

# ENF Environmental Notification Form

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13708  
 MEPA Analyst: DEIRDRE Buckley  
 Phone: 617-626-1044

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: <u>Borgatti Property</u>		
Street: <u>Route 20</u>		
Municipality: <u>Northborough</u>	Watershed: <u>Assabet River Basin</u>	
Universal Tranverse Mercator Coordinates: <u>19 0279591E 4685099N</u>	Latitude: <u>042 17' 20" N</u>	Longitude: <u>071 40' 24" W</u>
Estimated commencement date: <u>August 2006</u>	Estimated completion date: <u>December 2007</u>	
Approximate cost: <u>\$70 million</u>	Status of project design: <u>90% complete</u>	
Proponent: <u>Brendon Properties Two, LLC</u>		
Street: <u>259 Turnpike Road, Suite 110</u>		
Municipality: <u>Southborough</u>	State: <u>MA</u>	Zip Code: <u>01772</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Jeffrey P. Senterman</u>		
Firm/Agency: <u>Waterman Design Associates, Inc.</u>	Street: <u>31 East Main Street</u>	
Municipality: <u>Westborough</u>	State: <u>MA</u>	Zip Code: <u>01581</u>
Phone: <u>508-366-6552</u>	Fax: <u>508-366-6506</u>	E-mail: <u>jps@wdassoc.com</u>

- 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): N/A

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

List Local or Federal Permits and Approvals: Order of Conditions from Northborough Conservation Commission, Massachusetts Highway Department Permit to Access State Highway, Massachusetts Highway Department Signal Permit, DEP Permit for Sewer System Extension and Connection, Use Variance Approval from the Zoning Board of Appeals, Comprehensive Permit Approval from the Northborough Zoning Board of Appeals, Site Plan Approval from the Northborough Planning Board

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 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 checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	157±			
New acres of land altered		120±		
Acres of impervious area	0	80	80	
Square feet of new bordering vegetated wetlands alteration		3,000		
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	0	705,971±	705,971±	
Number of housing units	0	350	350	
Maximum height (in feet)	0	60±	60±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	23,198	23,198	
Parking spaces	0	3,398	3,398	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	±120,000	±120,000	
GPD water withdrawal				
GPD wastewater generation/treatment	0	±120,000	±120,000	
Length of water/sewer mains (in miles)	0	±1.8	±1.8	

**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.)

### Existing Conditions

The 157± acre locus property (Property) has approximately a total of 1,390± of frontage along Rte 20, at two locations. The first 900' of frontage to the Property begins approximately 1,150' northeast of the Rte 9 / Rte 20 intersection. The second area contains approximately 490' of frontage and is located 2,300' northeast of the Rte 9 / Rte 20 intersection. This Property, located entirely within the Industrial Zoning District, is bound to the west by single-family parcels located within the Town of Shrewsbury, bound to the north by vacant land owned by both Borgatti (the Property owner), the Commonwealth of Massachusetts Water Resources Commission, Bigelow Nurseries and bound to the east and south by mixed use residential, commercial and vacant parcels which front on Route 20 and Route 9, respectively. No portion of the Property contains an area of Zone A, 100-year flood zone, as shown on the Flood Insurance Rate Map for the Town of Northborough (Community Panel # 250321 007 B, effective date November 15, 1979). The Property does not contain a designated area of priority habitat of rare species, wildlife or vernal pools, according to the Natural Heritage Atlas, valid from July 1, 2003.

Areas of bordering vegetated wetland are found scattered throughout the wooded Property. These wetland areas were delineated by Waterman Design Associates, Inc., in March/April of 2005 and were confirmed through the filing of an Abbreviated Notice of Resource Area Delineation, approved on September 30, 2005. These boundaries were determined upon review of the existing vegetation, soils and hydrologic conditions, as well as the topography and other visual indicators. In general, the wetland areas follow a fairly distinct boundary at the toe of slope, or along the intermittent streams/seeps/channels located throughout the property, as well as isolated pockets (both ILSF and local jurisdiction). Delineated wetland areas may be classified as a wooded/shrub swamps. Generally the upland areas consist of deciduous forest.

