

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13963</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone: 617-626-	<u>X 1024</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: Laurel Ridge Estates		
Street: Off Auburn Street		
Municipality: Leicester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates:	Latitude: 42.21978611 Longitude: 71.87954166	
Estimated commencement date:	Estimated completion date: 2010	
Approximate cost: 10 million	Status of project design: 90	%complete
Proponent: Fox Hill Builders		
Street: 31 Gallair Circle		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul McManus		
Firm/Agency: EcoTec, Inc.	Street: 102 Grove Street	
Municipality: Worcester	State: MA	Zip Code: 01605
Phone: 508-752-9666	Fax: 508-752-9494	E-mail: pmcmanus@ecotecinc.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): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Planning Board approval, Order of Conditions, Sewer Extension Permit

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
LAND				<input type="checkbox"/> Order of Conditions <input checked="" 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	62.18			
New acres of land altered		27.46		
Acres of impervious area	0	11.17	11.17	
Square feet of new bordering vegetated wetlands alteration		2,504		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	200,935	200,935	
Number of housing units	0	111	111	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	408	408	
Parking spaces	0	222	222	
WASTEWATER				
Gallons/day (GPD) of water use	0	24,420	24,420	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	24,420	24,420	
Length of water/sewer mains (in miles)	0	0.97	0.97	

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 _____) x No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) x 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 _____) x 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 _____) x No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) x No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) x 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 proposed project consists of the development of the proposed Laurel Ridge Estates residential subdivision. The project locus consists of 62.18 acres on the west side of Auburn Street in southern Leicester, near the Auburn town line. It proposes the construction of three roadways, with a total length of approximately 5,122 feet (Kinnebar Drive, Savage Road, and Chapin Circle). In addition, the project proposes the construction of 111 dwelling units consisting of ten (10) duplexes and ninety-one (91) single family homes. A total of approximately 17 acres of land is proposed as open space. The project has received a Special Permit from the Town of Leicester Planning Board as a senior (over 55) development on December 21, 2004. Environmental impacts and mitigation associated with the proposed project are summarized below.

An earlier version of the project was designed as a conventional, single family subdivision of thirty-eight (38) detached single family homes (the 38-Lot Plan). The 38-Lot Plan proposed the identical roadway design as the current plan, and therefore had similar environmental impacts from the proposed road and infrastructure construction. The 38-Lot Plan proposed individual on-site septic systems and therefore did not require any sewers or related permits. The 38-Lot Plan was approved by the Leicester Planning Board in 2004. **Wetlands on the site were field delineated and wetland boundary flags** located by instrument survey. The roadways and infrastructure received a Superseding Order of Conditions from the Massachusetts DEP. The plan proposes a total of 2,504 sf of wetland fill to provide roadway access to the interior of the site, with on-site wetland replication of 2,800 sf. No additional wetland impacts are proposed for development of dwelling units or for any other purpose. Construction of the roadway and infrastructure was initiated in 2005 upon receipt of the Superseding Order of Conditions

The project is proposed to be served by private drinking water wells associated with each individual dwelling unit, and will be served by municipal sewer. The sewer will discharge to the Upper Blackstone Wastewater Treatment Plant. Water and sewer usage for the completed project is estimated at 24,420 gallons per day. The site locus is within the Blackstone River Watershed, and therefore the project will not involve an interbasin transfer of water. Sewers are proposed within the proposed site locus and as part of a related project within Leicester Street and Stafford Street (existing paved public roads) to connect to existing sewers. The proposed off-site sewers are being designed as a separate but cooperative venture to also accommodate an existing apartment complex (Staffordshire Apartments) and the proposed Twelve Oaks residential development. The off-site sewers that would serve the

Laurel Woods project consist of a total of approximately 900 linear feet within the existing paved public roads.

Stormwater for the site is proposed to be collected in a conventional storm drainage system that includes two detention basins equipped with sediment forebays and designed in accordance with the Massachusetts DEP Stormwater Management Manual.

The proposed project would generate approximately 408 average daily vehicle trips upon completion, with a maximum hourly rate of 23 trips (see Appendix). Although the proposed alternative provides a significant increase in the number of dwelling units when compared to the 38-Lot Plan, this represents only a minor increase in the daily trips associated with the 38-Lot Plan (364) and a decrease in the hourly peak when compared to the 38-Lot Plan (39).

Alternatives:

The purpose of the project is to provide reasonably priced market-rate housing in a manner consistent with local regulations and good design. The following is a brief synopsis of the project alternatives:

- Preferred alternative: The preferred alternative proposes 111 units under special permit, with municipal sewer connection, as described above. The preferred alternative clusters the proposed housing under local special permit provisions to provide significantly more housing than the 38-Lot Plan with similar environmental impacts, and provides clustered age-restricted housing, as recommended in the Town of Leicester Master Plan. By virtue of this clustering, the proposed plan provides a lower impact per unit ratio than the other alternatives.
- The 38-Lot Plan: This plan proposes 38 detached, single family (no age restriction) lots under conventional subdivision regulations, with on-site septic systems. This plan is feasible, but was rejected in lieu of the proposed alternative, which provides more housing with similar environmental impacts (identical wetlands impacts, preferred alternative has slightly larger land disturbance, and impervious area);
- No-build: This plan would not provide for the project purpose, and therefore is not feasible;
- No wetlands impacts: In order to provide a through road, it is necessary to propose wetlands impacts as proposed with the preferred alternative (and 38-Lot Plan). Local subdivision regulations prohibit lengthy cul-de-sac roads (over 500 feet), and therefore without a second connection to Auburn Street, the majority of the interior of the site could not be accessed for housing. Using a maximum length cul-de-sac and the existing road frontage on Auburn Street, the 200 feet of frontage required under local zoning would yield approximately twelve (12) lots of conventional single family house lots. Possibly more lots could be developed under the Special Permit procedure, but in either case, the majority of the site would be inaccessible for construction of housing units. This alternative would increase the open space on the site but falls too far short of the project purpose to be feasible
- No roadway: By utilizing the existing road frontage along Auburn Street and current zoning (200 feet of frontage) approximately six (6) single family lots could be created. This alternative also protects significant open space, but falls short of the project purpose.

The preferred alternative clusters housing using a local permitting initiative, and protects significant areas of open space. Wetland impacts are minimized to the extent feasible to allow access to the interior of the site, and mitigated on site. Stormwater is controlled in accordance with DEP standards. Traffic impacts associated with the preferred alternative are similar to the 38-Lot Plan, reduced with respect to peak volumes, and within acceptable standards.