

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13091
MEPA Analyst:	Dardee Buckley
Phone: 617-626-	1044

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: Blackstone Highlands Retirement Community		
Street: Main and Ferry Streets in Grafton; Boundary Stone Road in Sutton		
Municipality: Grafton & Sutton	Watershed: Blackstone	
Universal Transverse Mercator Coordinates:	Latitude: 42° 10' 30" N	
UTM 19 277516E 4672503N	Longitude: 71° 41' 35"W	
Estimated commencement date: Spring 2004	Estimated completion date: 2006	
Approximate cost:	Status of project design: 25 % complete	
Proponent: Yankee Settlements – Senior Resource Developers, LLP		
Street: 22 Deborah Lane		
Municipality: Dover	State: NH	Zip Code: 03820
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard N. Foster		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6255	Fax: 978-897-0099	E-mail: rfoster@epsilonassociates.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))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:
 Special Permits from Grafton and Sutton; NPDES Construction General Permit
 Order of Conditions from Grafton and Sutton

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 checked="" 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 checked="" type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <input checked="" type="checkbox"/> Non-community public water supply
Total site acreage	120 acres			
New acres of land altered		60 acres		
Acres of impervious area	0 acres	19.5 acres	19.5 acres	
Square feet of new bordering vegetated wetlands alteration		4,930 sf		
Square feet of new other wetland alteration		4,130 sf		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage	0	990,000	990,000	
Number of housing units	0	418	418	
Maximum height (in feet)		35	35	
TRANSPORTATION				
Vehicle trips per day	0	2132	2132	
Parking spaces	0	525	525	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	68,970	68,970	
GPD water withdrawal	0	68,970	68,970	
GPD wastewater generation/ treatment	0	62,700	62,700	
Length of water/sewer mains (in miles)	0	2 miles	2 miles	

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: Abuts Fisherville 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 proposed project involves the development of an active adult retirement community of 418 dwelling units ranging in type from single family homes and independent living cottages to several levels of congregate living units located on an 120 acre site in both Grafton and Sutton. The project will be connected to the public sewerage system in Grafton and water supply will be provided either from on-site wells or from one of the public water supply systems located in proximity to the project. Primary access and egress to and from the site will be provided from Main Street (Rte 122A) and from Ferry Street in Grafton and Boundary Stone Road in Sutton. The project design includes approximately 14,835 linear feet of roadway, 9,600 linear feet of sewers, 11,500 linear feet of water mains, and other infrastructure, and includes a stormwater management system that is designed to be consistent with the Department of Environmental Protection's Stormwater Policy. Additional project detail is provided in the attached report.