

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.:	<u>13884</u>
MEPA Analyst:	<u>Nick ZAVOLAS</u>
Phone:	617-626- <u>1030</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: <i>Bullard Estates</i>		
Street: <i>Bullard Street</i>		
Municipality: <i>Holden</i>	Watershed: <i>Wachusett Reservoir</i>	
Universal Transverse Mercator Coordinates: <i>267,435 E, 4,692,592 N</i>	Latitude: <i>42°21'03" N</i>	Longitude: <i>71°49'25" W</i>
Estimated commencement date: <i>Oct. 2004</i>	Estimated completion date: <i>Oct. 2008</i>	
Approximate cost: <i>\$500,000±</i>	Status of project design: <i>100 %complete</i>	
Proponent: <i>Casa Builder & Developers Corp.</i>		
Street: <i>10 Orchard Hill Drive, PO Box 1205</i>		
Municipality: <i>Westborough</i>	State: <i>MA</i>	Zip Code: <i>01581</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Michael Andrade, P.E.</i>		
Firm/Agency: <i>Graves Engineering, Inc.</i>	Street: <i>100 Grove Street</i>	
Municipality: <i>Worcester</i>	State: <i>MA</i>	Zip Code: <i>01605</i>
Phone: <i>(508)856-0321</i>	Fax: <i>(508)856-0357</i>	E-mail: <i>mandrade@gravesengineering.com</i>

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) No

List Local or Federal Permits and Approvals: Approvals Secured: Subdivision Approval-Holden Planning Board, Notice of Intent-Holden Conservation Commission, RDA-Department of Conservation & Recreation

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 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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval
Total site acreage	11.5±			
New acres of land altered		7.8±		
Acres of impervious area	0.2±	2.2±	2.4±	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit (Pending) <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>(See above section)</u>
Gross square footage	900±	23,000±	23,900±	
Number of housing units	1	11	12	
Maximum height (in feet)	24±	6±	30±	
TRANSPORTATION				
Vehicle trips per day	10±	110±	120±	
Parking spaces	0	0	0	
WASTEWATER				
Gallons/day (GPD) of water use	0	6,600	6,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	6,600	6,600	
Length of water/sewer mains (in miles)	0	0.26±	0.26±	

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.)

Project Description: The site is a parcel of land located at 382 Bullard Street in Holden, MA. The site is bounded to the west by Bullard Street, to the north and south by residentially zoned property, and to the east by Department of Recreation and Conservation (formerly MDC) land.

The parcel consists of approximately 11.5 acres of land of which about 7.8 acres will be disturbed for construction of a 12-lot residential subdivision including roadway, lot development, and drainage construction including two detention basins. Approximately 2 acres of the western side of the site consists of lawn and field grass associated with an existing house. The remainder of the site consists of mature trees with a dense brush understory. Slopes in general range from gentle to steep (up to approximately 15% grade). Site soils are classified by the NRCS as Canton Fine Sandy Loam, Paxton Fine Sandy Loam, and Ridegbury Fine Sandy Loam. Canton soils, which comprise about two-thirds of the site area, are classified as Hydrologic Soil "B" while Paxton and Ridgebury soils are classified as Hydrologic Soil "C" indicating a higher potential for runoff versus absorption.

Two Bordering Vegetated Wetland (BVW) areas exist on site (AA and BB series) associated with two intermittent streams. Construction activity will take place in upland areas of the site, as well as within the buffer zone of the BVWs. No work will be performed closer than 25 feet from the BVWs as mandated by the Holden Conservation Commission. The site has been classified as Criteria A under the Endangered Species Act indicating that there are no federally-listed threatened or endangered species or designated critical habitats within the project area.

The project involves the construction of an approximately 1,365-foot long paved roadway with a closed drainage system. The roadway will join Bullard Street with a roadway within the abutting Wagner Meadows subdivision, presently under construction. Two detention basins will be constructed to attenuate peak rates of runoff. The drainage system has been designed to fully comply with the requirements of the MA DEP Stormwater Management Policy. Eleven new residential lots fronting on this road will be developed each with a municipal water and sewer connection. The existing house fronting on Bullard

Street has a filing septic system and will be connected to the municipal sewer system as well. The proposed gravity sewer for Bullard Estates will connect to a privately owned and maintained wastewater pump station within the abutting Wagner Meadows subdivision. Town of Holden regulations required that this wastewater pump station be owned and maintained by a Homeowners Trust in which each house that contributes flow to the pump station will become a member.

Bullard Estates will connect approximately 1,380 lineal feet of gravity sewer to the 1,495 feet of gravity sewer and 550 feet of sewer force main within the abutting Wagner Meadows subdivision. The total length of sewer for both Bullard Estates and Wagner Meadows is approximately 3,425 lineal feet, thereby exceeding the 1/2 mile (2,640 feet) ENF threshold as defined in 310 CMR 11.03, subsection 5.b.3.c. It should be noted that wastewater pump station in Wagner Meadows is located outside of the right-of-way, although the force main and all gravity sewers in both subdivisions are located within the right-of-way. Wagner Meadows is presently under construction and the right-of-ways (roadways) have not yet been accepted by the Town of Holden as public ways. Both projects, Bullard Estates and Wagner Meadows share a common developer, however are owned by separate entities.

Project Alternatives: The alternatives to the proposed sewer connection through Wagner Meadows are as follows:

1. Septic Systems: Soil testing was performed and revealed unsuitable soils to support individual septic systems.
2. Sewer Connection directly to Bullard Street: The existing gravity sewer in Bullard Street does not pass in front of the site property and terminates approximately 350 feet east of the site. An extension of the existing sewer was evaluated and determined to not be feasible as the existing sewer has minimum cover and to extend the sewer to the site would involve raising the grade of Bullard Street. Additionally, to pump wastewater from the site to the terminus manhole of the gravity sewer in Bullard Street would involve the construction of a new wastewater pump station on site and force main. This alternative was not selected due to cost and operation and maintenance concerns.
3. No Build: The No Build alternative would leave the site as undeveloped land except for the existing house on the property. Development of the property would provide additional tax base for the Town as well as provide new homes to meet housing demands.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>900 sf</u>	<u>23,000 sf</u>	<u>23,900 sf</u>
Roadways, parking, and other paved areas	<u>0.2 ac.</u>	<u>2.2 ac.</u>	<u>2.4 ac.</u>
Other altered areas (describe) (House lots, stormwater management basins)	<u>0</u>	<u>5.4 ac.</u>	<u>5.4 ac.</u>
Undeveloped areas	<u>10.1 ac.</u>	<u>-7.8 ac.</u>	<u>3.7 ac.</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan: