

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: **13775**  
 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: Kohler Place		
Street: Wright Road		
Municipality: Ayer	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 33' 47" N Longitude: 71° 33' 05" W	
Estimated commencement date: Fall 2006	Estimated completion date: Spring 2008	
Approximate cost: \$1,000,000	Status of project design:	75 %complete
Proponent: Sandy Pond Investment Trust, LLC		
Street: 99 Sandy Pond Road		
Municipality: Ayer	State: MA	Zip Code: 01432
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan C. Brackett		
Firm/Agency: David E. Ross Associates, Inc.	Street: 111 Fitchburg Road	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: 978-772 - 6232	Fax: 978-772-6258	E-mail: sbrackett@davidross.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): Not applicable

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

List Local or Federal Permits and Approvals: Order of Conditions from the Ayer Conservation Commission; Subdivision Approval from the Ayer Planning Board, USEPA NPDES Permit.

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Land            | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input 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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	12.4 ac.			
New acres of land altered		3.2 acres		
Acres of impervious area		0.61 ac	0.61 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		
<b>STRUCTURES</b>				
Gross square footage	0	8,400 sf	8,400 sf	
Number of housing units	0	4	4	
Maximum height (in feet)	0	35 ft	35 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	40	40	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	1,760 gpd	1,760 gpd	
GPD water withdrawal	0	1,760 gpd	1,760 gpd	
GPD wastewater generation/ treatment	0	1,760 gpd	1,760 gpd	
Length of water/sewer mains (in miles)	0	0.07 miles	0.07 miles	

**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 Estimated Habitat and Priority Sites of Rare Species)  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 ( Petapawag ACEC \_\_\_\_\_ ) 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 site is a 12.4 acre parcel at the end of Wright Road. The property is a wooded area with no formal access. The property is traversed by an AT&T Easement in the eastern side of the site. The proposed subdivision is to be located in an upland area that is surrounded on three sides (west, south and east) by wetlands and borders Sandy Pond.

The project consists of a four (4) lot subdivision of single family homes, with associated roadway, sidewalk, and driveways, town water and sewer, other underground utilities, appropriate landscaping and stormwater management structures on the parcel.

A single cul de sac is proposed and will be a 250 foot extension of Wright Road. This extension of Wright Road conforms to the Town of Ayer Subdivision Rules and Regulations allowing a maximum roadway length of 500 feet. The four (4) lots have frontage on the proposed extension of Wright Road and will be accessed from this roadway. Each house will have a garage and driveway and will be serviced by Town of Ayer water and sewer.

A Notice of Intent will be filed with the Ayer Conservation Commission simultaneously with the filing of the definitive subdivision plans with the Ayer Planning Board. No work is proposed within any wetlands. Work within the buffer zone consists of construction of two houses and associated grading. The stormwater detention area is also located within the buffer. A Conservation Easement is proposed to restrict activity within the sensitive areas on the site. This will essentially limit the useable lot area to approximately 1/2 acre each.

The alternatives considered are No-Build, which is the baseline to which all development schemes are compared leaving the site in its current condition; and the proposed Build scenario which creates the least amount of disturbance on the site.