

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 12862
 MEPA Analyst: Nicholas Zavolas
 Phone: 617-626-1030

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: Bridle Cross Estates		
Street: Rollstone Road		
Municipality: Fitchburg	Watershed: Nashua River	
Universal Transverse Mercator Coordinates: 19 268482E 4714452N	Latitude: 42D33'00"N	Longitude: 71D49'12"W
Estimated commencement date: 10/2002	Estimated completion date: 2004	
Approximate cost: \$11,000,000	Status of project design: 95	%complete
Proponent: Bovenzi Inc.		
Street: PO Box 788		
Municipality: Leominster	State: MA	Zip Code: 01453
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Oliva		
Firm/Agency: Hamwey Engineering, Inc.	Street: 14 Manning Avenue	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-840-2964	Fax: 978-840-3526	E-mail: hamweyengineering.inc@verizon.net

- 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):

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

List Local or Federal Permits and Approvals: Fitchburg Planning Board Special Permit for Planned Unit Development, Massachusetts DEP Sewer Connection Permit, Building Permits

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 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	44.10			
New acres of land altered		18.61		
Acres of impervious area	0	5.35	5.35	
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	110,764 S.F.	110,764 S.F.	
Number of housing units	0	90	90	
Maximum height (in feet)	0	32 FT.	32 FT.	
TRANSPORTATION				
Vehicle trips per day	0	528	528	
Parking spaces	0	90	90	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	22,250	22,250	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	19,970	19,970	
Length of water/sewer mains (in miles)	0	0.66 (water) / 1.07 (sewer)	0.66 (water) / 1.07 (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 (see below)

Based on review of the Massachusetts Historical Commission (MHC) files the site has several Historic and Archeological assets in its general vicinity on Rollstone Road and the Fifth Massachusetts Turnpike. These assets are not located on the site, and the project will have no impact on them. These assets have the following designations: FIT.913, FIT.2067, FIT.2068, FIT.2069, FIT-HA-6, FIT-HA-7, FIT-HA-8 and 19-WR-550. A copy of this ENF has been forwarded to the MHC for their review.

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 development consists of the construction of 90 residential condominium units, equestrian stables with a riding ring and pasture area, as well as associated roadways, site grading and utilities on a 44.1 (+/-) acre parcel. The existing project site is a wooded undeveloped lot located to the North of Route 2 in Fitchburg, MA. The area is zoned rural residential with 85,000 s.f. lot requirements.

The alternatives to the project include options from a "no build" alternative, which would cause no impact to the site or full development with a residential subdivision, which would develop the majority of the lot. The "no build" alternative is not financially feasible and will not provide the housing stock needed in the City of Fitchburg. Full development of the site is an option for the property but a less obtrusive development was chosen to minimize impacts on the site. The proposed planned unit development will allow development of the lot while leaving a significant portion of the lot in an undeveloped state.

Mitigation measures for the development include the construction of a sewer main to the local treatment facility to treat waste water from the site. The construction of a stormwater management system which will meet or exceed the requirements set forth in the Massachusetts Stormwater Management Policy. Connection to the existing City of Fitchburg water main to provide potable water at the site. Mitigation measures to be utilized during construction includes the installation of haybales and silt fence, where required to control the migration of soils on the site.