

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA
Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13686
 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: The Willows		
Street: Willow Street		
Municipality: Ayer	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42° 33' 14" N Longitude: 71° 32' 12" W	
Estimated commencement date: Spring 2006	Estimated completion date: Fall 2009	
Approximate cost: \$23,000,000	Status of project design: 90 %complete	
Proponent: Willow Road Development LLC		
Street: 206 Ayer Road Suite 5		
Municipality: Harvard	State: MA	Zip Code: 01451
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan C. Brackett		
Firm/Agency: David E. Ross Assoc., Inc	Street: 111 Fitchburg Road	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: 978-772-6232	Fax: 978-772-6258	E-mail: sbrackett@davidross.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):

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

List Local or Federal Permits and Approvals: Ayer Zoning Board of Appeals (Comprehensive Permit), Order of Conditions, DEP Sewer Extension Permit, EPA NPDES Permit for Construction
 Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: Comprehensive Permit</i>
Total site acreage	28 acres			
New acres of land altered		16 ± acres		
Acres of impervious area	--	5.2 acres	5.2 acres	
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	166,188 sf	166,188sf	
Number of housing units	0	97 units	97 units	
Maximum height (in feet)	0	35 feet	35 feet	
TRANSPORTATION				
Vehicle trips per day	0	568	568	
Parking spaces	0	150	150	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	27,390 gpd	27,390 gpd	
GPD water withdrawal	0			
GPD wastewater generation/treatment	0	27,390 gpd	27,391 gpd	
Length of water/sewer mains (in miles)	0	0.5/1.25 miles	0.5/1.25 miles	

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.)

The project consists of a 97-unit condominium complex consisting of 2 and 3 bedroom units with associated roadways and driveways, town water and sewer, other underground utilities, appropriate landscaping and stormwater management structures on the 28± acre parcel off Willow Road. The property is a sparsely wooded area accessed by an exiting gravel surfaced haul road used in conjunction with an abandoned gravel removal operation. Evidence of the operation is visible in an open, exposed area near the pond and includes abandoned machinery. Areas to the north of the old road have significant grades. The eastern section of the property contains a pond and has an associated FEMA Flood Zone. Bennetts Brook flows just beyond the southern border of the property.

A looped roadway is proposed for the site, utilizing the location of the existing road for the southern entrance. The loop will rejoin Willow Road approximately 600 feet to the north. The proposed housing units will be concentrated in the eastern portion of the property. Each unit will have a garage and will be able to accommodate a second vehicle in the driveway. This project has been approved by the Ayer Zoning Board of Appeals as a residential complex under the state's Comprehensive Permit framework (Chapter 40B) and was approved by the Massachusetts Housing Finance Agency in 2004.

A Notice of Intent has been filed with the Ayer Conservation Commission and is currently in the hearing process. The existing gravel road is proposed to be upgraded to a 24 foot wide roadway within the riverfront area of Bennetts Brook. Restoration /mitigation of approximately 35,000 square feet is proposed for an area adjacent to the roadway and Bennetts Brook, consisting of removal of invasive species, re-establishing loam in this area and seeding after the upgrade of the roadway. Two other mitigation/restoration areas are proposed within the buffer of a wetland / riverfront area consisting of approximately 6,896 square feet and 8,794 square feet. These areas will also be cleared of invasive species and loamed, seeded and planted with native shrubs and trees. These areas are part of the mitigation/restoration for work in the riverfront area.

The alternatives considered included No-Build, which would leave the site in its current condition and a different configuration of the roadway which would have increased disturbance of the steep slopes on the property. The change in the roadway configuration was requested by the town during the hearing process.