## 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.: 13464 MEPA AnalystANDE CAN Phone: 617-626- 1035	ADAY

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: Princeton at Billeric					
Troject Name: Finceton at Billence	a				
Street: 495R Boston Road (Route	34)				
Municipality: Billerica	<i></i>	Watershed: Me	rrimack		
Universal Tranverse Mercator Coordinates:		Latitude: 042°-33'-00" N			
N 4,713,331.954 m E 314,015.029 m		Longitude: 071°-15′-55″ W			
Estimated commencement date: 09/05		Estimated completion date: 09/06			
Approximate cost: \$20.8 million		Status of project design: 75 %complete			
Proponent: Princeton Development	LIC	otatao oi projec	t design.	7 3 %complete	
Street: 1115 Westford Street	<del>,</del> -				
Municipality: Lowell		State: MA	Zip Code: (	)1851	
Name of Contact Person From Who	m Copies		Re Obtained		
Jeffrey S. Dirk, P.E., PTOE	copico	Of this Little May	De Obtaineu	•	
Firm/Agency: Vanasse & Associate	s. Inc.	Street: 10 N.E. I	Bus Ctr Drive	Suito 314	
Municipality: Andover		State: MA	Zip Code: C	0, Odite 3 14 01810	
Phone: 978-474-8800	Fax: 97	8-688-6508	E-mail: jdirk(		
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  Yes  Yes  Yes (EOEA No)  Has any project on this site been filed with MEPA before?					
Is this an Expanded ENF (see 301 CMR 11.0 a Single EIR? (see 301 CMR 11.06(8)) a Special Review Procedure? (see 301 CM a Waiver of mandatory EIR? (see 301 CM a Phase I Waiver? (see 301 CMR 11.11)	05(7) <b>) reque</b> MR 11.09)	es (EOEA No sting:		⊠No ⊠No ⊠No ⊠No ⊠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): Massachusetts Housing Finance Agency – Permanent Loan (80/20 Program) estimated \$18.7 million.					
Are you requesting coordinated review v	vith any oth	ner federal, state, r ) ⊠N	egional, or loc	al agency?	
List Local or Federal Permits and Appro Zoning Board of Appeals pursuant to M.	vals: Com	prehensive Permit		of Billerica	

Which ENF or EIR review thres Land Water Energy ACEC	☐ Rare Speci ☐ Wastewate ☐ Air ☐ Regulation	es     er         s	Wetlands, V Transporta Solid & Ha	Vaterways, & Tidelands tion zardous Waste Archaeological
Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits &
	LAND			Approvals
Total site acreage				<ul><li>✓ Order of Conditions</li><li>✓ Superseding Order of</li></ul>
New acres of land altered	16.6±			Conditions
Acres of impervious area	0.00	5.7±		Chapter 91 License
Square feet of new bordering	0.29	3.76	4.05	☐ 401 Water Quality  Certification
vegetated wetlands alteration		4,382±		MHD or MDC Access Permit
Square feet of new other wetland alteration	:	0		☐ Water Management Act Permit
Acres of new non-water dependent use of tidelands or waterways		0		☐ New Source Approval ☑ DEP or MWRA Sewer Connection/ Extension Permit
STRI	JCTURES			Other Permits
Gross square footage	2,500	162,500	165,000	(including Legislative
Number of housing units	1	156	157	Approvals) – Specify:
Maximum height (in feet)	30	35	65	
TRANSF	PORTATION			
Vehicle trips per day	10 <sup>a</sup>	1,088	1,098 <sup>b</sup>	
Parking spaces	10	270	280	
WATER/W	/ASTEWATER			
Gallons/day (GPD) of water use	440	33,880	34,320	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	440	33,880	34,320	
Length of water/sewer mains (in miles)	0	0.36	0.36	
Based on Institute of Transportation Engineers Based on Institute of Transportation Engineers	Land Use Code 21 Land Use Code 22	0, Single-Family 0, Apartment, and	Detached Housi	ing, and one dwelling unit.
<b>CONSERVATION LAND:</b> Will the project esources to any purpose not in accord Yes (Specify	ect involve the collance with Article	onversion of p	ublic parkland	d or other Article 97 public natural
Vill it involve the release of any conser estriction, or watershed preservation re  ☐Yes (Specify	estriction?	ı, preservation	restriction, a	gricultural preservation
Yes (Specify		) 🔯	NO ON	

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RAKE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of
Naie 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 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)
If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?
☐Yes (Specify)
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

**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 proposed development will entail the construction of a 156-unit residential apartment community to be located off Boston Road (Route 3A), north of Glad Valley Drive, in Billerica, Massachusetts. The development site contains one single-family home surrounded primarily by undeveloped but previously disturbed land bounded by residential properties to the south; Boston Road and residential properties to the east; and Mitchell Pond and areas of open and disturbed wooded space to the west; and industrial and commercial buildings to the north. Primary access to the proposed community will be provided by way of a site driveway that will intersect the west side of Boston Road, north of Glad Valley Drive, with secondary access for emergency vehicles only provided by way of an access easement/driveway that will connect with Innis Drive. On-site parking will be provided for residents, staff and guests in parking spaces accommodating 280 vehicles.

The proposed development will require the issuance of a State Highway Access Permit from the Massachusetts Highway Department (MassHighway) for the construction of the access driveway that will serve the community from Boston Road (Route 3A). The project proponent has conducted a detailed Traffic Impact and Access Study for the development, prepared in accordance with state standards for the preparation of Traffic Impact Assessments, that reviewed access requirements, potential off-site improvements, safety considerations, and identified and analyzed existing traffic conditions and future traffic conditions with and without the proposed project at four existing intersections: Boston Road at Charnstaffe Lane and the Billerica Mall Driveway; Boston Road at Tower Farm Road and the Brooks Pharmacy driveway; Boston Road at Glad Valley Drive and Lexington Road; and Boston Road at Lexington Road. This study concluded that the proposed development would result in a measurable but minor impact on the adjacent transportation infrastructure. A series of recommendations were developed to provide safe and efficient access to the development for residents of the community while minimizing impacts to motorists traveling along adjacent roadways, and to address any deficiencies found at off-site locations evaluated in conjunction with the study. These recommendations include the following:

- The primary site access roadway will be designed in accordance with MassHighway standards and will
  be a minimum of 24-feet in width, accommodating two-way travel, with vehicles approaching Boston
  Road placed under STOP-sign control with illumination provided.
- The secondary emergency vehicle access driveway onto Innis Drive will be a minimum of 20-feet in width, gated, and constructed of bituminous concrete pavement or other suitable stabilized base material as defined by the Town of Billerica.
- The development proponent will design and implement safety improvements at the intersection of Boston Road at Glad Valley Drive and Lexington Road up to and including signs, pavement markings, and roadway reconstruction/realignment subject to the review and approval by MassHighway and the Town of Billerica.