

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 14321  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

# ENF Environmental Notification Form

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.

<b>Project Name: Second Modification Def. Subdivision "Powissett Estates" &amp; Def. Subdivision "Morgan Farm Estates" Westwood, Massachusetts</b>		
Street: Morgan Farm Road / Little Boot Lane		
Municipality: Westwood	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42-13-28 N Longitude: 71-14-18 W	
Estimated commencement date: 3/01/2008	Estimated completion date: 12/01/2011	
Approximate cost: \$800,000	Status of project design: 100	%complete
Proponent: Wall Street Development Corp.		
Street: P.O. Box 272 – 931 High Street		
Municipality: Westwood	State: MA	Zip Code: 02090
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Rob Truax		
Firm/Agency: GLM Engineering Consultants	Street: 19 Exchange Street	
Municipality: Holliston	State: MA	Zip Code: 01746
Phone: (508)429-1100	Fax: (508)429-7160	E-mail:

- 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): None.

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

List Local or Federal Permits and Approvals:  
  
 None at this time.

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input 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 <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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	20.1			
New acres of land altered		8.6		
Acres of impervious area	0.0	2.1	2.1	
Square feet of new bordering vegetated wetlands alteration		10,260		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
<b>STRUCTURES</b>				
Gross square footage	0	23,100	23,100	
Number of housing units	0	11	11	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	44	44	
Parking spaces	0	22	22	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	6,050	6,050	
GPD water withdrawal	0			
GPD wastewater generation/ treatment	0	6,050	6,050	
Length of water/sewer mains (in miles)	0	0.75	0.75	

**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 \_\_\_\_\_ Vernal Pool \_\_\_\_\_)  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.)

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The property consists of approximately 20.1 acres of undeveloped land. It is the remaining undeveloped lot of a six (6) lot subdivision approved by the Westwood Planning Board ("the Planning Board") in February, 1986. The subdivision plan is recorded in the Norfolk County Registry of Deeds (the Norfolk Registry") as Plan No. 244 of 1987 in Plan Book 350. Sole access to the property is limited to the existing frontage along Morgan Farm Road. Development of this property has been limited by virtue of having only one access/egress via Morgan Farm Road. In order to develop this property and satisfy the subdivision rules and regulations for a residential subdivision it was necessary to obtain a secondary means of access/egress from the property. For this purpose, the proponent obtained an access right of way easement (the "Easement") to allow for and to provide access through an adjacent subdivision known as Powissett Estates ("Powissett"). Powissett was approved by the Planning Board in October, 1998. The Easement is recorded in the Norfolk County Registry of Deeds in Book 14626, Page 533.

Located on the property are areas of bordering vegetated wetland ("BVW") that are interconnected and cross the property in an east-west and south-north direction. The location of the BVW effectively divides the property into four (4) separate and distinct upland areas. Area I is the upland portion that is accessible from Morgan Farm Road and contains approximately 5.3 acres; Area II is the upland portion on the easterly side of the BVW which contains approximately 1.88 acres; Area III is the upland portion on the southerly side of the BVW and the Algonquin Gas easement which contains approximately 5.77 acres and Area IV is the upland area to the rear of the property which contains approximately .30 acres. Also, included within the 20.6 acres is a gas pipe line right of way/easement that is maintained by Algonquin Gas/Duke Energy (the "gas easement"). The gas easement crosses the property in an easterly/westerly direction through the approximate middle of the property. In addition, the gas easement is situated directly within the BVW and is cleared of all trees and significantly altered during the construction and installation of the gas line. Moreover, the gas easement and BVW is regularly cleared and mowed to provide access for motorized equipment and future maintenance of the gas line. As a result of the construction of the gas line and the on-going regular clearing and mowing of the gas easement, any important wetland functions, associated with an undisturbed BVW, have been effectively eliminated. The area within the easement has clearly been disturbed, currently supports vehicle traffic as evidenced by fresh tire ruts, and is actively cleared and cut for maintenance purposes.

In an effort to avoid constructing a secondary means of access through Powissett as provided for by the Access Easement, Wall Street submitted several alternative subdivision plans that either avoided constructing limited roadway access into Powissett or proposed no roadway connection to Powissett entirely. These alternative plans proposed as many as eleven (11) lots with reduced roadway construction standards, i.e. pavement width, sidewalks, r.o.w. width, etc., and as few as three (3) to five (5) lots with no connection into Powissett and reduced the number of wetland crossings and reduced impacts to wetland resource areas.

In each case, to reduce the number of wetland crossings and/or to avoid and minimize impacts to the wetland resource areas certain waivers of the subdivision rules and regulations were required to be granted by the Westwood Planning Board. In each case, the Planning Board refused all of Wall Street's requests for waivers construction of the proposed subdivisions, including a waiver of the 500 foot dead-end street limitation and disapproved all of Wall Street's Morgan Farm subdivision plans. At this time, Wall Street has exhausted all of the alternatives to develop the Property without a through street connection into Powissett.

The NOI, which has been filed as a Limited Project, calls for the modification of Powissett, as provided for under the terms of the Easement, to allow for the construction of a through street connection from the Morgan Farm subdivision into Powissett and satisfy all of the Planning Board's rules and regulations to provide for through streets and avoid dead-end streets greater than 500 feet. The present subdivision plan calls for a looping road through the Property to service eleven (11) proposed lots. The roadway will connect into Powissett via Shoe String Lane and exit at Woodland Road. Construction of the roadway will require three (3) wetland crossings impacting approximately 10,260 sq. ft. of bordering vegetated wetland ("BVW").