

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
ESEA No.:	12860
MEPA Analyst:	ANDREA DAMES
Phone: 617-626-	1028

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>Worcester Paradise Point – Continuing Care Retirement Community</i>		
Street: <i>Mountain Street East & Garrison Avenue</i>		
Municipality: <i>Worcester</i>	Watershed: <i>Blackstone (12)</i>	
Universal Transverse Mercator Coordinates: <i>270900,4688400</i>	Latitude: <i>N42-18.9'</i>	Longitude: <i>W71-46.5'</i>
Estimated commencement date: <i>Sept. 2002</i>	Estimated completion date: <i>Sept 2006</i>	
Approximate cost: <i>\$ 30,000,000</i>	Status of project design: <i>98</i>	%complete
Proponent: <i>Worcester Paradise Point Realty Trust</i>		
<i>6 Edgewood Road</i>		
Municipality: <i>Westborough</i>	State: <i>MA</i>	Zip Code: <i>01581</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>James A. Bernardino, PE</i>		
Firm/Agency: <i>Thompson-Liston Associates</i>	Street: <i>51 Main Street PO Box 570</i>	
Municipality: <i>Boylston</i>	State: <i>MA</i>	Zip Code: <i>01505</i>
Phone: <i>508-869-6151</i>	Fax: <i>508-869-6842</i>	E-mail: <i>tlainc@acol.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(B)) 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): 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: *The Applicant has obtained Site Plan Approval and a Special Permit from the Worcester Planning Board for this Continuing Care Retirement Community (CCRC), and will be seeking an Order of Conditions under the Worcester Wetlands Protection Ordinance and Regulations in addition to MGL Ch.131 S.40 and 310CMR10.00.*

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 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 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: <hr/> <hr/> <hr/> <hr/>
Total site acreage	37.25			
New acres of land altered		14.51		
Acres of impervious area	0	6.45	6.45	
Square feet of new bordering vegetated wetlands alteration		831		
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	125,328	125,328	
Number of buildings	0	53	53	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	672	672	
Parking spaces	0	18*	18*	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,010	17,010	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	16,200	16,200	
Length of water/sewer mains (in miles)	0	Sewer=0.81 Water=0.92	Sewer=0.81 Water=0.92	

*Two spaces at each unit (108-units-216 spaces) plus the 18 spaces shown at the Community Center.

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- Were are unaware of any Historical/Archaeological listings

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No. - Were are unaware of any Historical/Archaeological listings

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.)

Worcester Paradise Point Retirement Community is proposed to be constructed on a 37.25-acre site in Worcester, southerly and westerly of East Mountain Street, northerly of Clark Street and easterly of Garrison Avenue. The site to be developed consists primarily of wooded areas with moderate to steep slopes. Poor Farm Brook, a perennial stream, flows onto the site from the north/northeast via two existing six-foot by four-foot concrete box culverts under East Mountain Street. This stream travels onsite in a southerly direction towards Clark Street. The watercourse travels through an existing 16-foot by 6-foot concrete box culvert before discharging off site towards Clark Street. Intermittent streams are present onsite, which convey runoff from onsite and offsite areas from the north and northwest. Locations of the bordering vegetated wetlands, intermittent and perennial streams are shown on the existing condition plans.

As proposed, and as shown in the Preferred Alternative, the development will require at least one resident per dwelling unit to be of the age of fifty-five or older. It will be proposed under the Continuing Care Retirement Community (CCRC) article of the Worcester Zoning Ordinance. The proposed will consist of 108 duplex style townhouses and community/social center. Over fifty- five developments have significantly less impact on the community than a conventional subdivision with a similar number of housing units. No offsite mitigation is expected as a result of this project. Three alternatives to the proposed project were considered by the proponent and are described below, the fourth alternative being no build.

Alternative #1 (preferred alternative) described above.

Alternative #2 shows a 216-unit apartment style building along with 98-townhouse style units totaling 314 units. This alternative was explored and filed with the Worcester Planning Board as a Continuing Care Retirement Community. Impacts of this alternative would include generating higher traffic volumes, higher water demand and a higher volume of sewerage to be treated over the preferred alternative. Off-site mitigation may include resignaliztion of the intersection of Clark Street and Mountain Street East. The proponent withdrew his application to construct 314 units and refiled an alternative with lesser impacts (preferred alternative).

Alternative #3: shows another possible use allowed by under the Worcester Zoning Ordinance. This alternative displays a residential subdivision consisting of 45 lots. A subdivision of this size is expected to generate approximately the same number of daily trips as the 108 unit, over 55 development but with different peaks. Water demand and sewerage generations would be approximately equivalent to the preferred alternative. A residential subdivision can not be limited to individuals over the age of 55. The addition of families and school-aged children in the three- to four-bedroom homes, the school system impacts would be greater than what is proposed. In the City of Worcester, subdivision regulations call for different road and grading design standards that would result in a much larger disturbance area of the site resulting in a much lesser area that can be conserved as open space or natural vegetation.