

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.:	12948
MEPA Analyst:	Osirdee 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: The Villas at Old Concord		
Street: Riverhurst Road		
Municipality: Billerica	Watershed: Concord River	
Universal Transverse Mercator Coordinates: 1297719, 4755878	Latitude: 42.54° N	Longitude: -71.29° W
Estimated commencement date: 5/1/2003	Estimated completion date: 10/1/2004	
Approximate cost: \$16,200,000	Status of project design: 75%complete	
Proponent: Little Pond Billerica Group, L.P.		
Street: 1 New England Executive Park		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Benjamin B. Smith		
Firm/Agency: Allen & Major Associates, Inc	Street: 100 Commerce Way	
Municipality: Woburn	State: MA	Zip Code: 01801
Phone: 781-935-6889	Fax: 781-935-2896	E-mail: bsmith@allenmajor.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): 0 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: Final Order of Conditions from local Conservation Commission.

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 type="checkbox"/> Wastewater | <input 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
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
Total site acreage	9.57 Acres			
New acres of land altered		0 Acres		
Acres of impervious area	0.98 Acres	5.11 Acres	6.09 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				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	4,230 SF	63,243 SF	67,473 SF	
Number of housing units	3	177	180	
Maximum height (in feet)	25 feet	65 feet	40 feet	Town of Billerica Site Plan Approval Town of Billerica Building Permit
TRANSPORTATION				
Vehicle trips per day	0	1214	1214	
Parking spaces	0	361	361	
WASTEWATER				
Gallons/day (GPD) of water use	645	38,055 GPD	38,700 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	535	58,205 GPD	58,740 GPD	
Length of water/sewer mains (in miles)	0	0	0	

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 applicant proposes to develop 9.57 acres of land located on Riverhurst Road in Billerica, Massachusetts. The proposed development will contain 4 apartment buildings, with a total of 180 units along with associated roadways, parking lots, drainage facilities, a tennis court, a swimming pool, a clubhouse, landscaping, and utilities. All proposed work will remain outside the Town of Billerica's 15' no disturbance zone. Drainage will be collected at various points around the site and after treatment, outlet downstream to an existing drainage system located offsite north of Fahey Way.

PROJECT ALTERNATIVES

The No-Build alternative analysis is presented in order to establish the future baseline conditions in the analysis of impacts of the project. The proponent rejects it because it would neither accomplish the Objectives of the Project nor result in implementation of the Benefits of the Project.

MITIGATION

The following mitigation will be provided for the proposed project. The critical post-development peak runoff flows will be decreased in comparison to the existing peak runoff flows. The project proposes to increase the compensatory flood storage volume in comparison to the existing flood volume provided by the existing site conditions. The project proposes to utilize Best Management Practices (BMPs) as outlined in the Stormwater Management Policy.

AND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) X Yes No; if yes, specify each threshold:

The project proposes to create more than 5 acres of impervious area.