

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>13898</u>
MEPA Analyst:	<u>Aisling Eglington</u>
Phone:	<u>617-626-1024</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: Castle Hill		
Street: Castle Hill Road		
Municipality: Northbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 279547 East 4664687 North Z19 NAD 83	Latitude: 42°06'11.91" N	Longitude: 71°39'58.76" W
Estimated commencement date: Spring 2007	Estimated completion date: Fall 2010	
Approximate cost: \$ 11,000,000	Status of project design: 25%complete	
Proponent: Bernon Family Realty Trust		
Street: 124 Grove Street, Suite 100		
Municipality: Franklin	State: MA	Zip Code: 02038
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 300 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 Site Plan Approval and Special Permit, NPDES MA Construction Stormwater General Permit

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 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Water Supply Distribution System Modification Permit
Total site acreage	97.53 Acres			
New acres of land altered		31.0 Acres		
Acres of impervious area	0.61 acres	5.0 acres	5.61 acres	
Square feet of new bordering vegetated wetlands alteration		0.00 acres		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
STRUCTURES				
Gross square footage	21,200 +/- SF	166,300 SF	187,500 SF	
Number of housing units	1	74	75	
Maximum height (in feet)	N/A	< 35'	<35'	

TRANSPORTATION			
Vehicle trips per day	0 trips/day	788 trips/day	798 trips/day
Parking spaces	0 common spaces (2 private off-street spaces)	0 common spaces (148 private off-street spaces - one driveway & one garage space per unit)	0 common spaces (150 private off-street spaces - one driveway & one garage space per unit)
WASTEWATER			
Gallons/day (GPD) of water use	242 gpd	36,058 gpd (Combined domestic & irrigation)	36,300 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	220 gpd	32,780 gpd (Domestic)	33,000 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer- 0.91 mi. (on-site) 0.32 mi.(off-site)	Water/Sewer- 0.91 mi. (on-site) 0.32 mi. (off-site)

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-) A portion of the project site is within the Whitinsville Historic District 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 98 acres located off of Castle Hill Road in Northbridge along the Northbridge / Uxbridge town line. The project site abuts municipal open space in Uxbridge (the "Hundred Acre Lot"), private open space in Northbridge (the Whitinsville Country Club) and a municipal open space parcel in Northbridge. An additional municipal open space parcel in Northbridge at Riley Pond lies on the opposite side of Castle Hill Road from the project site. Otherwise, adjacent land uses are residential in nature. Current access to the project site is via Castle Hill Road. Portions of the project site are within the boundary of the Whitinsville Historic District. The project site is currently characterized by overgrown pastures, early succession woodland growth and woodland edge. Crumbling foundations, building remnants and stone walls from previous uses exist on the site.

The proposed development program consists of a 75-lot residential subdivision with primary access via Castle Hill Road. The project proponent has purchased an existing residential property on Whittin Avenue in order to provide a second means of access to the project site: the existing home on that parcel will be razed or relocated. The property is zoned for residential use and is being filed under the Town's Flexible Development Bylaw, which encourages cluster development in order to provide more open space and reduce property disturbance. As a result, over 49 acres of open space will be provided, as opposed to 18 acres under the conventional development plan. The table on the following page provides a comparison between the flexible development plan and conventional subdivision used as its basis.

The project exceeds ENF thresholds under the Land category for creation of five or more acres of impervious surface (5.0 acres) and direct alteration of 25 or more acres of land (31.0 acres) as well as a threshold under the Wastewater category for construction of greater than 0.5 miles of new on-site sewer lines (0.91 miles).

Traffic impacts will be minor: the project will generate less than 800 trips per day (ITE Trip Generation, 7th edition, land use code 210), and 56-83 trips during the commuter peak hours. A complete traffic study will be submitted to the Town under their local permitting process.

There are no proposed impacts to bordering vegetated wetlands or other wetland resources. Any work in buffer zone will be identified in the NOI to be filed with the Northbridge Conservation Commission. A review of the MassWildlife/Natural Heritage and Endangered Species Program (NHESP) Natural Heritage Atlas and MassGIS updates indicate that the site does not include any mapped Estimated and Priority Habitat.

Alternatives to the project, other than the no-build alternative, include various site plan layouts and configurations designed to limit impacts to resource areas, avoid sensitive areas and steep slopes, and limit earthwork. As noted earlier, a conventional subdivision plan has been prepared as part of the flexible development bylaw procedure: this alternative is compared to the proposed flexible development plan on the following page (site plans for both are included as part of this ENF).

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit and a Water Supply Distribution System Modification Permit will be required. Water and sewer will be extended for approximately 4,800' along the on-site roadway system, and an additional 1,700' along Castle Hill Road from Douglas Road. In recognition of the existing Administrative Consent Order between the Town and DEP, the project proponent will provide I / I mitigation at a rate of 4:1.

Alternatives Comparison / Conventional Subdivision Plan vs. Flexible Development Plan

	Conventional Subdivision Plan	Flexible Development Plan	Difference
Number of Housing Units	75	75	0
Open Space	18 +/- acres	49 +/- acres	+ 31 +/- acres
Roadway Length	8,000 +/- feet	4,800 +/- feet	- 3,200 +/- feet
Impervious Surface	7.7 acres	5.0 acres	- 2.7 acres
Land Alteration	56.4 acres	31.0 acres	-25.4 acres