



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 14141  
 MEPA Analyst: *Christine Eglington*  
 Phone: 617-626-1024

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: Alexan Concord		
Street: 48 & 54 Old Powdermill Road		
Municipality: Concord	Watershed: Assabet River	
Universal Transverse Mercator Coordinates:	Latitude:042-26-15.6N Longitude:071-25-45.4W	
Estimated commencement date: Spring '08	Estimated completion date: Sept. 2010	
Approximate cost: 51 million	Status of project design: 75%	%complete
Proponent: West Concord Development, LLC		
Street:160 Gould St., Suite 121		
Municipality:Needham	State:MA	Zip Code:02494
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Cynthia B. O'Connell		
Firm/Agency:Beals Associates, Inc.	Street: 98 North Washington St.	
Municipality: Boston	State: MA	Zip Code:02114
Phone: 617-742-3554	Fax:617-742-0310	E-mail:oconnell@bealsassociates.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): none

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

List Local or Federal Permits and Approvals:

Comprehensive Permit – Zoning Board of Appeals, Acton and Concord

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 checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <u>Groundwater Discharge Permit</u>
Total site acreage	30.4 AC			
New acres of land altered		23.4 AC		
Acres of impervious area	4.6 AC	9.3 AC	13.9 AC	
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	80,000 SF	302,826 SF	387,825 SF	
Number of housing units	0	350	350	
Maximum height (in feet)	2 story	49 ft.	49 ft.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	496 <sup>a</sup>	+1,758	2,254 <sup>b</sup>	
Parking spaces	86	+614	700	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	7,500 gpd	87,140 gpd	94,640 gpd	
GPD water withdrawal	7,500 gpd	87,140 gpd	94,640 gpd	
GPD wastewater generation/treatment	6,000 gpd	68,360 gpd	74,360 gpd	
Length of water/sewer mains (in miles)	0.16 mi	0.79 mi	0.95 mi	

*a Based on Institute of Transportation Engineers (ITE) Land Use Code 110, General Light Industrial and 80,000sf.*

*b Based on ITE Land Use Code 220, Apartment and 350 units*

**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.*)

**Please see attached description**

**PROJECT DESCRIPTION**  
**ALEXAN CONCORD**  
**48 & 54 OLD POWDERMILL ROAD, CONCORD MASSACHUSETTS**

**West Concord Development LLC**

The subject property is comprised of three parcels of land totaling 30.4± acres. It is located in the westernmost corner of the Town of Concord, Massachusetts, abutting the towns of Sudbury, Maynard and Acton. Access to the site is via an existing access easement through an abutting parcel that connects Old Powder Mill Road to Sudbury Road.

The site is currently developed with three non-conforming manufacturing buildings. The majority of the site has been cleared and graded to be level, as it was used for testing purposes for the manufacturing business. The northerly portion of the site includes a small amount of Bordering Vegetated Wetland, Riparian Zone and 100 year Flood Plain associated with the Assabet River. There is a distinct change in topography of about sixty-five (65) feet in this area of the site, sloping down to the wetland resources and away from the proposed development area. Surrounding land uses include single-family residential to the east and south in Concord and Sudbury, commercial to the west in Acton and municipal and commercial to the north, also in Concord. The site also falls within a Zone II Groundwater Protection District. Soil testing and borings supervised by local officials and DEP, however, have confirmed that the depth to groundwater is very significant -- 35 to 50 feet. Of course, DEP will be reviewing in detail the plans for the project's proposed sewage treatment plant. The soils on-site are highly permeable sands and gravels with a percolation rate of less than two minutes per inch.

The proposed residential project includes both three story, twenty-eight (28) unit garden apartment buildings and two-story four and six unit townhouse buildings. Both building types include attached garages for some of the units. The total number of units proposed is three hundred and fifty (350), three hundred and eight (308) of which are apartments and forty-two (42) of which are townhouses.

The project also includes a sixty-five hundred (6,500) square foot clubhouse, a tennis court and a small playground. Several large green spaces are included in the design as well, providing both recreational opportunities for the residents and leaching areas for the treated sewage effluent. On-site improvements also include the provision of a new school bus stop. Pedestrian paths are provided throughout the site, connecting the buildings and parking areas to the recreational amenities. Approximately 60% of the site will remain as open space. The planting design for the site incorporates native, drought-tolerant species of trees and shrubs in order to minimize the need for irrigation.

The stormwater management system for the project will incorporate a number of Best Management Practices, including deep sump catch basins, open vegetated swales, forebays, check dams, infiltration basins and subsurface infiltration of roof run-off. The majority of the system will be designed with sheet drainage and open swales for ease of inspection and maintenance. Given the permeability of the on-site soils and the depth of groundwater, it is anticipated that nearly all of the stormwater generated by impervious surfaces will be infiltrated on-site, allowing the stormwater to recharge the aquifer below grade. Municipal water will service the project from the existing line in an easement from Forest Ridge Road through the site to a new connection to be made to Border Road, thereby creating an effective loop as requested by the Town of Concord Water Department. Additional utilities will include electricity, telephone, gas and fiber optic cable, all of which will be below ground.

Sanitary sewage will be collected and treated in a privately constructed and managed sewage treatment plant. Leaching areas throughout the site will allow the treated effluent to percolate into the groundwater, again recharging the aquifer below. The treatment plant itself will be located in the northernmost area of the site, buffered from the residential buildings by existing trees as well as a change in grade.

Planned improvements to the off-site transportation infrastructure have been designed to facilitate roadway and pedestrian infrastructure improvements currently underway or planned by the state and municipalities, including the creation of new and expanded pedestrian and bicycle access to the area along Route 62 and Sudbury Road, as well as the advancement of pedestrian, bicycle and motor vehicle access and safety improvements at the intersections of Route 62 at Sudbury Road, Route 62 at High Street, Route 62 at Harrington Avenue, Route 62 at Commonwealth Avenue and High Street at Parker Street.

The project is being proposed under M.G.L. c.40B (the so-called Comprehensive Permit Law). Therefore, a single comprehensive permit will be required from the each municipality's Zoning Board of Appeals for the project. We anticipate that the design of the project and its potential impacts will be thoroughly reviewed by both Zoning Boards of Appeals, municipal officials and their peer review consultants during the comprehensive permit process.