



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 12916
MEPA Analyst: NICK 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: Hillside at 495 Center		
Street: Bartlett and Lyman Streets		
Municipality: Northborough	Watershed: Assabet	
Universal Transverse Mercator Coordinates: 19 285266E 4688290N	Latitude: 42.3192° N Longitude: 71.6058° W	
Estimated commencement date: Winter 2003	Estimated completion date: 2013	
Approximate cost: \$14,000,000 (Ph. 1)	Status of project design: 10%complete	
Proponent: Northborough Land Realty Trust, an affiliate of The Gutierrez Company		
Street: Burlington Office Park, One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Bourré		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, PO Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: rbourre@vhb.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 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): This project does not entail any financial assistance or land land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Site Plan Review/Special Permit per Groundwater Protection Overlay District Bylaw; Use Variance (Phase I only); Order of Conditions

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"/> Superceding 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 <i>(including Legislative Approvals) – Specify:</i> DEP SewerConnection Permit is required for future phases Phase 1 will incorporate an on-site septic system which does not require formal approval or a permit from DEP.
Total site acreage	175.37±			
New acres of land altered		111.7		
Acres of impervious area	- 0 -	91.6	91.6	
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 -	2,260,000	2,260,000	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	- 0 -	60 ft	60 ft	
TRANSPORTATION				
Vehicle trips per day	- 0 -	22,720	22,720	
Parking spaces	- 0 -	6,700±	6,700±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	172,040	172,040	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	156,400	156,400	
Length of water/sewer mains (in miles)	- 0 -	0.5	0.5	

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 (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.*)

Northborough Land Realty Trust, an affiliate of The Gutierrez Company ("the Proponent") proposes the long-term development of approximately 2,000,000 square feet of office space and a 260,000 square foot warehouse facility on a 175±-acre site ("the Project Site") located east of Lyman Street and south of Bartlett Street on Rock Hill in the Town of Northborough Massachusetts (see Figure 1). The Proponent is requesting a Phase 1 Waiver in connection with the development of the warehouse facility, thereby allowing its construction to proceed in advance of the preparation of full Draft and Final EIRs for the full build-out of the site.

The majority of the Project Site is presently undeveloped and vegetated. The ground cover consists of forested uplands and wooded wetlands. Several old cart paths bisect the Project Site in addition to an overgrown paved road. This abandoned road is located to the south of Bartlett Street on the northern portion of the site designated for future phases of the project. A railroad track lies to the south of the Site. The proposed site of Phase 1 project site on Lyman Street was formerly mined as a sand and gravel pit.

The Project Site's topography varies from a high of about 410 feet (NVGD) at the top of the hill to a low of about 274 feet at the southwest portion of the site. Relief consists of slopes with grades between four and 20 percent with the majority of the site sloped at roughly 12 percent. Stormwater runoff from the Project Site drains to two separate onsite wetlands that are tributary to Little Crane Swamp and Bartlett Pond as well as the Bartlett Road closed drainage system, which is tributary to Stirrup Brook. Little Crane Swamp, located to the south, is tributary to the Wachusett Aqueduct. The Aqueduct is classified as an Outstanding Resource Water (ORW), pursuant to Massachusetts Water Quality Standards (314 CMR 4.00). Tributaries are also classified as ORW's and subject to the regulations thereof.

Key natural and man-made features on and adjacent to the Project Site include two separate on-site wetland systems totaling ±50 acres (the east wetland system is ±31 acres and the west is ±19 acres); a drainage channel located within the westerly wetland that is tributary to Bartlett Pond; and the Wachusett Aqueduct located below grade to the east of the Site. According to the FEMA Flood Insurance Rate Maps for Northborough, Community Panel No. 250321 0002 B, effective November 15, 1979, approximately 6.5 acres of the Site is located within Zone A, land subject to flooding during a 100-year storm event.

