

# MEPA ADDITIONAL PAGES 1-2-3

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.: 13754  
MEPA Analyst: Nick ZAVOLAS  
Phone: 617-626-1030

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: Hollis Hills		
Street: Hollis Road & West Street		
Municipality: Lunenburg	Watershed: Nashua	
Universal Tranverse Mercator Coordinates: 275,144.64, 471,815.54	Latitude: 42.58 N	Longitude: -71.74 W
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2011	
Approximate cost: 37.8 million	Status of project design:	25% complete
Proponent: Hollis Hills, LLC		
Street: Hollis Road		
Municipality: Lunenburg	State: MA	Zip Code: 01462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patrick J. McCarty, P.E.		
Firm/Agency: McCarty Engineering, Inc.	Street: 42 Lancaster Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-534-1318	Fax: 978-840-6907	E-mail: pmccarty@mccartyengineering.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 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): NA

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 – Lunenburg ZBA, Orders of Conditions – Lunenburg ConCom, Construction General Permit Coverage – US EPA

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input checked="" 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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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	33.86			
New acres of land altered		14.89		
Acres of impervious area	0.83	7.36	8.19	
Square feet of new bordering vegetated wetlands alteration		3,354		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	9,480	230,170	239,650	
Number of housing units	6	140	146	
Maximum height (in feet)	36	33	33	
<b>TRANSPORTATION</b>				
Vehicle trips per day	444	442	886	
Parking spaces	26	266	292	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	1,210	49,170	50,380	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1,210	49,170	50,380	
Length of water/sewer mains (in miles)	0	0.92/1.22	0.92/1.22	

**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.*)

Hollis Hills, LLC proposes to develop an affordable housing development in the Town of Lunenburg, Massachusetts, on 33.86 acres of land located in the southeast quadrant of the Town. The land is located between Hollis and West Streets and is shown on Assessors Map 72, Parcels 76, 235, 257, and 297.

The proposed development will consist of 7-(2) duplex buildings, 16-(4) Quad buildings, 5-(4) Quad buildings with first level master bedroom suites, 3- (6) Hex buildings and 5 - (6) Hex buildings with first level master bedroom suites containing a total of one hundred and forty six (146) housing units of which thirty-one (37) units are proposed to be affordable units. A total of twenty (20) units will have a first level master bedroom and bathroom. These buildings are served by minor and secondary roads constructed in accord with the details shown on the project plans.

The Architectural Plan indicates that each unit will contain approximately 1,625 square feet of living space, on two floors, with a full basement and with a one car garage. The basements will contain the mechanical area and storage space with twenty-five of the buildings having bulkheads for access and five of the buildings having walkout basements. The first floor will contain an entry area, living room, kitchen and dining area, closet and half bath. The second floor will contain a master bedroom, a second bedroom, laundry area, full bath and significant closet space. Each unit has a covered front entry and a rear deck.

Each building will be constructed using concrete footings and foundations, wood framed walls with plywood sheathing, fiberglass insulation, vinyl exterior siding and aluminum trim with 30-year shingles. Interior walls will be wood framed with gypsum sheathing, painted walls and ceilings. Floor systems will be wood floor joists, plywood sub-flooring, with carpet, tile and various finishes. The building design will conform to all state regulations including State Building Code.

The site has been divided into areas for access and egress, open space, lawn and landscaping areas and an Exclusive Use Area assigned to each unit for a dedicated area of exterior land for use by each unit owner.

The land use addresses the significant drainage and wetland features which form the central open space area of the parcel. The entire resource area is proposed to remain as open space for passive recreational uses in accord with the provisions of the Wetland Protection Act.

No on-site or off-site alternatives are being evaluated as part of this project.