

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13981  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1024

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 Willows at Worcester, Continuing Care Retirement Community		
Street: 101 Barry Road		
Municipality: The City of Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 266666 4687333	Latitude: N 42 18' 12"	Longitude: W -71 49' 51"
Estimated commencement date: 04/2007	Estimated completion date: 08/2009	
Approximate cost: \$50,000,000	Status of project design:	90 %complete
Proponent: Continuing Care Management LLC.		
Street: One Lyman Street		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lawrence C. Greene Jr.		
Firm/Agency: Thompson Liston Associates	PO Box 570, Street: 51 Main Street	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: 508-869-6151	Fax: 508-869-6842	E-mail: lgreene@tlainc.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): 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: See Project Permitting Attachment

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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	21.7 Acres			
New acres of land altered		16.5		
Acres of impervious area	2.48 Acres	5.36	7.84	
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		
<b>STRUCTURES</b>				
Gross square footage	22794.96 SF	131054.72 SF	153849.68 SF	
Number of housing units	99	120	219	
Maximum height (in feet)	44'	44'		
<b>TRANSPORTATION</b>				
Vehicle trips per day	3AM/4PM	34AM/43PM	37AM/47PM	
Parking spaces	41	217	258	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	10890	18120	29010	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	11434.50	19026	30460.5	
Length of water/sewer mains (in miles)	0.11	.36	.47	

**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 See Impacts On Wildlife Resource Areas Including Rare Species Habitat Attachment

**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.*)

The Willows at Worcester, a Continuing Care Retirement Community, is an over-55 community to be constructed on the twenty-one (21) acre parcel owned by the Sisters of Mercy and situated at 101 Barry Road In Worcester MA. The existing Sisters of Mercy facility is a ninety-nine (99) room motherhouse for nuns in which twenty-eight (28) rooms are currently occupied.

Within the twenty-one (21) acres, the topography is such that it slopes easterly toward Barry Road Extension. Near the easterly property line and running north is a fifteen foot (15') wide water easement for the City of Worcester. The site has areas of manicured lawns, landscaped areas, fields, and woods. Also within the site and near the southwest corner of the property is a small bordering vegetated wetland. The site is currently served by utilities within Barry Road Extension.

As proposed, and as shown as the preferred alternative, the proponent is proposing to maintain the exiting Sisters of Mercy Facility with only slight modifications. The proponent will then attach a 63, 225 square foot, three story building that will house a combination of 151 independent and assisted living apartments along with accommodations for the elderly. Surrounding this facility will be twelve (12) attached cottages, and 28 detached cottages will be positioned around the periphery of the site. This 219 unit adult facility will have significantly less impact to the site, the surrounding neighborhoods, and the city of Worcesters infrastructure than the alternative uses allowed by the zoning ordinance.

During the design development stage for the proposed Willows at Worcester, the proponent held multiple informal meetings to gather comments from abutters and City of Worcester and addressed them before the project entered the design stage. These meetings consisted of two (2) neighborhood meeting, two (2) informal Inter-Departmental Review Team meetings with the City of Worcester permitting agencies, and two (2) meetings with the City of Worcester Traffic Department and Department of Public Works. The outcome of these meetings was a cohesive design that met the needs of the proponent, the neighbors, and the pertinent parties within the City of Worcester Office of Economic Development and Community Development and the Department of Public Works. The significant benefits of this over-55 community are, 5.46 acres of open space, a sixty foot (60') no building buffer to the property lines and a twenty-five foot (25') no touch buffer to the property lines.

Since this project will be privately owned and maintained, there is no burden on the City of Worcester Department of Public Works for the maintenance of the proposed utilities, detention basin or roadway system. There will not be an impact on the City of Worcester School systems since this proposed development is age restricted to over-55 individuals with the average age over 80. The other benefit of this privately owned facility is that it will generate a tax revenue to the City of Worcester.



2615-348-1752  
 DATE: FEBRUARY 12, 2007  
 SCALE: NTS

**THOMPSON-LISTON ASSOCIATES, INC.**  
 Professional Engineers Professional Land Surveyors  
 51 Main Street, Post Office Box 570  
 Boylston, Massachusetts 01505-0570  
 Telephone (508) 869-6151 FAX (508) 869-6842



USGS QUAD MAP  
 CONTINUING CARE MANAGEMENT LLC.  
 101 BARRY ROAD, WORCESTER, MA

DRAWING NO.  
**SK-17**