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ORIGINAL

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.:	13572
MEPA Analyst:	Aisling Eglinton
Phone:	617-626-1024

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: FLINT POND ESTATES		
Street: Creeper Hill Road		
Municipality: Grafton	Watershed: Quinsigamond / Blackstone	
Universal Transverse Mercator Coordinates:	Latitude: 42 deg. 14' 28"	Longitude: 71 deg. 43' 08"
Estimated commencement date: Spring 2006	Estimated completion date: Fall 2008	
Approximate cost: \$20,000,000	Status of project design: 90 %complete	
Proponent: Springwood Development, Inc. & P.G Realty Trust		
Street: P.O. Box 250		
Municipality: Shrewsbury	State: MA	Zip Code: 01545
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Marc N. Belanger		
Firm/Agency: Hannigan Engineering, Inc.	Street: 8 Monument Square	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-534-1234	Fax: 978-534-6060	E-mail: mnbelanger@hanniganengineering.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

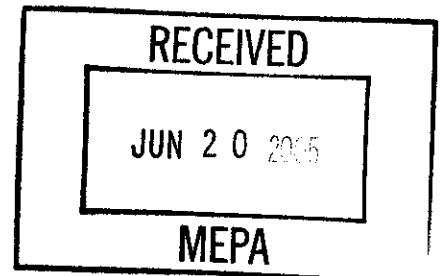
Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
a Single EIR? (see 301 CMR 11.06(8)) Yes No
a Special Review Procedure? (see 301 CMR 11.09) Yes No
a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
a Phase I Waiver? (see 301 CMR 11.11) Yes No

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):__

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

List Local or Federal Permits and Approvals:

Grafton ZBA – Comprehensive Permit
EPA - NPDES



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 checked="" 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Total site acreage	21.5 acres +/-			
New acres of land altered		14 ac. +/-		
Acres of impervious area	0.13 ac. +/-	6.07 ac. +/-	6.2 ac. +/-	
Square feet of new bordering vegetated wetlands alteration		2,150 s.f. +/-		
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	123,500 +/-	123,500 +/-	
Number of housing units	0	72	72	
Maximum height (in feet)			35	
TRANSPORTATION				
Vehicle trips per day		508	508	
Parking spaces		180	180	
WASTEWATER				
Gallons/day (GPD) of water use	0	23,760	23,760	
GPD water withdrawal				
GPD wastewater generation/ treatment	0	23,760	23,760	
Length of water/sewer mains (in miles)		0.55 (on site) 0.62 (off site)	1.17	

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.)

The project consists of a proposed Residential Condominium Development on situated on 21.5 acres on Creeper Hill Road in Grafton, Massachusetts, to be developed under the Local Initiative Program (LIP) of the Massachusetts Department of Housing & Community Development (DHCD). A Comprehensive Permit is being sought from the Grafton Zoning Board of Appeals.

The project is located in the northern part of the Town of Grafton on the north side of Creeper Hill Road, just west of house #36, adjacent to Flint Pond and the Town of Shrewsbury. A total of 72 townhouse-style units are proposed, situated amongst 28 buildings. A network of private driveways and parking areas has been proposed with one point of access along Creeper Hill Road. The site is to be served by municipal water and sewer systems.

An existing water main near Faulkner Street will be extended from the west to the site along Creeper Hill Road. A sewer extension has been proposed in an easterly direction along Creeper Hill Road, across Shrewsbury Street (Rte. 140) and connecting to an existing sewer main within Nelson Street. A proposed sewer pump station is to be situated in front of the site within the wide layout of Creeper Hill Road, enabling the existing homes along Creeper Hill Road in this area to be connected to the municipal sewer system.

The site currently contains a gravel access path for maintenance of Flint Pond Dam (a.k.a. Irish Dam), as well as a network of walking trails through the lower portion of the site. These features will remain and will become part of the open space and recreation plan for the proposed residences.

The project exceeds the following thresholds for filing an ENF:

Land section;

The creation of more than five (5) acres of impervious area. (Approximately 6.07 acres of new impervious area is proposed for this project).

Wastewater section;

The construction of one or more sewer mains ½ or more miles in length, provided the sewer mains are not located in the right of way of existing roadways. (Approximately 0.55 miles of sewer main will be created not within the right of way of existing roadways; to remain private).

Transportation section;

Cutting five or more living public shade trees of 14 or more inches in diameter at breast height. (Seventeen (17) living shade trees having a diameter of 14 inches or more will be cut, as indicated on sheet 19 of the plan set. Note: The right-of-way in front of the site is about 100-ft wide, and includes an abandoned portion of Creeper Hill Road (paved traveled way).