

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14026</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</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: Turnpike Village		
Street: Turnpike Road		
Municipality: Townsend	Watershed: Nashua	
Universal Tranverse Mercator Coordinates: 19 02 76 757 E 47 28 174 N	Latitude: 42°-40'-32" N Longitude: 71°-43'-29" E	
Estimated commencement date: Spring 2007	Estimated completion: Spring 2010	
Approximate cost: \$10.4 million	Status of project design: 100%	
Proponent: Turnpike Village, LLC		
Street: 69 Massachusetts Avenue		
Municipality: Lunenburg	State: MA	Zip Code: 01462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian F. Milisci, P.E.		
Firm/Agency: Whitman & Bingham Assoc.	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978.537.5296	Fax: 978.537.1423	E-mail: bmilisci@whitmanbingham.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 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): 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: Comprehensive Permit (Chapter 40B) Local Zoning Board

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 type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input checked="" 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 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: _____ _____ _____ _____ _____
Total site acreage	12.6			
New acres of land altered		10±		
Acres of impervious area	0.0	4.2±	4.2±	
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	0	0	0	
Number of housing units	0	45	45	
Maximum height (in feet)	0	30±	30±	
TRANSPORTATION				
Vehicle trips per day	0	500	500	
Parking spaces	0	116±	116±	
WASTEWATER				
Gallons/day (GPD) of water use	0	9,900	9,900	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	9,900	9,900	
Length of water/sewer mains (in miles)	0	0.8± Water/ 0.5± Sewer	0.8± Water 0.5± Sewer	

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.*)

The Project, "Turnpike Village" consists of the construction of a residential development with forty-five (45) single family detached condominium dwelling units. The proposed project will involve the construction of approximately 2,500 linear feet of roadway for access to the proposed dwelling units. The dwelling units will be detached single family units with two (2) bedrooms per unit.

The subject property is located on the southwesterly side of Turnpike Road in Townsend, Massachusetts and contains approximately 12.6± acres. The property lies within the Squanissit Area of Critical Environmental Concern (ACEC). The subject property is currently zoned as Industrial according to the most recent Town of Townsend zoning map.

The applicant is has the filed the project with the Townsend Zoning Board of Appeals under Chapter 40B, Comprehensive Permit process. The applicant originally filed the project in April 2006. The Town of Townsend Zoning Board of Appeals issued the Comprehensive Permit on March 7, 2007 (refer to Attachments).

The project will be serviced by a privately owned on-site septic system. Design flow for the on-site system is 9,900 gallons per day (gpd). This is based on Title 5 (310 CMR 15.000) criteria of 110 gallons per day bedroom. Appropriate soil testing was conducted within the proposed soil absorption system area and a mounding analysis (refer to Attachments) was performed to ensure proper offset to the existing seasonal high water table. The proposed system meets all criteria for an on-site soil absorption system per Title 5.

The project will be serviced by municipal water from the Town of Townsend Water District. Currently, there are no existing water mains to the project site. However, through the Comprehensive Permit process, the applicant has agreed to extend the water mains to the property. Additionally, the applicant has agreed to provide a "loop" of the existing potable water system by connecting two "dead ends" within the existing system.

The site has been designed to reduce the effects of the increases of storm water runoff generated by the increases of impervious surfaces. A complete drainage analysis has been prepared to analyze pre-development and post-development peak rates of runoff (refer to Attachments). The proposed storm water network utilizes several best management practices (BMP's) for the collection and treatment of

storm water runoff and for the mitigation of increases in peak rate of runoff.

The proposed storm water management system will direct all site runoff to a conventional catch basin to manhole configuration for collection and initial treatment. The storm water is then directed to several subsurface recharge areas for recharge back into the soil substratum. Prior to discharge to the subsurface recharge areas, all collected storm water passes through water quality inlets for further treatment.

The complete drainage network has been designed to reduce the peak flows for the 2, 25, and 100 year storm frequencies, and has also been designed in accordance with the Massachusetts Department of Environmental Protection Stormwater Management Policy.

The vehicular traffic which will be generated by the project has been analyzed by MS Transportation Inc. (MS). MS has prepared a traffic study (refer to Attachments) which has been submitted and approved by the Townsend Zoning Board of Appeals during the Comprehensive Permit process. The study focused on the effects on the surrounding roadways, which showed that they were able to accommodate the 500 VTPD (peak day) which will be generated by the proposed project.

The alternatives for the proposed development are "No Build" which would maintain the site in its current condition, however would be a financial hardship to the proponent, as well as the reduction of much needed affordable housing.

The property could be developed in accordance with the underlying industrial zoning classification which could include manufacturing facilities, warehousing facilities, and truck terminals.