

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.: **13459**
 MEPA Analyst: **Rick Bourré**
 Phone: 617-626-**1130**

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: Wyndbrook at Tyngsboro		
Street: 169 Westford Street		
Municipality: Tyngsborough	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates: N(y)4719482.2 E(x)300241.4 Zone 19	Latitude: 42° 36' 6.8" N	
	Longitude: 71° 26' 6.2" W	
Estimated commencement date: May 2005	Estimated completion date: May 2010	
Approximate cost: \$26M	Status of project design: 90%complete	
Proponent: Tyngsboro Partners LLC, Mr. Eric Katz Managing Partner		
Street: 180 Middlesex Street		
Municipality: N. Chelmsford	State: MA	Zip Code: 01863
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joseph D. Peznola, PE		
Firm/Agency: Hancock Associates	Street: 28 Lord Road Suite 280	
Municipality: Marlborough	State: MA	Zip Code: 01752
Phone: 508-460-1111	Fax: 508-460-1121	E-mail: jpeznola@hancockassociates.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): **The project is proceeding under MGL Ch 40B through the FHLB New England Fund Program; however, there is no financial assistance or land transfer from an Agency of the Commonwealth.**

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

List Local or Federal Permits and Approvals: **Comprehensive Permit from Tyngsborough ZBA,**

Order of Conditions from the Tyngsborough Conservation Commission.

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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Comprehensive Permit
Total site acreage	42 Ac.			
New acres of land altered		22 Ac.		
Acres of impervious area	0.05 Ac	7.65 Ac	7.70 Ac	
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		N/a		
STRUCTURES				
Gross square footage	2,500 sf	183,660	186,160	
Number of housing units	1	91	92	
Maximum height (in feet)	24	24	24	
TRANSPORTATION				
Vehicle trips per day	10	943	953	
Parking spaces	6	262	268	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	20,660	20,990	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	330	20,660	20,990	
Length of water/sewer mains (in miles)	0	0.75	0.75	

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 site consists of 42 acres located on the northerly side of Westford Road Tyngsbrough, Massachusetts. The property is bounded to the north by a wetland area tributary to Bridge Meadow Brook; on the east and west by privately owned land and on the south by Westford Road. The property is located in the R-1 and B-3 Zone and is currently developed by a single family dwelling on Westford Road. The existing site cover is generally wooded throughout. The existing topography begins with a moderate drop off of 35% from the elevation at the southern property line (Westford Road). The topography also creates a depression located on the southeastern side of the site, the remaining topography is gently sloping towards the wetland areas at the northern and western property lines of the site. The Soil conservation Service (SCS) has identified the existing soils on the site to be predominately Hinckley soils. This soil group is described by the SCS to be excessively drained soils that were formed in water sorted material as glacial outwash. Existing utilities available at the site include sewer and water supplied by the Town of Tyngsborough, electric, telephone, and gas supplied by the various utility companies. The existing sewer flows by gravity through a 10" line to the Flints Corner pump station. The existing water consists of a 16" line located on the northerly side of Westford Road. There is a fiber optic cable line located adjacent to the waterline. The overhead electric and telephone lines, as well as the 6" and 10" gas lines are located on the southerly side of Westford Road.

The proposed development is to be known as "Wyndbrook at Tyngsboro." The developer of the site is Tyngsborough Partners LLC. The proposal calls for the construction of ninety-two (92) age-restricted detached condominium homes. The Developer has agreed to build an 8,000 s.f. senior center for the Town of Tyngsborough. Upon completion of the senior center the building and

parking area will be deeded to the town with approximately two acres of land. The project has been approved by the Tyngsborough Zoning Board of Appeals under Chapter 40B. Twenty-five (25) percent of the ninety-two (92) units will be offered at an affordable sale price as defined in the Commonwealth of Massachusetts Guidelines. The remaining units will be offered at the market rate. Access to the site will be a two-way twenty- eight (28) foot wide roadway located at the southwestern side of the site off Westford Road, which will traverse to a location approximately eight hundred (800) feet from the southern property line. The roadway then loops through the site for an additional 2,500 feet and ties back into a "T" at the access drive. Parking for the senior center will have access from both the proposed roadway and an entrance off of Westford Road located at the southeastern property line.

Proposed water, gas, cable, telephone, and electric will be extended from the existing utilities located within Westford Road. The proposed sewer within the site will be collected by a gravity system and will flow to a low point located approximately 700 feet from Westford Road. A proposed sewage pump station will then pump it to the existing gravity system in Westford Road via a force main. A Stormwater Management System in full compliance with DEP Stormwater Guidelines has been proposed to treat the runoff on the site. Multiple infiltration systems have also been proposed to recharge clean roof runoff into the ground to meet the recharge requirements as per DEP guidelines from the proposed single-family units. Runoff from the proposed parking areas, roadways, and driveways will be collected by deep sump hooded catch basins and transfer the water through a series of pipes to four Stormceptor® units then to proposed detention basins located throughout the site.

The Developer has also entered into an agreement with the Tyngsborough Water District to contribute approximately \$300,000 toward the installation of a new municipal water tank. The Developer has also agreed to contribute \$14,000 toward a pedestrian improvement fund for the immediate area.