

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12745
MEPA Analyst: Bill Gage
Phone: 617-626-1025

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: Butter Brook Crossing		
Street: access off Carlisle Road, Westford Massachusetts		
Municipality: Westford, MA	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42°32'44" Longitude: 71°24'20"	
Estimated commencement date: 8-01-02	Estimated completion date: 8-01-04	
Approximate cost: \$1,800,000.00	Status of project design: 80% complete	
Proponent: Edward Kennedy		
Street: 1171 Westford Street		
Municipality: Carlisle	State: MA	Zip Code: 01741
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeffrey A. Brem, P.E.		
Firm/Agency: Meisner Brem Corporation	Street: 6 Lancaster County Road	
Municipality: Harvard	State: MA	Zip Code: 01451
Phone: 978-772-9196	Fax: 978-772-5724	E-mail: <u>mbcma@meisnerbrem.com</u>

- 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): N/A

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

List Local or Federal Permits and Approvals: Order of Conditions, Site Plan Approval, Use Variance, SSDS-Septic System, Public Water Supply, Water Quality Certification

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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"/> Superceding 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 checked="" type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	182 acres			
New acres of land altered		72 acres		
Acres of impervious area	¹ 0.8 acres	² 1.3 acres	2.1 acres	
Square feet of new bordering vegetated wetlands alteration		1,026 s.f. (B.V.W.)	1,026 s.f. (B.V.W.)	
Square feet of new other wetland alteration		3,509 s.f. (B.L.S.F.)	3,509 s.f. (B.L.S.F.)	
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURE				
Gross square footage	¹ 21,404 s.f.	³ -1,404 s.f.	20,000 s.f.	
Number of housing units	1 SFH	-1 SFH	0	
Maximum height (in feet)	35 ft	35 ft	35 ft	
TRANSPORTATION				
Vehicle trips per day	10 (trips assoc. w/ SFH)	1085 (ITE estimate for golf course)	1085	
Parking spaces	1 Driveway	128	128	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330 (SFH to be razed)	⁴ 1,170	1,500	
GPD water withdrawal	⁵ 7,500-10,000 gpd (2-4 mgd)	⁶ 25,500 – 31,000 gpd (10-11 mgd)	33,000 – 41,000 gpd (12-15 mgd)	
GPD wastewater generation/treatment	330 (SFH to be razed)	⁴ 1,170	1,500	
Length of water/sewer mains (in miles)	0	0	0	

¹ Existing buildings to be razed and existing driveways to be removed.

² Proposed parking and clubhouse area = 2.1 Acres
2.1 - 0.8 = 1.3 Acre change

³ Proposed clubhouse and storage = 20,000 s.f.±
20,000 - 21,404 = -1,404 s.f. change

⁴ Proposed clubhouse with 150 seats = 1,500 gpd
1,500 gpd – 330 gpd = 1,170 gpd change

⁵ Existing Livestock Operation

⁶ Proposed golf course irrigation = 33k to 41 k gpd
33k – 7.5k = 25.5k gpd change
41k – 10k = 31.0k gpd change

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: *The project site contains both estimated habitat of rare wildlife (WH 3012) and priority habitats of rare species (PH334) as indicated on the Massachusetts Natural Heritage Atlas 2000-2001 edition. The Natural Heritage and Endangered Species Program (NHESP) has reviewed the project plans and performed a site visit. Patricia Huckery, NHESP Wetlands Environmental Reviewer, opines in her November 26, 2001 review letter, "the NHESP has determined that this project occurs near but not within the actual habitat of the Blue-spotted salamander (Ambystoma laterale) and the Blanding's Turtle (Emydoidea blandingii)." Her letter further states, "It is the opinion of the NHESP that this project, as currently proposed, will not adversely affect the actual habitats of these state-protected rare wildlife species, within resource areas." (NHESP File No. 07-8442)*

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.)

Description of Project Site and Proposed Project

The proposed project site is comprised of three parcels within the Town of Westford, Massachusetts with a total area of approximately 198 acres. The current zoning is residential. The existing property is comprised of a combination of approximately 94 acres of medium to heavy mixed woodland, 29 acres of open land used for livestock grazing, 17 acres of pasture/brush land, and 56 acres of delineated wetland areas including Butter Brook.

Existing topography on the property consists of a large nearly level floodplain area, which runs generally through the middle of the site. In the center of this level area, Butter Brook flows in a southwesterly direction. The brook enters the site at an existing culvert on Old Road and exits the site at the Acton/Westford town line. The soils on the site are predominantly sands and gravels (alluvial deposits) with muck in the wetland areas.

