

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF **Environmental**
Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13444
 MEPA Analyst: Aisling Engrington
 Phone: 617-626-1024

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: Westminster Hill Village		
Street: Westminster Hill Road		
Municipality: Fitchburg	Watershed: Nashua	
Universal Transverse Mercator Coordinates: 47 17 393N, 2 65 999E	Latitude: 42d 34' 31" N Longitude: 71d 51' 04" W	
Estimated commencement date: 5/15/05	Estimated completion date: 10/30/08	
Approximate cost: 16,000,000	Status of project design: 30%complete	
Proponent: Lifestyle Builders, LLC		
Street: P.O. Box 114		
Municipality: Holden	State: MA	Zip Code: 01520-0114
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Leslie Fanger		
Firm/Agency: Meridian Associates, Inc.	Street: 69 Milk Street, Suite 302	
Municipality: Westborough	State: MA	Zip Code: 01581-1227
Phone: 508-871-7030	Fax: 508-871-7039	E-mail: lfanger@meridianassoc.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): Not Applicable

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:

- 1.) Received Special Permit for Planned Unit Development from Fitchburg Planning Board; (dated 12/12/03)
- 2.) Received Order of Conditions from Fitchburg Conservation Commission; (dated 6/8/04)
- 3.) Amended Special Permit to be obtained from Fitchburg Planning Board

Federal:

NPDES Stormwater Construction 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 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	41± Acres			
New acres of land altered		27±		
Acres of impervious area	0	9±	9±	
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				
Gross square footage (Dwelling Units): (Community Building)	0	234,000+/- 3500 sf	237,500	
Number of housing units	0	156	156	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	1048±	1048±	
Parking spaces	0	250±	250±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	34,320	34,320	
GPD water withdrawal	0	34,320	34,320	
GPD wastewater generation/ treatment	0	34,320	34,320	

Length of water/sewer mains (in miles)	Water 0 Sewer 0	1.9 .86	1.9 .86
---	--------------------	------------	------------

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 Site

The Westminster Hill Village project site is an approximately 41 acre parcel of undeveloped woodland located in southwest Fitchburg. (Refer to Figure 1- Project Locus: USGS Topo). Approximately 1 acre of bordering vegetative wetland exists in the southeastern and northwestern corners of the site. (Refer to Figure 2- Project Locus: Aerial Photo). Single Family houses abut the project along Westminster Hill Road and St. Jude Blvd to the east. Municipal water and sewer service is readily available in Westminster Hill Road along the entire length of the site frontage.

Proposed Project

The proposed project involves the construction of 156 condominium units, a 3,500 sf community building, associated private drives and infrastructure. A Special Permit was granted to allow a "planned unit development" for an "over 55" age restricted community. Proposed mitigation measures offered by the property owner to the City of Fitchburg include; completing a functional design study of an intersection of two state numbered roads (Route 2A & Route 31), design permitting and construction of a 540,000 gallon municipal water storage tank and improvements to an existing water booster station. These improvements to the City of Fitchburg municipal water system will increase water pressure to the Westminster Hill Road area.

(b) Description of On-Site and Off Site Alternatives and Impacts Associated with each Alternative::

Alternative "A": Maintain property as an undeveloped parcel. Potential negative impacts include a financial loss to property owner and withdrawal of mitigation measures offered by the property owner to the City of Fitchburg.

Alternative "B": Construction of a conventional subdivision in accordance with local zoning. Potential negative impacts include development of 100% of the 41 acres and withdrawal of mitigation measures offered by property owner to the City of Fitchburg. The City of Fitchburg desires an increase in available residential housing units for their elderly population. A conventional subdivision is counter to this goal. A conventional subdivision typically burdens the resources of a community due to impacts such as increased school age children and municipal services.

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: 11.03 (1) (b) 2-Creation of 5 (but not more than 10) acres of impervious area.

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>0</u>	<u>5.5</u>	<u>5.5</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>4.4</u>	<u>4.4</u>
Other altered areas (site work)	<u>0</u>	<u>16.4</u>	<u>16.4</u>
Undeveloped areas	<u>41±</u>	<u>25.3</u>	<u>15.7</u> (undeveloped)

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:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: