

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12738
MEPA Analyst: Arthur Pugsley
Phone: 617-626-1029

ENF Environmental Notification Form

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: Nichols Village, Elderly Housing Facility		
Street: 52-54 Main Street		
Municipality: Groveland	Watershed: Merrimack & Parker	
Universal Transverse Mercator Coordinates: 4738061 N, 335090 E to 4737209 N, 335777 E (UTM NAD 83)	Latitude: 42°46'38" to 42°46'11" Longitude: 71°00'57" to 71°00'26"	
Estimated commencement date: May 2002	Estimated completion date: July 2003	
Approximate cost: \$27,000,000	Status of project design: 75 %complete	
Proponent: N. Woodburn Nichols Trust		
Street: P.O. Box 226		
Municipality: Groveland	State: MA	Zip Code: 01834
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lee A. Sollenberger		
Firm/Agency: Design Technique, Inc.	Street: 44 Merrimac Street	
Municipality: Newburyport	State: MA	Zip Code: 01950
Phone: (978) 462-2094	Fax: (978) 462-0522	E-mail: lee@deztek.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 301CMR 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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:
Groveland Planning Board approved Special Permit on February 7, 2002
Groveland Conservation Commission issued Order of Conditions on March 13, 2002

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 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
LAND				<input 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 (including Legislative Approvals) – Specify:
Total site acreage	84			
New acres of land altered		25		
Acres of impervious area	0	8.5	8.5	
Square feet of new bordering vegetated wetlands alteration		4,256		
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	196,500	196,500	
Number of housing units	0	94	94	
Maximum height (in feet)	0	33	33	
TRANSPORTATION				
Vehicle trips per day	0	326	326	
Parking spaces	0	156	156	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,000	17,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	17,000	17,000	
Length of water/sewer mains (in miles)	0	2.1 water* 1.4 sewer**	2.1 water 1.4 sewer	

* 1.2 on-site + .9 off-site
 ** .8 on-site + .6 off-site

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 (Submitted Project Notification

Form to Massachusetts Historical Commission for determination on March 5, 2002)

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No (See above comment)

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 Nichols Village, Elderly Housing Facility is proposed to be constructed on an 84-acre site in Groveland, southeast of Main Street and northwest of Wood Street. The sloping site contains both forest and open meadow, with some areas of forested wetlands and wet meadows. Portions of the site have been used recently for row crops, and distantly for dairy farming. Adjacent land use is primarily sparse residential, although the Groveland Town Forest abuts the site to the east. Utilities are available to the site, and utility routes are under discussion with the town's Water & Sewer Commission.

The project is designed for elderly independent living. The residences will be created for people over the age of 62. Amenities to be provided in a congregate building for active, independent living include: meeting rooms, library, crafts area, wellness center, swimming pool, and dining facility. The congregate building houses 78 apartment units, while 16 cottages (in quadraplex, duplex and single configurations) would also be located on the site. A separate maintenance building is being provided. Vehicle access will be from Main Street, with gated emergency access from Wood Street.

The planned congregate building and cottages will have significantly less impact on the community than a conventional subdivision with a similar number of housing units. With the addition of families, and school-aged children, the effects of such a development would be much greater than what is proposed. There would be greater stormwater runoff from more impervious areas, more waste water generated, additional burdens on the regional school system, and increased vehicle traffic. Another alternative for this elderly housing facility would have been building all individual, duplex, and/or quadraplex residences. However, again by housing most of the activities and residential units in one building, there is less developed area, less impervious surfaces, and more open space. During design development the architect examined different ways to consolidate the congregate building, resulting in a significantly reduced building footprint on the site.

To mitigate stormwater impacts, an extensive stormwater management system, including removal of suspended solids and reinfiltration of groundwater has been incorporated into the project design. For the one area of wetlands crossing an on-site wetlands replacement area is proposed, with a ratio of replacement to impacts of 1.5 to 1. The Groveland Planning Board approved the project's Special Permit on February 7, 2002. The project as designed, leaves the majority of this 84-acre site's forested and open meadow areas untouched.