



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
<http://www.mass.gov/envir>

March 22, 2007

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : The Willows at Worcester, Continuing Care Retirement
Community
PROJECT MUNICIPALITY : Worcester
PROJECT WATERSHED : Blackstone
EOEA NUMBER : 13981
PROJECT PROPONENT : **Continuing** Care Management LLC.
DATE NOTICED IN MONITOR : February 20, 2007

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

The proposed project consists of modifying and expanding the existing Sisters of Mercy facility to construct an over-55 Continuing Care Retirement Community facility. According to the Environmental Notification Form (ENF), the project involves construction of a 63,225 square foot (sf) three-story building as an expansion of the existing facility, 12 attached cottages and 28 detached cottages, and associated infrastructure. The development will provide a total of 219 dwelling units. An additional 217 parking spaces are proposed (for a total of 258 spaces). The proposed project will connect to municipal water and sewer services.

The proposed project will result in alteration of approximately 16.5 acres of land on a 21.7-acre site. Approximately 5.36 acres of new impervious area will be created (for a total of 7.84 acres). Water and wastewater generation are estimated at 30,000 gallons per day (gpd). The project includes construction of approximately 0.36 miles of new water and sewer mains and will generate approximately 37 vehicle trips during the weekday morning peak hour and 43 vehicle trips during the weekday evening peak hour.

The project is undergoing review pursuant to Section 11.03(1)(b)(2) because it will result in creation of five or more acres of impervious area and requires a state agency action. The project requires a Sewer Extension Permit from the Massachusetts Department of Environmental Protection (MassDEP) and an Order of Conditions from the Worcester Conservation Commission for work in the wetlands buffer zone (and, on appeal only, a Superseding Order from MassDEP). The project also requires a National Pollutant Discharge Elimination System (NPDES) Permit from the U.S. Environmental Protection Agency (EPA).

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required state permits with the potential to cause Damage to the Environment as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to wastewater, wetlands, land, stormwater and drainage.

According to the ENF, no earthwork will be conducted within 27 feet of a wetland resource area. An undisturbed 15-foot buffer to wetlands will be preserved and there will be no structures within 65 feet of wetland resource areas. Potential impervious area impacts have been reduced by providing 155 underground parking spaces. The ENF includes a Statement of Compliance, describing how the proposed project complies with the MassDEP Stormwater Management Policy standards. The proposed stormwater management system includes VortSentry units, deep sump hooded catch basins and detention basins. The proponent has committed to implementing an Erosion and Sedimentation Control Plan, Stormwater Pollution Prevention Plan, and an Operation and Maintenance Plan for maintenance of detention basins and drainage structures. The project is being designed to include 5.46 acres of open space and will maintain a 60-foot no-building buffer and a 25 no-touch buffer to the property lines to reduce vegetation clearing and visual impacts to adjacent residential areas.

The ENF included a comparison of alternatives, including the no-build alternative, an 87-lot single-family home subdivision, and a 77-lot two-family home subdivision. The ENF also included a traffic analysis, which notes that the site driveway will be improved to increase sight distance, and concludes that level-of-service at intersections in the study area will not be adversely affected by the project.

As discussed at the site visit, the proponent is exploring water conservation technologies that may be incorporated in project design. I commend the proponent for its efforts in this regard and encourage the proponent to incorporate sustainable design measures, which can reduce project development and long-term operational costs. Such measures may include:

- EnergyStar Certification and Leadership in Energy and Environmental Design (LEED) Certification;
water conservation and reuse of wastewater and stormwater;
- ecological landscaping;
- green roofs;
use of Low Impact Development (LID) techniques (the proponent may find the following web sites useful www.mass.gov/envir/lid and www.lid-stormwater.net , and: <http://www.epa.gov/owow/nps/lid/>.

- optimization of natural day lighting, passive solar gain, and natural cooling;
- use of energy efficient Heating, Ventilation and Air Conditioning (HVAC) and lighting systems, appliances and other equipment, and use of solar preheating of makeup air;
- favoring building supplies and materials that are non-toxic, made from recycled materials, and made with low embodied energy;
- implementation of a solid waste minimization and management plan; and
- provision of easily accessible and user-friendly recycling system infrastructure.

The ENF has served to adequately disclose the potential impacts and mitigation associated with the project. Based on review of the ENF and consultation with relevant agencies, I find that impacts associated with the project do not warrant further MEPA review. I am satisfied that any remaining issues can be adequately addressed during the state and local permit and review processes.

March 22, 2007

DATE



Ian A. Bowles, Secretary

Comments Received: none

IAB/AE/ae