

ENF Environmental Notification Form

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| <i>For Office Use Only</i> Executive Office of Environmental Affairs | |
| EOEA No.: | 13736 |
| MEPA Analyst: | Arsling Edwards |
| 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: Emerald Place at Lake Whalom | | |
| Street: Electric Ave | | |
| Municipality: Lunenburg / Leominster | Watershed: Nashua | |
| Universal Transverse Mercator Coordinates: X=665638.8220572239 Y=4651711.059159549 | Latitude: 42° 34' 34" Longitude: 71° 44' 54" | |
| Estimated commencement date: June 2006 | Estimated completion: June 2010 | |
| Approximate cost: \$40 Million | Status of project design: 100 %complete | |
| Proponent: Global Property Developers Corp. | | |
| Street: 80 First Street | | |
| Municipality: Bridgewater | State: MA | Zip Code: 02324 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kent Oldfield | | |
| Firm/Agency: Whitman & Bingham Assoc. | Street: 510 Mechanic Street | |
| Municipality: Leominster | State: MA | Zip Code: 01453 |
| Phone: 978.537.5296 | Fax: 978.537.5296 | E-mail: koldfield@whitmanbingham.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): _____

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: _____

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 checked="" 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 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: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |
| Total site acreage | 31.24 | | | |
| New acres of land altered | | 31± | | |
| Acres of impervious area | 14.4 | 0 | 14.4 | |
| 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 | 90,167 (Previous Buildings to be raised) | 186,929 (Additional footage) | 277,096 (Total of New Buildings) | |
| Number of housing units | 3 | 240 | 240 | |
| Maximum height (in feet) | 60 | 55 | 55 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 10 | 2114 | 2114 | |
| Parking spaces | 1430 (To be removed) | 430 | 430 | |
| WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 990 | 52,280 | 52,280 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 0 | 52,280 | 52,280 | |
| Length of water/sewer mains (in miles) | 0.18± | 1.31± Water/ 0.66± Sewer | 1.31± Water/ 0.66± Sewer | |

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.)

The Project consists of the reconstruction of the former Whalom Amusement Park to construct 240 residential condominium units located in 40 buildings in the former Amusement Park. The park which has been inactive since 1999, has been dismantled over the past 15 years will be demolished for the construction of the proposed buildings and infrastructure.

The proposed project will include the construction of 3,780 lf of roadway, which will include the construction of new water and sewer mains to service the proposed condominium units. A small parcel located on the opposite site of the former amusement park (west) which was utilized for parking for the former amusement park, is also included as part the development program. The front portion of this former parking area will be set aside for a future commercial development which has been conceptually defined as 5,000 sf of office, and 5,000 sf of retail area. No plans have been developed for the commercial/retail component; however the proposed project has been designed to include these figures for mitigation of the future build out.

A small area located to the north located on the beach of Lake Whalom also includes several condominium units as well as a proposed clubhouse which includes a pool area. This area was originally the location of the water slide, beach, and bath house used for the amusement park.

The proposed alternatives which have been reviewed by the proponent area have included the proposed restoration of the former park, and the no-build scenario. The site as an amusement park has been in severe disrepair since the early 1980's when the park fell into financial troubles, which precipitated the sale of all the amusement rides. The cost of the repairs of the aging park was financially too great; therefore the park was closed in 1999. The repair and the restoration of the debilitated park would be too costly, and not support the amount of investment required to sustain a profitable amusement park. The no-build alternative would retain the amusement park as it currently exists. This would involve the amusement park to remain in severe disrepair and continue to pose a fire and safety hazard to the surrounding residential blighted neighborhoods.

The mitigation for the proposed site has included the restoration of impervious area to green areas to be landscaped surrounding the proposed condominium buildings. As stated above the site will be completely redeveloped, however the redevelopment of the site will not increase the amount of impervious surfaces generated by the proposed roadway improvements.

There is currently no stormwater mitigation on the existing site, with the stormwater generated by the existing impervious surfaces discharging directly into Lake Whalom with no treatment to remove total suspended solids (TSS). The proposed storm water generated by the site improvements will discharge to several stormwater mitigation devices.

The stormwater generated on the lower portions of the site located along Lake Shore Ave will be detained in a subsurface detention system which will consist of subsurface stormwater detention within 48" pipes. The stormwater detention system will also incorporate a stormwater quality unit which will treat the storm water prior to entering the subsurface detention system. The stormwater quality units will remove Total Suspended Solids (TSS) to conform to the Massachusetts Department of Environment Protection (MADEP) storm water Management Guidelines. The storm water from this area will eventually discharge to Lake Whalom as the stormwater discharges under existing conditions, however the proposed mitigation efforts will treat the stormwater prior to discharging to Lake Whalom, which currently does not have any treatment.

The west portion of the main parcel site flows to a small detention basin which will mitigate the peak flows from this area. This basin will incorporate a fore bay and stormwater outlet structure to mitigate peak flows, and to meet the MADEP stormwater maintenance guidelines.

The development located on the opposite side of Electric Ave. (west) along Pierce Ave. will also include the construction of a detention basin with a fore bay and outlet structure to mitigate peak flows and meet MADEP stormwater management guidelines.

Traffic mitigation has been included in the Traffic and Access Study prepared by MS Transportation, Inc. The traffic improvements for the proposed development included in this report include minor modifications to the abutting street pavement widths to maintain consistent widths on Lakefront Ave, and Pierce Ave. Additionally, the construction of a high visibility pedestrian crossing on Electric Ave. (Route 13) with a stripped cross walk, as well as stripped cross walks located on Lake Front Ave. According to the Traffic Impact study prepared by MS Transportation, the surrounding roadways have the capacity for the increases in traffic generated by the on site improvements.