



**Environmental
 Notification Form**

For Office Use Only
 Executive Office of Environmental Affairs
 EOEa No.: 13921"R"
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626- X 1030

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: Gates Road, Princeton, MA		
Street: Gates Road		
Municipality: Princeton, MA	Watershed: Wachusett	
Universal Transverse Mercator Coordinates:	Latitude: 42 degrees 27' 43" Longitude: -71 degrees 55' 47"	
Estimated commencement date: 2007	Estimated completion date: 2009	
Approximate cost: \$1,600,000.	Status of project design:	80 %complete
Proponent: Robert Gallo-Fox Hill Builders, Inc.		
Street: 31 Gallair Circle		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Julian P. Votruba		
Firm/Agency: N.E.E.D., L.L.C.	Street: 50 Maple Ave. P.O. Box 376	
Municipality: Rutland	State: MA	Zip Code: 01543
Phone: (508) 886-7888	Fax: (508) 886-7889	E-mail: needllc@verizon.net

- 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 XYes (Specify Natural Heritage & Endangered Species) No

List Local or Federal Permits and Approvals:
 NEPTES

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- X Land
- Water
- Energy
- ACEC

- x 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
LAND				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	168 acres			
New acres of land altered		37 acres		
Acres of impervious area		4.5 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				
Gross square footage		1,800x36 =64,800	64,800	
Number of housing units		36	36	
Maximum height (in feet)		35	35	
TRANSPORTATION				
Vehicle trips per day	0	360	360	
Parking spaces	0	72	72	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	15,840	15,840	
GPD water withdrawal	0	15,840	15,840	
GPD wastewater generation/ treatment	0	15,840	15,840	
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?

X Yes (Specify Natural Heritage Program & Mass Fish & Wildlife) 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.)

A) The development of 36 single family house lots using existing road frontage for 23 Approval Not Required lots and the construction of 3100' of roadway to service 13 lots in conformance with the Town of Princeton Subdivision Rules & Regulations. A total of 70 acres will be restricted Open Space.

B) There is no other available alternative per the current Town of Princeton Zoning and Subdivision Rules and Regulations. The current proposal is for 36 single family houses. The total area that is required is 72 acres. This is double the minimum required land area per the Town of Princeton zoning. The project provides open space area and wildlife habitat that will be preserved.

C) The proponent has designed the project to include large areas for habitat and open space. The proposed roadways will be designed in accordance with the Department of Environmental Protection Stormwater Management policies.