

**Commonwealth of Massachusetts**

Executive Office of Environmental Affairs ■ MEPA Office

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	12754
MEPA Analyst:	Andrea Dames
Phone: 617-626-	1028

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: New Woodward Elementary School		
Street: 28 Cordaville Road (Route 85)		
Municipality: Southborough	Watershed: Concord	
Universal Transverse Mercator Coordinates: 291793 E 4686361 N Zone 19	Latitude: 41° 18' 13" N	Longitude: 71° 31' 37" W
Estimated commencement date: 5/02	Estimated completion date: 8/03	
Approximate cost: \$12,000,000	Status of project design:	100%complete
Proponent: Town of Southborough School Building Committee		
Street: Southborough Townhouse, 17 Common Street		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Terence M. Whalen, AICP		
Firm/Agency: Maguire Group Inc.	Street: 225 Foxborough Boulevard	
Municipality: Foxborough	State: MA	Zip Code: 02035
Phone: 508-543-1700	Fax: 508-543-5157	E-mail: twhalen@maguiregroup.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): MA Department of Education (62% or \$7.44M)

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

List Local or Federal Permits and Approvals:  
 Southborough Board of Health, Southborough Conservation Commission

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):  
301 CMR 11.03(5)(b)

- |                                 |  |  |
|---------------------------------|--|--|
| <input 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
<b>LAND</b>				<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>  DEP Variance from Title 5
Total site acreage	11.4			
New acres of land altered		0.3		
Acres of impervious area	2.34	0.79	3.13	
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		
<b>STRUCTURES</b>				
Gross square footage	71,500	-3,000	68,500	
Number of housing units	0	0	0	
Maximum height (in feet)	26	0	26	
<b>TRANSPORTATION</b>				
Vehicle trips per day	459*	196	655	
Parking spaces	80	28	108	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	2,920*	1,160	4,080	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	2,920*	1,160	4,080	
Length of water/sewer mains (in miles)	NA	NA	NA	

\* - Estimate based on last year of operation

**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 project is located on an 11.4-acre site including the existing Woodward Elementary School building that is currently vacant (Attachment A). The proposed project involves the demolition of the existing school and the construction of a new two-story elementary school building on the same site. The new school is designed to accommodate 460 pupils and up to 50 staff. Additional site improvements include revised parking, landscaping and stormwater management (Attachment B). Wastewater for the existing school was treated by a septic system located on an adjacent lot owned by others. Because the treatment of wastewater for the New Woodward School is proposed on the adjacent lot, owned by St. Marks School, in the vicinity of the existing system, a variance from Title 5 will be required to site the upgraded system in the proposed location. Additionally, a Notice of Intent will be filed with the Southborough Conservation for proposed work within the Buffer Zone associated with work on the school site.

A total of six alternatives, four on-site and two off-site, were evaluated as potential locations for the New Woodward School's wastewater treatment system (Attachment C). The existing on-site alternatives evaluated, Lots A-D, correspond with the sub lot areas of the existing 11.4-acre lot. Lot A is the location of the existing playing fields associated with the former school and currently used by the Town's Recreation Department. Lot B is the location of the existing parking lot. Lot C is primarily devoted to the existing school building. Lot D is a small, undeveloped area located in the northeast corner of the school parcel. The two off-site alternatives investigated included the location of the existing treatment system on the adjacent "St. Marks" parcel to the south and on an adjacent Town owned parcel along Cordaville Road to the northwest of the Woodward School site.

Due to unacceptable impacts/use conflicts with existing playing fields, the use of Lot A was deemed to be an unacceptable alternative (Attachment D). Lot B is an unacceptable alternative because of the presence of a high water table and proximity to wetlands, making it unsuitable to site a disposal system. Exploration of undeveloped portions of Lots C and D revealed these areas were unsuitable for wastewater disposal due to bedrock presence. Additionally, the configuration of the open space areas on these lots further limits their practicability for wastewater disposal. Therefore, Lots C and D were not considered viable options. Access to

the upland area on the Town owned parcel would require direct impact to the wetland resource area located along the northwestern boundary of the school parcel and was not considered the least environmentally damaging alternative. The location of an upgraded system on the St. Marks parcel, in the general vicinity of the old system, was deemed to be the most practicable alternative. The area occupied by the upgraded system and expansion areas would be located at distances greater than 200 feet from wetland resource areas, representing an improvement over the existing wetlands setback of 100 feet.

Currently the Town is working to secure a long-term arrangement with St. Marks to ensure long-term operational availability of the preferred alternative. The Town is expecting to secure a 50-year easement to use the proposed area on the St. Marks parcel for the location of the New Woodward Elementary School's leach field.