

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.: 13452
 MEPA Analyst: Nick ZAVOLOS
 Phone: 617-626-1030

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: Summer Village – Westford, Massachusetts		
Street: 99 Long Sought For Pond Road		
Municipality: Westford	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates:	Latitude: 42-37-24 N Longitude: 71-27-03 W	
Estimated commencement date: Oct. 2005	Estimated completion date: March 2009	
Approximate cost: \$25,000,000	Status of project design: 95% complete	
Proponent: Guthall L.L.C.		
Street: P.O. Box 326		
Municipality: Westford	State: MA	Zip Code: 01886
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark A. Sleger, P.E.		
Firm/Agency: LANDTech Consultants, Inc.	Street: 484 Groton Road, Unit #1	
Municipality: Westford	State: Ma	Zip Code: 01886
Phone: (978) – 692 – 6100	Fax: (978) – 692 – 6668	E-mail: Msleger@LANDTechinc.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): 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: Westford Conservation Commission Orders of Conditions, Site Plan Approval and Special Permit Approval from the Westford Planning Board, Special Permit Approval and variances from the Westford Zoning Board of Appeals, Waste Water treatment system permit from Westford Board of Health

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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> BRP WP 06: Major Groundwater Discharge Permit. BRP WS 13: Approval to Site a Source and Conduct Pumping Tests for Sources Under 70 Gallons per Minute. BRP WS 15: Approval Application to Construct a Source Less Than 70 Gallons per Minute
Total site acreage	147 Acres			
New acres of land altered		12.0		
Acres of impervious area	4.6	3.9	8.50	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	39,000	167,000	206,000	
Number of housing units (Seasonal units)	5 (200)	-5 (85)	0 (285)	
Maximum height (in feet)	<36	<36	<36	
TRANSPORTATION				
Vehicle trips per day (Weekend)	1000	-100	900	
Parking spaces	Approx 100	-30	70	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	8,440	59,560	68,000*	
GPD water withdrawal	8,440	59,560	68,000*	
GPD wastewater generation/ treatment	77,405*	-9,405	68,000*	
Length of water/sewer mains (in miles)	Water: 1.25 Sewer: Unknown	Water: 0.93 Sewer: <1.86	Water: 2.18 Sewer: 1.86	

(* Flows based on Title V flow calculations)

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 (Habitat of Rare Species The Blanding's Turtle) 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

A) – Description of project site – (Existing and Proposed)

The project site is known as the Wyman's Beach Campground and is located along the northern shore of Long Sought For Pond in Westford, Massachusetts. The subject parcel contains approximately 147 acres and consists of Westford Assessor's Map/Parcels 41/50, 44/39.04, 44/40, and 45/1. The site is in Westford's Residence A (RA) zoning district. A color U.S.G.S. Locus Map is provided in Section 3.

The site is presently used as a seasonal campground that contains approximately 200 campsites, several buildings used for retail, maintenance, restrooms and showers, several year-round and seasonal residences, support facilities for the campground, and a paved roadway system. The site also contains two beach areas on Long Sought For Pond. The campground is situated on an area about 40 acres in size at the southernmost end of the subject parcel. Approximately 107 acres to the north of the campground is developed woodland. Of the 40 acres of the campground, only 33 acres have been previously altered. The remaining 7 acres consist of natural wooded areas and wetland areas intermingled within the campground.

The campground is open for business from May through mid October. Typically, the majority of the occupancy occurs from Memorial Day through Labor Day. In addition to the campground, a large day population enjoys the beaches that are open to the public. During the Fourth of July holiday weekend as many as 4,000 day-guests use the public beaches.

Access to the site is at the eastern end of Long Sought For Pond, which is off of Dunstable Road. Long Sought For Pond Road, a 30-foot wide private way, is approximately 300 feet in length between the subject site and Dunstable Road, with an 18-foot wide paved travel way. The site also has approximately ½ mile of shoreline on the northern end of Long Sought For Pond.

In general, the site slopes downward from north to south toward Long Sought For Pond. The topography of the site consists of hilly terrain in the northern, undeveloped wooded areas and more level areas in the southern, campground portion of the site adjacent to the pond. Several wetland areas exist throughout the site, generally in the valleys formed in the hilly terrain. Existing vegetation in the northern wooded area of the sites consists primarily of deciduous trees. Evergreens are more predominant in the southern portion of the site.

The proposed development, Summer Village, would consist of an up-grade to the existing campground. The campsites would be replaced with 285 permanent cottages, and amenities would be added such as a recreation hall, restaurant, swimming pool and various recreational fields and courts. Cottages would range in size between 600 and 700 square feet and would contain 2 bedrooms, a bathroom, a laundry facility, a kitchen, and a living area. None of the units would have garages. Gravel driveways in front of each unit would provide parking for two cars per unit.