According to the Soil Survey of Worcester County, Northeastern Part, the predominant soil types located on the Project Site are Canton fine sandy loam, Canton fine sandy loam extremely stony and Paxton fine sandy loam extremely stony.

The Phase 1 project site is located within Area 1, the Wellhead Protection Area, of the Town of Northborough's Groundwater Protection Overlay District (GPOD). Area 1 is defined as an area of influence for existing municipal wells and was established to protect an inactive well site located approximately 700 feet west of the intersection of Lyman Street and Ridge Road. Therefore, the Phase 1 project must meet or exceed stringent requirements under the local zoning by-law, as well as DEP stormwater regulations. A small portion of the remainder of the project site is located in Area 3 of the GPOD.

Phase 1 of the Hillside at 495 Center project entails the construction of a 260,000± square foot warehouse building with associated parking (260 spaces) and loading docks, utilities, stormwater management system, and other appurtenances. The proposed site driveway will be located at the northern property boundary. Wastewater flows from Phase 1 of the project will be accommodated by an on-site septic system. Wastewater flows from Phase 1 of the project will be accommodated by an on-site septic system. The Phase 1 project site is located within the Interim Wellhead Protection Area (IWPA) of the Town of Northborough's well on Lyman Street. IWPAs are designated by the Department of Environmental Protection (DEP) for public water supply wells prior to Zone 2 delineation. The intention of the IWPA or Zone 2 is to protect the potential recharge areas of the aquifer surrounding a well, similar to the Area 1 defined by the Northborough Zoning By-Law. Because the site is located within an IWPA, the septic system for the Phase 1 project will incorporate a recirculating sand filter or equivalent alternative technology, as required by the State Environmental Code, Title 5 (310 CMR 15.202) to provide secondary treatment for the septic tank effluent and to lower the concentrations of biochemical oxygen demand (BOD), total suspended solids (TSS) and total nitrogen in the effluent discharge to reduce the risk of degradation to the groundwater. The system will need to be approved by the Northborough Board of Health and the DEP prior to installation. The septic system for the Phase 1 project will also be monitored regularly for influent and effluent concentrations and will be inspected periodically, as required by Title 5. Additional restrictions on the proposed use and site design will be administered by the Northborough Planning Board through a Special Permit. The proposed use will also require a Use Variance from the Northborough Zoning Board of Appeals.

Future phases of the Hillside at 495 Center project entails the construction of four office buildings with a total of approximately 2,000,000 square feet. Parking for each building will be provided as required by local zoning (6000± total spaces) through a combination of surface and structured parking which will be located under three of the four buildings. Wastewater flows from future phases of the project will be sent to the City of Marlborough's Westerly Wastewater Treatment Plant via a sewer line extension in Bartless Street. The Proponent will coordinate with the Assabet River Consortium on wastewater issues related to future phases of the project. Components of future phases of the project will be sited to minimize disturbance to wetland resources and respect the Town's buffer restrictions. Existing drainage and grading patterns will be maintained to the maximum extent possible. Under the proposed conditions, the stormwater runoff from the parking areas will be collected in closed drainage systems that discharge to onsite extended detention/infiltration basins. These basins will be designed to mitigate the quantity and quality of runoff prior to discharge. The roof runoff from the four proposed office buildings will discharge to two underground infiltration/detention structures. These structures will mitigate the quantity of runoff prior to discharge. This project will be designed to meet or exceed the criteria in the Massachusetts Stormwater Management Policy and the Town of Northborough's regulations and by-laws.

All phases of the Hillside at 495 Center project will entail construction activity within the 100-foot buffer zone of Bordering Vegetated Wetlands (BVW). No construction activity is proposed within any wetland resource areas or the 100-foot buffer zone of an isolated wetland. The project fully complies with the Massachusetts Wetlands Protection Act, the Northborough Wetlands Bylaw, and the DEP Stormwater Management Policy. A comprehensive Erosion and Sedimentation Control Program will avoid short-term, construction-related impacts to downgradient wetland resource areas.