

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF

Environmental
Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13885
MEPA Analyst:	ANNE CANADAY
Phone:	617-626-1035

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: Franklin Street Affordable Housing		
Street: Franklin Street		
Municipality: West Boylston	Watershed: Nashua	
Universal Transverse Mercator Coordinates: 270896 Easting, 4693193 Northing (Zone 19)	Latitude: 42 21 55 N	Longitude: 71 46 91 W
Estimated commencement date: April 2007	Estimated completion date: October 2007	
Approximate cost: \$5,250,000	Status of project design: 75 %complete	
Proponent: FWC Charitable Enterprises, Inc.		
Street: 141 West Boylston Street		
Municipality: West Boylston	State: MA	Zip Code: 01583
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark E. Beaudry, PE		
Firm/Agency: Meridian Associates, Inc.	Street: 69 Milk St. Suite 302	
Municipality: Westborough	State: MA	Zip Code: 01581
Phone: (508) 871-7030	Fax: (508) 871-7039	E-mail: mbeaudry@meridianassoc.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 301CMR 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): *Department of Housing and Community Development financing applied for on 9/8/06. Includes Tax Credits (\$374,000/yr); Housing Stabilization Fund (\$750,000); Community Based Housing (\$292,400); and Transit Oriented Development (\$950,000).*

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

List Local or Federal Permits and Approvals:

40B - Comprehensive Permit Approval (West Boylston Zoning Board of Appeals). NPDES Stormwater Construction Permit (EPA)

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 checked="" 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
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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <i>Watershed Protection Act Variance</i>
Total site acreage	3.5±			
New acres of land altered		2.0±		
Acres of impervious area	0	1.03±	1.03±	
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	44,460±	44,460±	
Number of housing units	0	26	26	
Maximum height (in feet)	0	35±	35±	
TRANSPORTATION				
Vehicle trips per day	0	290±	290±	
Parking spaces	0	55±	55±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	8,516±*	8,516±*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	7,742±**	7,742±**	
Length of water/sewer mains (in miles)	0	0	0	

- * Assume water usage 10% greater than wastewater.
- ** 70 bedrooms at 110 GPD per bedroom, plus small management office.

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 (_____) 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) PROJECT SITE

The project site, identified as Assessors Map 153/Block 87, (Site) is located at the intersection of Franklin Street and Worcester Street (Route 140) in West Boylston, Massachusetts (Figure 2). Located in the Nashua watershed, abutting land uses to this 3.5 acre Site include professional offices to the north and east; family townhouse residences to the south; single-family residences to the west and southeast; an "MDC" pumping station to the east and the West Boylston Square commercial shopping plaza to the southwest. The Site is zoned for General Residence use.

The Site is currently undeveloped and comprised of overgrown grassed and wooded areas. A wetland area diagonally bisects the southern portion of the Site. The Site has approximately 20 feet of topographic relief between the high point atop the ridge line (Elev. 510.1) to the lowest point located near Franklin Street (Elev. 490.1). Refer to the attached Existing Conditions Exhibit (Figure 3).

Portions of the Site are located within a 200 foot Primary Zone and Secondary Zone (between 200 feet and 400 feet) of an area (Kistler Pond) subject to protection under the (WsPA) Watershed Protection Act.

The small portion of the Site located within the Primary Zone will not be disturbed. However, the project will be subject to a "variance" filing with the Department of Conservation and Recreation (DCR) based on the amount of impervious cover within the Secondary Zone. In accordance with 301 CMR 11.03, the proposed project triggers the following Review Threshold: (4) Water (b) 6. Alteration requiring a variance in accordance with the Watershed Protection Act.

Portions of the Site also lie within the Zone A and Zone B "water supply districts" according to MassGIS information. The Zone A area coincides with the 200 foot WsPA Primary Zone. The portion of the Site

laying within the Zone B area includes land within the watershed and within ½ mile of the Wachusett Reservoir. Zone A and Zone B areas are subject to the requirements of the State Drinking water regulations, 310 CMR 22.0. The Reservoir is considered to be an Outstanding Resource Water (ORW). Discharges to or near an ORW are subject to the "critical area" provisions of the DEP's Stormwater Management regulations.

(B) ALTERNATIVES

The No-Build Alternative would allow the Site to remain in its current undeveloped state. As such, this Alternative would not require on or off-site mitigation measures. However, by remaining undeveloped, the Site would not support the stated Town of West Boylston Master Plan 2005 goal of providing a variety of housing options that meet the income, needs and lifestyles of a diverse population.

The Preferred Alternative (Project) proposes construction of 26 residential rental units contained within five multi-family buildings. Associated site improvements include access drives, landscaped areas, stormwater management systems, utility connections and miscellaneous site appurtenances. Approximately 1.03-acres of impervious surfaces will be created by the Project. Additionally, the Project will generate an additional 290 vehicle trips per day onto Franklin Street. Demand for domestic and fire protection water supply are expected to require approximately 8,516 gallons per day (gpd) from the municipal system. Sewage flows to the municipal system are projected to be approximately 7,742 gpd. 310 CMR 22.0 will have no impact on the Preferred Alternative because no alteration is proposed within the Zone A area and the Zone B provisions relate to on-site sewage disposal. Refer to the attached Proposed Conditions Exhibit (Figure 4).

The applicant, which is a nonprofit corporation, provides affordable housing and assistance to low and moderate income families and individuals. Consistent with this mission, the applicant is seeking a Comprehensive Permit for the Project under the provisions of Chapter 40B; with all 26 units proposed to be qualifying affordable units. The Project is consistent with the Town of West Boylston's development objectives as stated in Chapter 1: Executive Summary of their 2005 Master Plan. More specifically objective number 10, which states the Vision of West Boylston Tomorrow shall include: "A variety of housing options that meet the incomes, needs and lifestyles of a diverse population."

The By-Right Alternative would allow development of three single family residential lots on the Site. Based on accepted standard engineering practices, we estimate that the impervious surfaces would cover approximately 0.4 acres of the Site. Traffic generated from the By-Right Alternative would be projected to be 45± vehicle trips per day. Anticipated municipal water demand would be approximately 1,500 gpd and sewer flows to the sewer system would be approximately 1,300 gpd. This Alternative would not result in any qualifying affordable residential units.

(C) MITIGATION

The No-Build Alternative would not require any on or off-site mitigation measures.

Under the Preferred Alternative, a stormwater management system will be designed in accordance with the DEP Stormwater Management Standards to address run-off from proposed impervious surfaces. The emphasis of the stormwater management system will be on infiltration via on-site recharge and bio-retention. The system will not only reduce peak flow rates below existing levels, but will also reduce the volume of runoff to abutting properties and roadways. A comprehensive Stormwater Pollution Prevention Plan will also be implemented in accordance with the NPDES Construction General Permit requirements. As designed, the stormwater management system addresses development requirements of the DEP's Stormwater Management regulations for "critical areas".

Recent MassHighway data indicates nearby average daily traffic (ADT) as follows: Franklin Street - 2,700 vehicles per day, Worcester Street - 9,200 vehicles per day and Route 12 - 12,200 vehicles per day. It is our opinion that the annual average daily traffic on the roadways will not significantly increase as a result of the Preferred Alternative. The Project is therefore expected to have a minor effect on the surrounding roadways and intersection operations. Additionally, the Project driveway location provides adequate sight distance along Franklin Street.

As proposed, the Preferred Alternative sewer will connect via gravity into the existing 8" municipal sewer line located in Franklin Street. An analysis may be required to determine if improvements may be required to the existing system but it appears this connection can be made with no adverse impacts to the conveyance or treatment capacity of the existing system. The Project will also be serviced by the municipal water line located in Franklin Street. There appears to be sufficient capacity and pressure to serve the Preferred Alternative.

Under the By-Right Alternative, there would likely not be a comprehensive drainage system design to mitigate the increase in impervious surfaces. This could result in uncontrolled run-off to the receiving wetland resource areas. Slight traffic increases associated with the By-Right Alternative should have no adverse impact to the surrounding roadway system. The municipal water and sewer systems will likely not be adversely impacted by the By-Right Alternative.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 ___ Yes X No; if yes, specify each threshold:

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.00</u>	<u>0.38</u>	<u>0.38</u>
Roadways, parking, and other paved areas	<u>0.00</u>	<u>0.64</u>	<u>0.64</u>
Other altered areas (describe)	<u>0.00</u>	<u>0.96*</u>	<u>0.96*</u>
Undeveloped areas	<u>3.51</u>	<u>(2.0)±</u>	<u>1.5±</u>

* Passive Recreation Areas and stormwater management facilities.

- B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use? N/A
- C. Is any part of the project site currently or proposed to be in active forestry use?
 ___ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan: N/A
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes X No; if yes, describe: N/A
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes X No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe: N/A
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes X No; if yes, describe: N/A
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No X; if yes, describe: N/A
- H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: