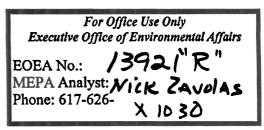
Commonwealth of Massachusetts Executive Office of Environmental Affairs **■** MEPA Office



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.

Project Name:						
Gates Road, Princeton, MA						
Street: Gates Road						
Municipality: Princeton, MA		Watershed: Wachusett				
Universal Tranverse Mercator Coordinates:		Latitude: 42 degrees 27' 43"				
		Longitude: -71 degrees 55' 47"				
Estimated commencement date: 2007		Estimated completion date: 2009				
Approximate cost: \$1,600,000.		Status of project	t design:	80	%complete	
Proponent: Robert Gallo-Fox Hill Builders, Inc.						
Street: 31 Gallair Circle						
Municipality: Holden		State: MA	Zip Code:	01520		
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Julian P. Votruba						
Firm/Agency: N.E.E.D., L.L.C.		Street: 50 Maple Ave. P.O. Box 376				
Municipality: Rutland		State: MA	Zip Code: 01543			
Phone: (508) 886-7888 Fax	x: (50	8) 886-7889	E-mail: nee	edllc@v	verizon.net	
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?						
Has this project been filed with MEPA before? Yes (EOEA No) XNo						
∐Yes (EOEA No) XNo Has any project on this site been filed with MEPA before? ☐Yes (EOEA No) XNo						
Is this an Expanded ENF (see 301 CMR 11.05(7)) a Single EIR? (see 301 CMR 11.06(8))		•		XNo		

 a Special Review Procedure? (see 301CMR 11.09)
 Yes
 XNo

 a Waiver of mandatory EIR? (see 301 CMR 11.11)
 Yes
 XNo

 a Phase I Waiver? (see 301 CMR 11.11)
 Yes
 XNo

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):

Are you requesting coordinated review with any other federal, state, regional, or local agency? XYes(Specify Natural Heritage & Endangered Species)

List Local or Federal Permits and Approvals: NEPTES

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

Revised 10/99 Comment period is limited. For information call 617-626-1020

X Land X Water [Energy [ACEC [x Rare Species Wetlands, Waterways, & Tidelands Wastewater Transportation Air Solid & Hazardous Waste Regulations Historical & Archaeological Resources Resources					
Summary of Project Size	Existing	Change	Total	State Permits &		
& Environmental Impacts				Approvals		
	AND			Order of Conditions		
Total site acreage	168 acres			Superseding Order of Conditions		
New acres of land altered		37 acres		Chapter 91 License		
Acres of impervious area		4.5 acres		401 Water Quality Certification		
Square feet of new bordering vegetated wetlands alteration		0		MHD or MDC Access Permit		
Square feet of new other wetland alteration		0		Water Management Act Permit		
Acres of new non-water dependent use of tidelands or waterways		0		 New Source Approval DEP or MWRA Sewer Connection/ Extension Permit 		
STRI	JCTURES			Other Permits		
Gross square footage		1,800x36 =64,800	64,800	(including Legislative Approvals) – Specify:		
Number of housing units		36	36			
Maximum height (in feet)		35	35			
TRANS	PORTATION					
Vehicle trips per day	0	360	360			
Parking spaces	0	72	72			
WATER/W	VASTEWATE	R				
Gallons/day (GPD) of water use	0	15,840	15,840			
GPD water withdrawal	0	15,840	15,840			
GPD wastewater generation/ treatment	0	15,840	15,840			
Length of water/sewer mains (in miles)	0	0	0			

<u>CONSERVATION LAND</u>: 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
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_)

⊠No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify_

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

X Yes (Specify Natural Heritage Program & Mass Fish & Wildlife)

Yes (Specify_____) X No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

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.)

A) The development of 36 single family house lots using existing road frontage for 23 Approval Not Required lots and the construction of 3100' of roadway to service 13 lots in conformance with the Town of Princeton Subdivision Rules & Regulations. A total of 70 acres will be restricted Open Space.

B) There is no other available alternative per the current Town of Princeton Zoning and Subdivision Rules and Regulations. The current proposal is for 36 single family houses. The total area that is required is 72 acres. This is double the minimum required land area per the Town of Princeton zoning. The project provides open space area and wildlife habitat that will be preserved.

C) The proponent has designed the project to include large areas for habitat and open space. The proposed roadways will be designed in accordance with the Department of Environmental Protection Stormwater Management policies.

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