The majority of the wetlands on the site would most closely be associated with a Palustrine ecological system. The wetland class is forested with a broad-leaved deciduous/needle-leaved evergreen subclass. These wetlands typically have the water regime characteristics of soils saturated and semi-permanently flooded during rainy/snowmelt seasons or otherwise commonly known as "red-maple swamp". Common wetland species include: Red Maple, Highbush Blueberry, European Buckthorn, Nannyberry, Witherod, Sheep Laurel, Cinnamon Fern, Goldthread, Sensitive Fern, Royal Fern, and Sphagnum Moss. Other upland species include: White Pine, Red Oak, White Oak, Lowbush Blueberry, Tree Clubmoss, Wintergreen, and Partridgeberry, among others.

A small vernal pool is located along Old Road to the eastern portion of the site. This pool is not within a resource area pursuant to the Wetland Protection Act (i.e. not in a state-regulated wetland), however, it is regulated by the Town of

Westford in a separate, local By-law. Another vernal pool is within the wetland area toward the northwesterly portion of the site.

Butter Brook Crossing is a proposed "daily fee" golf facility. The golf course has been designed by Mark Mungeam of Cornish Silvia & Mungeam of Uxbridge, Massachusetts to utilize the existing natural features to the maximum extent possible. The golf course meanders throughout the site taking full advantage of the natural features, such as the topography, geology and forested tree stands. The course will be a "double loop" of returning nine holes to the clubhouse area and designed as a par 36 OUT, and par 36 IN for a total par of 72. Butter Brook Crossing is intended to provide a challenging and rewarding golf experience for all levels of players, novice to pro and will be an asset to the Westford Community as a recreational facility, a local small business employer, a protector of a large tract of sensitive and valuable land, a steward of the environment, and as a local business, developed and operated by a local family.

Alternatives

CONVENTIONAL SUBDIVISION: The project site is currently zoned as Residential A – RA with a golf course and clubhouse allowed under a Special Permit procedure. As such, the land could be developed as a conventional subdivision. Conceptual subdivision designs have estimated that up to 70 new single-family house lots could be created from the existing parcels. These lots would be serviced by private on-site subsurface sewage disposal systems, private wells, and underground cable, telephone and electric. A new looped road would enter and exit the development from the existing Old Road on the eastern side of the site. Catchbasins, drain lines and detention ponds would treat and detain the stormwater prior to discharging to the receiving waters.

The onsite impacts from a conventional subdivision include, but are not limited to, removal of forested tree stands, work within the 100' Buffer Zone to a Bordering Vegetated Wetland, nitrogen loading from up to 70 new subsurface sewage disposal systems and an increase in volume of stormwater runoff due to development (impervious surfaces). Offsite impacts include new vehicular traffic, emergency services for up to 70 additional families and an increased demand on the Town of Westford school system.

LIVESTOCK OPERATION: The site is currently used as a livestock and earth material operation. If no changes are made to the land use, this operation is intended to continue. Both pigs and cattle have been raised on the site and currently the land supports 800-900 head of cattle and 3500-4000 head of hogs.

The impacts from the livestock operation include the current water withdrawal of 7,500 to 10,000 gpd for livestock consumption and property maintenance, the grazing of livestock up to and within the 100' Buffer Zone to a Bordering Vegetated Wetland, and air and noise pollution associated with the operation of a cattle and hog farm.

Mitigation Measures

The impacts associated with the golf course irrigation and turf maintenance will be minimized through the use of a Turfgrass and Integrated Pest Management (IPM) Plan. A copy of the IPM plan is included in Section 4.0 of this ENF. Maintenance of healthy and dense turfgrass on a golf course is critical to both enhancing course quality and allowing the implementation of environmentally sound management practices. Healthy turfgrass withstands the stresses of foot and golf vehicle traffic and combats pests and disease infestations when judicious quantities of fertilizers are managed and applied to the golf course.

All pest control activities at Butter Brook Crossing will adhere to integrated pest management (IPM) practices. IPM is an approach to pest control which seeks to anticipate and address the full range of physical, cultural, and biological factors affecting the development of pest populations at a given site. This approach does not seek the eradication of pest populations as a goal; rather it seeks acceptable threshold levels. To achieve these goals, the IPM plan does not rely on any single mechanism, such as chemical pesticide applications. Given that this is a holistic approach to pest control, the implementation of an IPM program has the direct benefit of reducing the use of chemical pesticides to maintain the golf course.

The proposed golf course routing has been designed to use existing wetland crossings to avoid alteration of wetland resource areas. Erosion and siltation barriers will be installed between the boundaries of all wetland resource areas and the proposed construction activities. These erosion and siltation barriers include haybales and siltfence and temporary drainage swales with check dams and sediment basins. These erosion and sediment control measures define the limit of work for the project and ensure that all the general performance standards for the project are met or exceeded.