retirement Communities (CCRC) bylaw, and building permits from the Sutton Building Department.

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
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 checked="" 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>
Total site acreage	66.0			
New acres of land altered		35.0		
Acres of impervious area	0	+8.9	8.9	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	+255,000	255,000	
Number of housing units	0	+125	125	
Maximum height (in feet)	0	30'	30'	
TRANSPORTATION				
Vehicle trips per day	0	+652	652	
Parking spaces	0	+280	280	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+18,750 gpd	18,750 gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	+18,750 gpd	18,750 gpd	
Length of water/sewer mains (in miles)	0	+1.50 mi	1.50 mi	

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: **The site is located in the Sutton Center Historic District, #01000541, which was listed on the National Register of Historic Places in 2001**) 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.)

Project Description:

The project proponent proposes to construct approximately 125 age-restricted town homes on approximately 66 acres of land located in the Sutton Center Historic District. The development will include a clubhouse with amenities area and guest parking; additional parking has been provided in tandem with resident garages. As the site is located in the Residential-Rural Zoning District, this use will require a Special Permit from the Town of Sutton under the Continuing Care Retirement Community (CCRC) bylaw. The project will be built at a density of two units per acre and approximately 30 acres of land will remain undisturbed open space consisting in part of vegetated wetlands and woodland; approximately two acres of existing farmland will be maintained.

The site has frontage along Singletary Avenue and Boston Road in Sutton (see Figure 3, USGS Map). Access to the site will be via a two-way loop road off of Singletary Ave. As shown on Figure 2, Proposed Conditions Plan, Road Alignment A will serve as the primary site drive. A secondary egress point will be provided on Singletary Avenue for emergency access.

New connections to utilities will be required. The proponent is pursuing a Sewer Extension Permit from MADEP for the purposes of connecting the project to available municipal sewer service in the neighboring Town of Millbury. The project's potable water supply will be provided by either the Wilkinsonville Water District municipal supply or a private water company located approximately 1-mile north of the site, in Millbury.

Existing Conditions:

The majority of the site is wooded and undeveloped. Approximately two acres are currently being used for the farming of feed corn, while approximately 21 acres are maintained grassland. The topography of the site ranges from 530 feet at the eastern corner of the side to an isolated high point of 700 feet at the western portion of the site. Vegetated wetlands are located along the majority of the eastern portion of the site however there will be no filling of wetlands for this project. Figure 1 shows existing conditions.

Alternatives:

Two alternatives to the preferred development plan were considered. These alternatives are a "no build" alternative and a 175-unit alternative.

The “no build” alternative assumes that there would be no further development at the site. In that case, the site would remain in its current state. The site is zoned Residential-Rural (R-1) to encourage residential development along Singletary Ave. The no-build alternative would not be consistent with the Town’s regulations and goals of creating a range of housing options in the area.

Under the 175-unit alternative, the site would be developed to the maximum extent allowed under zoning. This site does not have access to the necessary level of public utilities or suitable land for well and septic systems, required to support this.

The preferred development plan, 125 age-restricted town homes at a density of approximately 2 units per acre, is in keeping with the residential growth for which the area is zoned and is consistent with local and regional planning objectives. Ten percent of the units included in this proposal will be maintained as affordable units, contributing to a desired range of housing options for the Town.

Mitigation:

The proponent has consulted with the Towns of Sutton and Millbury and has agreed to mitigate the costs associated with the necessary Sewer Extension Project. Mitigation for the project’s potential traffic impacts will be developed as part of the project’s traffic study. Department of Environmental Protection Best Management Practices for stormwater management will be implemented to mitigate on-site drainage and erosion and sedimentation measures will be installed per the Massachusetts Guidelines for Erosion and Sediment Control to prevent impacts to the on-site wetland resource areas.