

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: *14185*
 MEPA Analyst: *Aisling Eglinton*
 Phone: *617-626-1024*

ENF Environmental Notification Form

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: Rockwood Meadows		
Street: Off East Street in Upton & School Street in Hopkinton		
Municipality: Upton & Hopkinton	Watershed: Mill River Basin	
Universal Transverse Mercator Coordinates:	Latitude: 42°11'31"	Longitude: 71°34'04"
Estimated commencement date: May 2008	Estimated completion date: January 2012	
Approximate cost: 18-20 million	Status of project design: 95	%complete
Proponent: LLD Land Development Corporation		
Street: 31 Whitewood Road		
Municipality: Milford	State: MA	Zip Code: 01757
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark Allen, PE		
Firm/Agency: Allen Engineering, LLC	Street: 2 Willowbrook Lane	
Municipality: Mendon	State: MA	Zip Code: 01756
Phone: (508) 381-3212	Fax: (508) 381-3213	E-mail: allenengineering@comcast.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 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): This project does not require a land transfer from the Commonwealth and does not propose to seek financial assistance.

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

List Local or Federal Permits and Approvals:
LOCAL: Upton Planning Board Special Permit, Upton Planning Board Site Plan Review, Upton Conservation Commission Order of Conditions, Upton Board of Health Approval, Hopkinton Planning Board Special Permit, Hopkinton Planning Board Site Plan Review
FEDERAL: Environmental Protection Agency (EPA) NPDES General Permit for Construction Activities

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

301 CMR 11.03(1)(b)(2) – Creation of 5 or more acres of impervious area.

- | | | |
|--|---------------------------------------|--|
| <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 <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: BRP WS Application & Permit – Public Drinking Water Supply with on-site wells. Notes: (1) Gillon Associates Traffic Analysis Report (2) 62 of which are Garage Spots – 1 per unit (3) 130 gpd/person (4) Sewage will be treated on site via common leach field.
Total site acreage	78.7			
New acres of land altered		21.0		
Acres of impervious area	0.3	6.4	6.7	
Square feet of new bordering vegetated wetlands alteration		3,270 s.f.		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	2,300 s.f.	83,700 s.f.	86,000 s.f.	
Number of housing units	0	62	62	
Maximum height (in feet)	20	10	30	
TRANSPORTATION				
Vehicle trips per day	0	387 (1)	387	
Parking spaces	20	182	202 (2)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	16,120	16,120 (3)	
GPD water withdrawal	0	16,120	16,120	
GPD wastewater generation/ treatment	0	10,000	10,000	
Length of water/sewer mains (in miles)	0	0.38	0.38 (4)	

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.)

LLD Land Development Corporation (the "Proponent") proposes to develop a Senior Housing Community on 78.7 acres of land. This parcel of land is on the Upton/Hopkinton town line. The majority of the site (55.5 acres) is off of East Street in Upton while the remainder (23.2 acres) is off of School Street in Hopkinton (The Site). The proponent intends on building 62 units of senior housing along with a community building for its residents. All of these buildings will be situated in Upton. The portions of the project that will be situated in Hopkinton are: (1) The wells necessary for drinking water, (2) approximately 463 feet of the roadway with its utilities, and (3) a small portion of a drainage basin.

In order to maintain the rural character of the property, the proponent has chosen to develop the land in a cluster style development which will be at least 1,000 feet off of the existing roadway. This will allow for the existing fields along the roadway to be kept close to its current natural state. There will be 20 duplex buildings and 22 single family units all of which will be part of a homeowners association. This association will retain ownership of the land and keep all of the infrastructure private. This reduces the Town's maintenance of the roadways and utilities.

The project will have an on-site well or wells that will require DEP approval for a "Public Drinking Water Supply" as well as an on-site septic system. This system will not be greater than 10,000 gallons per day and therefore will not require further state and federal permits. The storm water will be collected and treated to meet or exceed the DEP regulations. This storm water will be treated through 4 different basins that will allow for infiltration and retention.

This development will incorporate several items that will benefit the community. The proponent has agreed to place 61 of the 78 acres into a Conservation Restriction which will secure 78% of the land will not be further developed. There will be a walking trail system for the public and the residents of the community to use. The proponent has also agreed to donate a van to the Upton Council on Aging and contribute \$25,000 to the School Street/West Main Street intersection design and construction in Hopkinton.

The proponent also investigated the development of a single family residential subdivision. This option would have created up to 30 single family lots. Impacts of this option would involve adding school aged children into the school system. This option would also require the Town to maintain close to 5,000 feet of roadway and its utilities. This option would not have created useable open space or walking trails.