

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 13112  
 MEPA Analyst: Anne Canada  
 Phone: 617-626-1035

# ENF Environmental Notification Form

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: "Sanctuary" at Holden		
Street: Newell Road		
Municipality: Town of Holden	Watershed: Wachusett Reservoir	
Universal Tranverse Mercator Coordinates: 19 02 66 170 E / 4689340 N	Latitude: 42-19-22	Longitude: 71-50-15
Estimated commencement date: 11/2003	Estimated completion date: 11/2008	
Approximate cost: \$20,000,000.00	Status of project design: 100 %complete	
Proponent: Fafard Real Estate and Development Corp.		
Street: 290 Eliot Street		
Municipality: Ashland	State: MA	Zip Code: 01721
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Larry Knoerl		
Firm/Agency: Benchmark Engineering Corp.	Street: 296 Eliot Street	
Municipality: Ashland	State: MA	Zip Code: 01721
Phone: (508) 881-0601	Fax: (508) 881-0625	E-mail:

- 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: 1. Holden Planning Board, Special Permit, 2. Holden Conservation Commission, Determination of Applicability, issued, 3. Holden, Building Permits, 4. Holden, Sewer and Water Permits, 5. NPDES Construction 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
<b>LAND</b>				<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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  MDC - Variance
Total site acreage	98.2			
New acres of land altered		30.7		
Acres of impervious area	0	9.2	9.2	
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		
<b>STRUCTURES</b>				
Gross square footage	0	205,000	205,000	
Number of housing units	0	125	125	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	720	720	
Parking spaces	0	246	246	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	27,500	27,500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	27,500	27,500	
Length of water/sewer mains (in miles)	0	0.98+/-	0.98+/-	

**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 ( Estimated Habitat of Rare Species )  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.*)

a) The project site is located off of Newell Road in the Town of Holden on the southerly end of Chaffin Pond and the westerly side of Poor Farm Brook. The total project area is 98.2 acres in size of which 50 +/- acres consist of upland area and the remainder area is made up of marshland and Chaffin Pond. The project area is in an Aquifer Protection District with a Medium Yield Aquifer area on a portion of the site. Wetland area boundaries adjacent to both Chaffin Pond and Poor Farm Brook have been flagged by certified wetland scientists. The land is used as a gravel removal and processing facility. The site is generally flat with several hills having slopes from 0% to 50%. A small isolated resource area exists on the southwest portion of the site. The areas around Chaffin Pond and Poor Farm Brook have a natural raised vegetated buffer that will be preserved. The Holden Conservation Commission issued a Negative Determination of Applicability on 02 April 2003 and the Metropolitan District Commission issued a Variance on 30 June 2003.

b) The project is being pursued under the Special Permit – Retirement Community, Section XVIII regulations established in the Town of Holden Zoning Bylaws, last amended 04 September 2001. When completed, the proposed project will be a 63 building, 125-unit retirement community consisting of two bedroom single family, duplex, triplex and multifamily buildings. The buildings will be accessed by a looped roadway built according to the Town of Holden Roadway Construction Regulations. Five cul-de-sacs will branch off from the proposed looped road providing access to clusters of buildings. All units will be connected to municipal water and sewer systems that exist along Newell Road. No construction, grading, or disturbance of any kind will extend into the 200' Primary Protection Zone of MDC or 100' Buffer Zone of the resource areas. A Homeowners Association will be created for this development which will be responsible for the control and maintenance of the roadway, common drives, utilities, and common areas.

Zoning for this site is predominantly Industrial Quarrying (I-Q). A 200-foot Residential (R-20) zone exists along Newell Road for the entire length of the site. The existing "bowl" effect of the site created by gravel mining beyond 200 feet from Chaffin Pond and Poor Farm Brook, has resulted in the absence of important wildlife habitats, outstanding botanical features, or scenic views. All allowable uses for this property under the Town of Holden Zoning Bylaws are industrial, manufacturing, transportation, and warehousing. Because of the residential neighborhoods that surround this project, the alternatives for other uses, including further gravel removal, were not pursued because of the very strong opposition from the abutters and Town officials. In addition, these uses would present a significant negative environmental and traffic impact on an already established neighborhood and the surrounding resource areas. The currently proposed age restricted development was selected as an economically viable option that would have the least impact on Town services and resource areas.

while at the same time, meeting the demand for over 55 housing in the Town.

- c) The most significant mitigation measures that the proponent is proposing are the improvement to Newell Road and the Newell Road – Main Street intersection. These improvements will modernize the infrastructure of Newell Road without altering its rural road appeal. The proposed Stormwater Management System designed for the development provides 100% on-site infiltration by the use of forebays and retention ponds. Additionally, there are several structural BMP's to be installed to well exceed the minimum 80% Total Suspended Solid removal requirement.