

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

<input 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 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 checked="" 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	16.6±			
New acres of land altered		5.7±		
Acres of impervious area	0.29	3.76	4.05	
Square feet of new bordering vegetated wetlands alteration		4,382±		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	2,500	162,500	165,000	
Number of housing units	1	156	157	
Maximum height (in feet)	30	35	65	
TRANSPORTATION				
Vehicle trips per day	10 ^a	1,088	1,098 ^b	
Parking spaces	10	270	280	
WATER/WASTEWATER				
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	

^aBased on Institute of Transportation Engineers Land Use Code 210, Single-Family Detached Housing, and one dwelling unit.

^bBased on Institute of Transportation Engineers Land Use Code 220, Apartment, and 156 dwelling units.

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 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.