Summer Village would be a private, gated facility set up as a condominium. All infrastructure components would

be owned and maintained by the condominium association. The facility would be seasonal with an anticipated schedule of operation running from mid April to mid October. Residents of Summer Village would continue to enjoy swimming, boating, fishing and other water activities on Long Sought For Pond, however, the beaches would no longer be open to the public. With the exception of small electric trolling motors, motorized water craft would not be permitted at the facility.

The entrance to the site would be gated and access would be restricted to residents only. Guests would be required to check-in at a greeting office located just outside the main gate and park in the designated guest parking area outside of the main gate. The parking area has been designed to provide 50 visitor parking spaces. The internal roadway system has been designed to encourage pedestrian traffic, the use of bicycles, small electric vehicles such as scooters and golf carts, and other alternate means of travel. Speed limits throughout the development would be posted at 5 to 10 miles per hour. Given the anticipated speed limits, the road way network has been designed with a focus on traffic calming. The main roadway through the site would have 16 feet of pavement with 2-foot wide gravel shoulders on each side. All other roadways would have 12 feet of pavement with 2-foot wide gravel shoulders.

The project would be serviced by a privately owned public water supply well and a privately owned waste water treatment facility. Domestic waste water flows for the site are estimated to be 68,000 gallons per day, which have been computed based on 310 CMR 15.000 (Title 5).

B & C) – Project Alternatives and Mitigating Measures

Since the subject site is in a Residential A (RA) zoning district, alternative permitted uses that could be developed at the site are limited to residential developments including a conventional single-family home subdivision, a "cluster" type single-family home development, or a "flexible" type development, which could include mix of single and/or multi-unit dwellings.

Given the acquisition cost of the land and the high cost of road and utility installation, development of a conventional single-family subdivision would require maximum utilization of the parcel. Consequently, all land suitable for building, over 120 acres would be disturbed for development, including areas adjacent to wetlands. A conventional residential subdivision would increase the number of year round residents in the Town of Westford as well as the number of potential school children. A large number of new families with school children moving to the area would pose a negative impact on the town's existing school system.

A "cluster type" residential development would help to reduce environmental impacts by allowing smaller lot sizes and less roadway construction. However, given the layout of the site and the building constraints resulting from its topography and other physical characteristics, the benefits from both an economic and environmental perspective are diminutive as a cluster development still entails single-family homes, with the same impacts on the town's infrastructure and to the land.

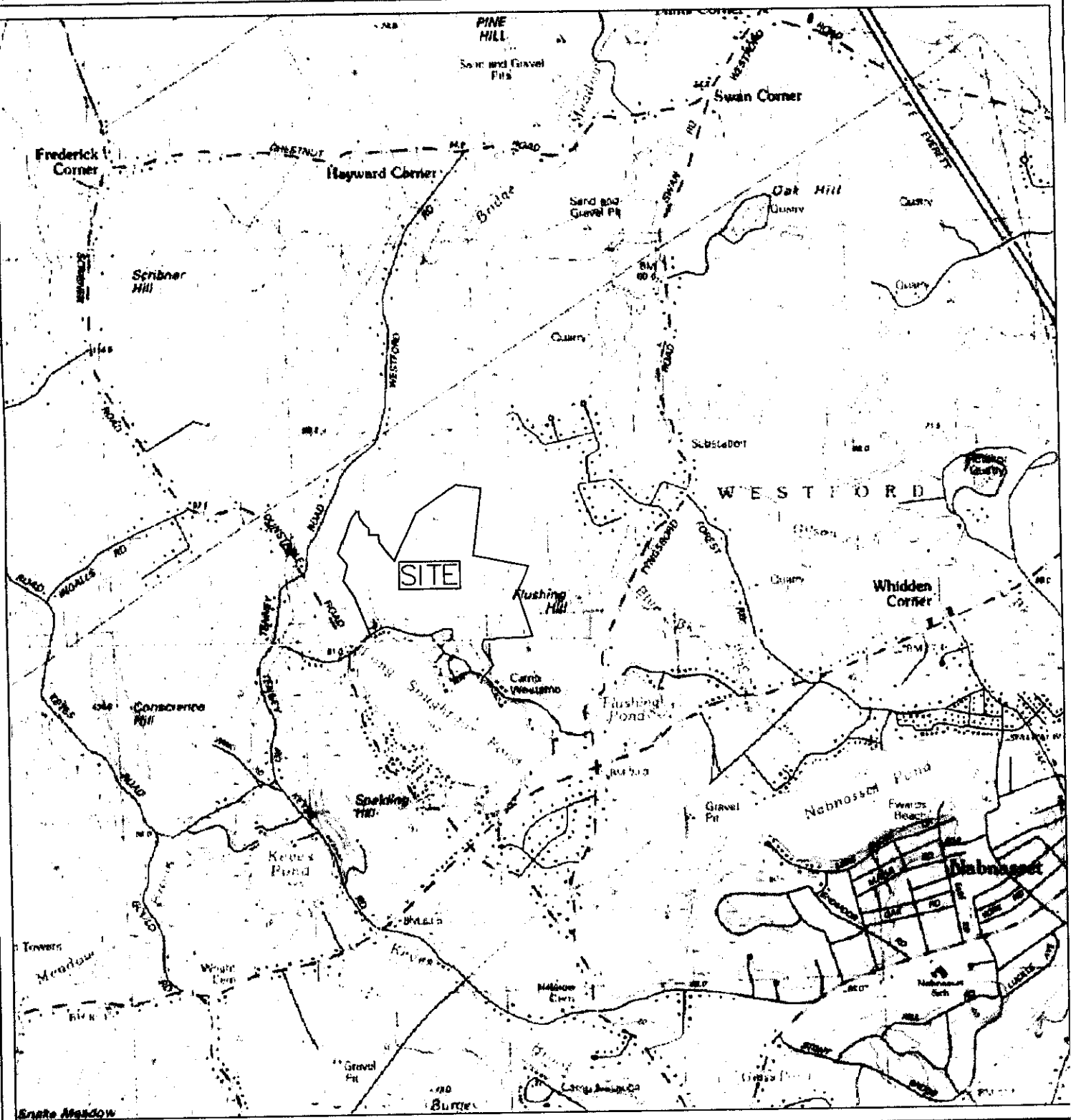
A "flexible" residential development alternative would result in less environmental impacts than the other two residential development styles because flexible developments typically require the least amount of land disturbance. This would allow for greater buffering to the wetland resource areas. Although the land disturbance would be minimal, a flexible development would still impact the town's school system and infrastructure in the same way as a conventional or cluster subdivision.

Any of the residential style developments would have more of an impact on town services than the current use, or even an up-grade to the current use as is currently proposed.

A "no-build" alternative could potentially have significantly more negative environmental impacts than there would be by developing the site. Existing septic systems at the site, although not visibly in failure, may not be providing the level of treatment they are expected to achieve. Additionally, the septic systems may not be adequately sized to handle the existing flows. If left in its current state, the water quality in Long Sought For Pond would be in jeopardy. Additionally, several septic systems are located within the Zone of Influence of the public water supply wells for the campground. In order to maintain the current operation in full compliance with the applicable environmental regulations, the septic systems would need to be removed and replaced with an approved wastewater treatment facility and the existing public supply wells would need to be abandoned and new wells provided to properly protect public health. The cost of these upgrades would be tremendous and could not be supported by the site's existing operation. This alternative would provide the least change or additional impacts on the town's infrastructure. However, the existing campground has the potential to produce over two-thousand (2,000) vehicle trips per day,

which would cause a negative impact on the Westford roadway system.

Wyman's Beach presently operates as an existing nonconforming use. The Zoning Bylaws for the Town of Westford (Section 3.6.2) allows a "substantial extension" of the use or a "change from one nonconforming use to another, less detrimental, nonconforming use." This provides the option of preserving the current operation or reasonably expanding the existing use. As previously mentioned, the existing campground would require upgrades to the existing public water supply wells and the removal of several existing septic systems and the construction of a new waste water treatment facility to achieve full environmental compliance. In order to generate the revenue required to cover the cost of those upgrades, an upgrade to the existing campground would be necessary. The proposed development would provide the necessary upgrades and would provide the additional necessary economic benefits required to address all the environmental concerns at the site. In addition, the development would be a private gated community, eliminating the day beach component, and would therefore have much less impact on town's roadway system than the existing campground.



**USGS QUADRANGLES
LOWELL, MASSACHUSETTS
BILLERICA, MASSACHUSETTS**

Scale: 1:25,000 JANUARY 28, 2005

**SUMMER VILLAGE
LONG SOUGHT FOR POND ROAD
WESTFORD, MA 01886**

Prepared for: **GUTHALL, L.L.C.
P.O. BOX 326
WESTFORD, MA 01886**

**LANDTECH
Consultants, Inc.**

Civil Engineers, Land Surveyors, Project Management

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Draft: DSK

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