



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13749
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 Business Park at Westminster		
Street: Off Fitchburg Road (Route 31)		
Municipality: Westminster	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 19 265901E Longitude: 4714128N	
Estimated commencement date: Fall 2007	Estimated completion date: Not Known	
Approximate cost: Not Known	Status of project design: 10% complete	
Proponent: TKC Realty Trust		
Street: 49 Leominster Rd		
Municipality: Shirley	State: MA	Zip Code: 01464
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Fred A. Hamwey Jr., P.E.		
Firm/Agency: Hamwey Engineering, Inc.	Street: 14 Manning Avenue	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-840-2964	Fax: 978-840-3526	Email: hamweyengineering.inc@verizon.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. 7984) 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 MA DEP _____) No

List Local or Federal Permits and Approvals:

- Building Permit (local) Site Plan Approval (local) Water / Sewer connections (local)
- NPDES Application (Federal)

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 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"/> Superceding 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>
Total site acreage	39.2			
New acres of land altered		25.7		
Acres of impervious area	0	8.0	8.0	
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	0	272,410	272,410	
Number of housing units	0	0	0	
Maximum height (in feet)	0	50	50	
TRANSPORTATION				
Vehicle trips per day	0	2114	2114	
Parking spaces	0	326	326	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	8150	8150	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	6520	6520	
Length of water/sewer mains (in miles)	.1 .1	.3 .3	.4 .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.)

(a) Description of Project Site

The project is located on Fitchburg Road (Route 31) in Westminster along the Westminster-Fitchburg town line near the intersection of Route 31 and Route 2. The project is a previously approved subdivision for an industrial park, known as "The Business Park at Westminster", approved in November 1991 by the Westminster Planning Board. The original subdivision included two lots (Lots 1 & 2, refer to Appendix "A") with a parcel area of approximately 56.6 acres. Lot 2 was sold and developed by Kenetech Energy Systems. Lot 1 has been further divided into Lots 1A, 1B, and the remaining land of Lot 1 (refer to Appendix "B"). Lot 1A has been sold and developed and Lot 1B has been sold but not developed. The remaining land of Lot 1 (herein known as the *site*) includes approximately 39.2 acres of undeveloped land and has been purchased by the Proponent.

The site is located on the northern slope of Snow Hill as shown on the Fitchburg USGS quadrangle. The site rises from an elevation of 712' at Fitchburg Road to approximately an elevation of 954' at its highest elevation in the northwest corner of the site. The site contains a wetland area in the southeastern corner along Fitchburg Road. The site is undeveloped, but partially cleared. Outcrops of ledge are visible on the site and it is believed that ledge is predominant throughout.

The Proponent is proposing to divide the site into 12 commercial/industrial use lots (refer to Section 2). As part of the development of the site, the Proponent plans on carrying out the earthwork and ledge removal to prepare the lots for eventual development and to complete the unfinished portion of the developments roadway. The proponent is not proposing the development of the individual lots. The Proponent is filing this ENF with MEPA to provide an overview of the future development that might take place on the site. No detailed site design is provided as part of this filing; refer to Attachments section for conceptual plan.

(b) Project Alternatives

No alternatives are planned for this project. At this date there are no specific plans for the development of the proposed 12 lots. The Proponent is providing MEPA, through the ENF process, an opportunity to review the site and the impacts of future development on the site. It is anticipated that full development of the site would trigger at least one MEPA threshold for ENF review. The full build out of the site has been studied at a conceptual level to determine the impacts of the development. The data provided in this ENF is based on this conceptual study.

In order to complete the roadway construction, the Proponent will be required to install the unfinished roadway utilities as well. This will first require the approval of a sewer extension permit by DEP for the installation of the unfinished portion of the sewer. In order to obtain the sewer permit through DEP, the MEPA process must first be completed.

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(c) Mitigation Measures

The original design of the Industrial Parks roadway included storm water detention facilities. This design was approved by both the Westminster Planning Board and the Westminster Conservation Commission. Completion of the roadway will include the installation of the remainder of the closed drainage system. This will be done in accordance with the original approvals of the development.

Future development of the proposed 12 lots will require individual Site Plan Approvals through the Westminster Planning Board. These site designs will be required to conform to the Massachusetts DEP Stormwater Management Policy and would provide individual stormwater collection, treatment and detention facilities utilizing BMP's as prescribed in the Stormwater Policy. Any construction within the jurisdiction of the Westminster Conservation Commission would be required to conform to the Wetlands Protection Act. Erosion and sediment controls would be required as well to control construction impacts off-site. It is likely as well, that construction on each of the proposed 12 lots would require the filing of a NPDES Application with the United States Environmental Protection Agency.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)) Yes No; if yes, specify each threshold:
301 CMR 11.03(1)(b)(2) Creation of five or more acres of impervious area.

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of Buildings	<u>0</u>	<u>6.3</u>	<u>6.3</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>8.0</u>	<u>8.0</u>
Other altered areas (describe)	<u>0</u>	<u>15.7</u>	<u>15.7</u>
Undeveloped areas	<u>39.2</u>	<u>(30.0)</u>	<u>9.2</u>

Other altered areas includes areas disturbed for the development such as road shoulders, slopes for fill and cut areas associated with the building construction, drainage basins, etc.

- B. Has any part of the project site been in active agricultural use in the last three years? Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use? Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe: