

# ENF Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13429</u>
MEPA Analyst:	<u>RICK BOURRE</u>
Phone:	617-626- <u>1130</u>

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: Adams Farm		
Street: Gold Street and Memorial Drive		
Municipality: Shrewsbury	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: Zone 19, 4683269 mN, 276680 mE	Latitude: N42 16 15	Longitude: W71 42 30
Estimated commencement date: 2005	Estimated completion date: 2008	
Approximate cost:	Status of project design:	95 %complete
Proponent: Brendon Properties Three Realty Trust		
Street: 259 Turnpike Road, Suite 110		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Tetreault, PE		
Firm/Agency: Thompson-Liston Associates	Street: 51 Main Street, P.O. Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: (508)869-6151	Fax: (508)869-6842	E-mail: tlainc@acol.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: \_\_\_\_\_

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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	40.6 acres			
New acres of land altered		23.68 acres		
Acres of impervious area	ZERO	9.65 acres	9.65 acres	
Square feet of new bordering vegetated wetlands alteration		ZERO		
Square feet of new other wetland alteration		ZERO		
Acres of new non-water dependent use of tidelands or waterways		ZERO		
<b>STRUCTURES</b>				
Gross square footage	ZERO	5,000 S.F. PER DUPLEX, 45 DUPLEXES PROPOSED	5,000 S.F. PER DUPLEX, 225,000 S.F. TOTAL	
Number of housing units	ZERO	90	90	
Maximum height (in feet)	N/A	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	474	474	
Parking spaces	ZERO	212 in driveways plus common areas	212 in driveways plus common areas	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	14,850	14,850	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	13,500	13,500	
Length of water/sewer mains (in miles)	ZERO	1.51	1.51	

**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 Chapter 61 forestry land )     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 is the construction of 45 duplex condominiums, a total of 90 units, specifically reserved for residents 55 and over on a 40.6 acre parcel of land located on the easterly side of Memorial Drive (Route 140) and the northerly side of Gold Street in the Town of Shrewsbury. The 45 duplexes will be located off 4 new private drives having a total length of 5180 feet. The site will have one entrance each off Memorial Drive and Gold Street. The site will be served by municipal water and sewer.

The project site is undeveloped land, wooded with both coniferous and deciduous species with a ridge running along a north-south axis through the middle of it. A perennial stream flows into the site from Cherry street, to the east and through the northernmost portion of the site to an abutter's property. Bordering vegetated wetlands are associated with this perennial stream. Separate bordering vegetated wetlands also exist on the property of an abutter adjacent to the proposed site entrance off Memorial Drive.

No alteration of wetlands is proposed for this project, not a single square foot. In addition, alteration of riverfront area will total only 6.2% of riverfront area on site. The project will adhere to all 9 standards of DEP's Stormwater Management Guidelines through the use of many BMP's, including dry wells, deep sump catch basins, detention basins and Vortech stormwater filtering units.

Sanitary sewer flows from this project will flow easterly through easements over trails and dirt roads in abutting land to Cherry Street and then to the existing sewer pumping station off Cherry Street. This pumping station is underpowered at present. Incidents of flows backing up have become increasingly common. As part of this project, the applicant will install new, more powerful pumps and associated control systems to try to address this problem.

Both no-build and standard single family subdivision alternatives were considered. The former was not economically worthwhile. The latter would require the alteration of much more of the site to comply with the 50 foot front setback requirement of the zoning district. The proposed duplexes will be typically located 25' off sidewalks or curbs.