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.: 13633
MEPA Analyst: Aisling Eglington
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: Clearview Estates		
Street: Park Hill Avenue		
Municipality: Millbury	Watershed: Blackstone	
Universal Tranverse Mercator Coordinates: 271359.40E 4676585.57 N	Latitude: 42° 12' 43.42"N Longitude: 71° 46' 10.96"W	
Estimated commencement date: Spring 2006	Estimated completion date: Fall 2008	
Approximate cost: $ 6,000,000	Status of project design: 25%complete	
Proponent: Statewide Realty Management, Inc.		
Street: 17 Main Street		
Municipality: Hopkinton	State: MA	Zip Code: 01748
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail:David.Derrig@earthtech.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:
Local Order of Conditions, Local Conventional Definitive Subdivision Application

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

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☒ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				☒ Order of Conditions
Total site acreage	124 Acres			☐ Superseding Order of Conditions
New acres of land altered		3.8 Acres (plus an additional 38.53 acres on previously disturbed land)		☐ Chapter 91 License
Acres of impervious area	2.07 Acres	5.0 Acres	7.07 Acres	☐ 401 Water Quality Certification
Square feet of new bordering vegetated wetlands alteration		0 Square Feet		☐ MHD or MDC Access Permit
Square feet of new other wetland alteration		0 SF		☐ Water Management Act Permit
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		☐ New Source Approval
STRUCTURES				☒ DEP or MWRA Sewer Connection/ Extension Permit
Gross square footage	11,760 SF	162,480 SF	174,240 SF	☐ Other Permits (*including Legislative Approvals*) – Specify:
Number of housing units	1	59	60	
Maximum height (in feet)	N/A	30	30	

TRANSPORTATION			
Vehicle trips per day	322	318	640
Parking spaces	60	60	120 (one driveway and one garage space)
WASTEWATER			
Gallons/day (GPD) of water use	693 gpd (clubhouse & residence) 25,000 gpd** (golf course irrigation)	28,347 gpd (domestic & residential irrigation) -25,000 gpd (golf course irrigation)	29,040 gpd (domestic & residential irrigation) 0 gpd (golf course irrigation)
GPD water withdrawal	25,000 gpd*** (golf course irrigation)	-25,000 gpd (golf course irrigation)	0 gpd (golf course irrigation)
GPD wastewater generation/ treatment	630 gpd	25,770 gpd	26,400 gpd
Length of water/sewer mains (in miles)	0	Sewer- 0.79 miles Water- 0.96 miles	Sewer- 0.79 miles Water- 0.96 miles

** - The golf course irrigation is limited to irrigation of the greens 50 days per year at 25,000 gallons per day. When spread over 365 days, or even the 180-day golf season, the average daily water use is far less than this maximum figure.

*** - The water used for golf course irrigation is pumped from an on-site pond, rather than from wells.

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 parcel of approximately 125 acres off of Park Hill Avenue in Millbury, Massachusetts. The parcel includes an existing nine-hole public golf course with clubhouse, maintenance building and single-family home.

The proposed development program consists of 60 single-family homes on the site of the existing Clearview Country Club. The existing clubhouse, maintenance facilities and single-family home on site will be eliminated, and the proposed homes will be built on all but 3.8 acres of the existing golf course.

Recent history of the project includes a 2003/2004 submittal to the Town of Millbury of a preliminary plan for 60 single-family homes over the entire parcel, eliminating the golf course. That plan was approved. Subsequent to that approval, and based upon discussions with the community, an alternative plan was developed under the Town's Open Space Development Bylaw. The alternative plan was a 112-unit residential condominium development and golf course reconstruction. The existing second, third and fourth holes on the northern boundary of the parcel were to be replaced by residential condominiums and associated infrastructure, and three new replacement holes were proposed be constructed on existing undeveloped property to the south and center of the parcel. The proponent offered to donate a parcel east of the utility easement to the Town as part of that project. In addition, the proponent offered to turn the nine-hole golf course over to the Town to be owned and operated as a municipal facility. Over the course of a year, the plan was presented at local hearings, but eventually Town of Millbury officials decided not to accept the golf course. The proponent has reverted to a proposed single-family residential development of 60 units.

There are no direct impacts to Bordering Vegetated Wetland (BVW). There will be work in the buffer zone related to stormwater discharge and road construction: a total of 1.48 acres will be affected. Two open space parcels will be provided: one 2.8 acre parcel in the center of the residential development, and one 42.3 acre parcel on the northeastern portions of the property.

Traffic impacts are expected to be minimal: the project will generate approximately 318 new trips per day when accounting for the net increase between the new housing construction and the previous golf course activity.

The golf course maintenance practice included irrigation of tees and greens only, and was not subject to the Massachusetts Water Management Act as part of its operations. A recent (December, 2003) WMA Program Determination Letter confirming that fact is provided as an attachment to this ENF. The withdrawal of irrigation water from an on-site pond will be discontinued, reducing water use for this purpose by 1.25 million gallons per year.

Earlier correspondence (August, 2004) with the Massachusetts Historic Commission and the Natural Heritage and Endangered Species Program in anticipation of the aforementioned golf course / condominium project indicated that there were no identified resources or concerns from either agency (correspondence is attached). The current project is on the same site within a smaller area of the same construction footprint, and results in reduced land clearing and impacts to BVW and riverfront area.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required.