

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>12824</u>
MEPA Analyst:	<u>Nick Zavalas</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>C.T. Hartwell Property</i>		
Street: <i>Hartwell Avenue</i>		
Municipality: <i>Littleton</i>	Watershed: <i>SuAsCo</i>	
Universal Transverse Mercator Coordinates: <i>Zone 19 295249E 4713143N</i>	Latitude: <i>42°32'43"N</i> Longitude: <i>71°29'37"W</i>	
Estimated commencement date: <i>Fall 2002</i>	Estimated completion date: <i>2006</i>	
Approximate cost: <i>\$5.5 Mil</i>	Status of project design: <i>50% complete</i>	
Proponent: <i>Ashley Development, LLC</i>		
Street: <i>2 School Street</i>		
Municipality: <i>Acton</i>	State: <i>MA</i>	Zip Code: <i>01720</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Cecilia Eichel</i>		
Firm/Agency: <i>Waterman Design Associates</i>	Street: <i>31 East Main Street</i>	
Municipality: <i>Westborough</i>	State: <i>MA</i>	Zip Code: <i>01581</i>
Phone: <i>(508)366-6552</i>	Fax: <i>(508)366-6506</i>	E-mail: <i>cbe@wdassoc.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 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): No financial assistance or land transfer from an agency of the Commonwealth will be part of this project.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: *MA Division of Fisheries & Wildlife*) No

List Local or Federal Permits and Approvals: *Local permits include a Special Permit from the Planning Board and local Order of Conditions from the Conservation Commission. No federal permits are required for this project.*

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

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input 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
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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	103 ± acres			
New acres of land altered		8.4 ± acres		
Acres of impervious area	0.00 ac	0.64 ± acres	0.64 ± acres	
Square feet of new bordering vegetated wetlands alteration		2500 ± sf		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
STRUCTURES				
Gross square footage	0	+ 35,000	+ 35,000	
Number of housing units	0	10	10	
Maximum height (in feet)	N/A	<35	<35	
TRANSPORTATION				
Vehicle trips per day	0	120	120	
Parking spaces	0	40	40	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	4,840 gpd	4,840 gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

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 *The project involves the creation of an 88 ± acre Conservation Restriction.*

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 Priority Habitat of Rare Species) 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.)

Existing Project Site Description

The C.T. Hartwell Property encompasses approximately 103 acres of land, a large portion of which is within an area designated by the Natural Heritage & Endangered Species Program as a priority habitat of rare species and wildlife. Rare species identified on site include blue spotted salamander and the spotted turtle, both listed as species of Special Concern by NHESP. The property is located on the easterly side of Hartwell Avenue, southwest of Route 119 and northwest of Interstate Route 495, in the Town of Littleton. The property is located entirely within the residential zoning district.

The site consists of varying ecological communities: such as forested upland, forested wetland, marsh, field, brush and areas of open water (Beaver Brook and vernal pools). Beaver Brook, which runs through the southern portion of the property in a west to east direction, flows within a large area of Bordering Vegetated Wetland (BBVW). Several other areas of BVW contain intermittent streams which, in most cases, drain to Beaver Brook. The Bordering Vegetated Wetlands (BBVW) and four vernal pools were flagged and survey located by Waterman Design Associates, Inc., and were confirmed by the Littleton Conservation Commission on February 26, 2001.

Past activities, throughout the property, include timber harvesting, agricultural uses, gravel and other earth moving activities. These activities, which have not occurred over the past few years, have created an extensive system of gravel roads. A significant granite block causeway presently connects the western part of the site to an abandoned agricultural field on the east side of Beaver Brook.

The topography of the parcel can best be described as variable. The highest elevation, 380', is at the northern tip of the property. From this point, the site slopes downward to area surrounding Beaver Brook, to an elevation of approximately, 220'. At the center of the site there is a large ester which bisects the main central wetland.

Proposed Project and Alternatives Description

The proposed project entails creating 10 residential lots. Six (6) lots will be created through the Approval-Not-Required (ANR) process, where three of these will meet the conditions for reduced frontage ANR lots. The four (4) additional lots are designated as open space lots and will require approval through the Special Permit process from the Littleton Planning Board. Each lot will meet the lot shape factor as required by the Littleton Zoning By-law. All lots will have frontage along Hartwell Avenue.

The division of the parcel will also include two large open space parcels. One parcel (OS-A) is a total of 44 ± acres and the second parcel (OS-B) is a total of 4.6 ± acres (total- 47% open space). The current system of gravel roads and cart paths, within the open space lots, will be blocked by placement of large stones to eliminate off-road motorized vehicle access. Approximately 1.3 ± acres of existing gravel roads will be restored to a forested cover.

All proposed driveways will be gravel and will integrate with the existing topography. The subsurface sewage disposal systems will be designed in accordance with Massachusetts Title V regulations and be installed outside the 100' wetland buffer zone. Existing vegetation around the proposed houses and driveways will remain wooded as much as practicable and will provide a buffer to the adjacent properties.

Prior to the current 10-lot proposal, a 14-lot residential subdivision was filed with NHESP as part of the NOI. This was the culmination of a significant design effort during 2001 to develop a project layout that would have minimum impact on rare species and wetland habitat on the site in general. The design alternatives leading up to the 14-lot layout ranged from site layouts with 36 house lots and 4,200 + linear feet of associated roads with driveways requiring wetland crossings, to the 14-lot design with 1,050+ linear feet of proposed roadway and only one wetland impact area at Hartwell Avenue. The Applicant held meetings with personnel from NHESP and the subsequent 10-lot development plan was developed, which is believed to be significantly less evasive toward the presence of rare species onsite. The current design calls for a proposed Conservation Restriction to be placed on approximately 88 of the total 103 acres, approximately 85% of the parcel. Additional habitat restoration is also proposed to ensure long term protection to the species present on site.

A notice of Intent has been filed with the Massachusetts Natural Heritage Program for work within a rare habitat boundary. We have also attached our Conservation Permit application, which demonstrates a long term net benefit to the conservation of the rare species on site.