### Proposed Development

The proposed project entails establishing approximately 570,000± square feet of retail/restaurant space with approximately 2,830 parking spaces in the central portion of the property and a 350-unit apartment complex with 568 parking spaces in the southwesterly portion of the property. The proposed residential apartment complex has been reviewed and approved by the Department of Housing and Community (DHCD) under a Comprehensive Permit. Access to the site will be provided by two access drives from Route 20. The southerly access drive is approximately 2,400' long and is located within the southerly frontage of the site 900±' from the Route 9 west on-ramp. This drive will span the existing wetland with a bridge at the location of a historic cart path crossing, minimizing disturbance to the wetland. The northerly access drive is 2,200' long and is located approximately one-half mile north of the first entrance. In total, the proposed project will alter approximately 120± acres of the site and will result in approximately 80± acres of impervious surface and 40± acres of altered land that includes areas for landscaping, grading and stormwater management.

Water, sewer, electric, telephone and cable services are proposed within the layout of the proposed access driveway. Water and sewer will be extended off-site, and will run north on Route 20 to Tomblin Hill Road to Thayer and Davis Road and tie into the existing water at Davis Road and sewer at Saddle Hill Road approximately 1.5 miles from locus. A separate Notice of Project Change for EOEA #12348 (Assabet River Consortium) will be filed with the MEPA office to address the sewer extension and connection.

Other site improvements include landscaping, lighting and a comprehensive stormwater management system, which will be included in the final design documents to be submitted prior to final site plan approval.

### **Traffic**

The proposed site is a combination of retail and residential uses. For the purposes of this study, the ITE Land Use Code (LUC) 220, Apartment, and LUC 820, shopping center, were used to forecast the generated vehicle trips by the two components. The proposed project would generate approximately 23,198 vehicle trips on an average weekday (11,599 vehicles entering and 11,599 vehicles exiting). During the weekday morning and evening peak hours, respectively, the site will generate approximately 758 vph (391 vehicles entering and 367 vehicles exiting) and 2,175 vph (1,080 vehicles entering and 1,095 vehicles exiting). On Saturday, the project would generate approximately 30,018 vehicle trips with 15,009 entering and 15,009 exiting trips. During the Saturday midday time period, the site will generate approximately 2,851 vph (1,479 vehicles entering and 1,372 vehicles exiting).

It is expected that the residential traffic would be dispersed throughout the area, with 30 percent destined to/from the north on Route 20, 5 percent to/from the east on Tomblin Hill Road, 40 percent to/from the east on Route 9, 23 percent to/from the west on Route 9, and 2 percent to/from the south on Route 20, south of the interchange. Retail traffic would be expected to arrive and depart primarily to and from the south on Route 9. Accordingly, the major increases are realized at the Route 9 interchange, with lesser traffic increases north of the site on Route 20.

It is recommended that Route 20 at its intersection with the main site driveway be widened to provide two exclusive left turn lanes northbound and one exclusive right turn lane southbound. The main site driveway approach will also provide exclusive left and right turn lanes. The driveway intersection should be well-lit for visibility, and signalized for traffic control. In addition, signage consistent with local and state guidelines for road usage will be provided. Vegetation should be cleared along the southbound Route 20 pavement edge to improve sight distance for southbound motorists approaching the site driveway. Route 20 at the north site driveway will be widened to provide an exclusive left-turn lane northbound and an exclusive right-turn lane southbound. Exclusive left- and right-turn lanes will be provided on the site driveway approach. The intersection will be designed in a way to accept signalization, if deemed necessary by state highway officials. Any signage or vegetation planted at the site driveways should be designed in a manner that does not restrict sight distances, keeping all features below 24 inches in height. The proponent will work with town and state officials to address issues regarding the site access. With the implementation of these improvements, the proposed project can be accommodated on the existing roadways and safe and efficient access and egress can be provided.

### **Alternatives**

Previous studies of the property focused on the creation of an office park with multiple story buildings, parking garages and a total buildout of approximately 1,000,000 square feet of space. The placement of the buildings and access drives for the previous layouts were very similar to the current design in that it utilized two entry drives to access the primary building areas at the higher elevations at the center of the property. This design was based on a thorough analysis of the site topography, wetlands, access locations, and the Town of Northborough Zoning By-laws. The current layout provides protection of the on-site wetland resources, provides buffers to the nearest residential areas, offers mitigation to improve the access roadways, and results in a financially feasible project. A use variance was recently issued by the Northborough Zoning Board of Appeals confirming the Town's support for the project and allowing more detailed site design to proceed.