

ENF

**Environmental
Notification Form**

For Office Use Only Executive Office of Environmental Affairs
EOEA No.: 14199
MEPA Analyst: Aisling Eglinton 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: 1429 Main Street		
Street: 1429 Main Street		
Municipality: Holden	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42°21'15" N Longitude: 71°52'29" W	
Estimated commencement date: July 2008	Estimated completion date: July 2009	
Approximate cost: \$700,000	Status of project design: 100 %complete	
Proponent: Dr. Davis Witt, Manager of 1429 Main Street Enterprises, LLC		
Street: 207 Mirick Road		
Municipality: Princeton	State: MA	Zip Code: 01541
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Douglas W. Andrysick		
Firm/Agency: Andrysick Land Surveying	Street: P.O. Box 97	
Municipality: Princeton	State: MA	Zip Code: 01541
Phone: 978-464-5890	Fax: 978-464-5383	E-mail: dasurvey@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. _____) 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: Planning Board Site Plan Approval-Received
 NOI -Pending; DCR WSPA Variance-Pending; NPDES-Pending

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 checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DCR WsPA Variance Massachusetts Highway Entrance Permit
Total site acreage	1.62 ac			
New acres of land altered		1.22 ac		
Acres of impervious area	0.06 ac	0.28 ac	0.34 ac	
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	2394 sf	1991 sf	4385 sf	
Number of housing units	1	-1	0	
Maximum height (in feet)	35	0	35	
TRANSPORTATION				
Vehicle trips per day	8	82	90	
Parking spaces	2	22	24	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	440	160	600	
GPD water withdrawal	440	160	600	
GPD wastewater generation/treatment	440	160	600	
Length of water/sewer mains (in miles)	0	0	0	

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.*)

See additional sheet

PROJECT DESCRIPTION

1429 MAIN STREET
HOLDEN, MA 01520

The Project Site is located on the southerly side of Main Street in front of the Wachusett Regional High School in Holden. A brick house and garage formerly used as a residence is located on the 1.6 acre property.

It is proposed to redevelop the property into spaces for orthodontic and other professional offices. An addition will be adjoined to the rear of the house and parking areas will be constructed to the side and rear of the new offices.

A bordering vegetated wetland adjacent to a small pond lies along the westerly edge of the property.

The building addition, parking area, and stormwater management works will all be located more than 100 feet from the wetlands. The stormwater management system will utilize oil and sand separators to treat runoff prior to it being routed to an infiltration basin where it will be recharged to the groundwater table. The stormwater system has been designed so that all runoff from impervious areas, including that generated by a 100 year, 24 hour storm event, will be recharged.

Landscaping activities will occur on the westerly portion of the lot within the 100 foot buffer zone. Sod will be placed in the lawn area within 50 feet of the wetlands. The lawn area further from the wetlands will be loamed and seeded. Approximately 2,600 square feet of the sod area lies within the 200 foot Riverfront Zone. This area will be buffered from the pond by a 25 foot strip of existing brush and separated from the stream by Main Street.

During the design process, consideration was given to constructing the parking area further to the east so that it would be located outside of the 200 Watershed Protection Act Zone. However, this placed the parking lot on the steepest part of the property and would require the construction of 14 foot tall retaining walls along the easterly and southerly property lines. As these walls would be adjacent to the High School, they would pose as a potential safety hazard as well as serve as a billboard for graffiti. With the proposed design, excavations are limited to 6 to 9 feet and retaining walls are not required.

The alternate parking area was rejected because of the extensive amount of earthwork required, the need for tall retaining walls, and safety and aesthetic considerations. The alternate location did not measurably increase protection to wetlands and tributary waters to Wachusett Reservoir.

Worcester North Quadrangle

