

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.: 12779
MEPA Analyst: Arthur Pugs
Phone: 617-626-1029

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: "Lancaster Village Estates"		
Street: 1575 Shirley Road		
Municipality: Lancaster	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42° 30' 48" to 42° 30' 57" N Longitude: 71° 39' 39" to 71° 39' 54" E	
Estimated commencement date: July 2002	Estimated completion date: Dec. 2002	
Approximate cost: \$ 3,884,500.00	Status of project design: 50 % complete	
Proponent: Lancaster Village Estates, LLC.		
Street: 10 Sandy Cove Road		
Municipality: Lunenburg	State: MA	Zip Code: 01462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joan Ebbeson		
Firm/Agency: David E. Ross Associates, Inc.	Street: P.O. Box 368 111 Fitchburg Rd.	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: (978) 772-6232	Fax: (978) 772-6258	E-mail: municipal@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):

No financial assistance; "technical assistance" per LIP program.

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

List Local or Federal Permits and Approvals: **Local: LIP Program Site Approval (MA Dept. of Housing & Community Development); Site Plan Approval (Lancaster ZBA); Title 5 SDS Permits, Well Permits (Lancaster Board of Health); Curb-cut Permits (Lancaster Dept. of Public Works, Mass. Highway Dept.); Building Permits (Lancaster Building Inspector)**

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 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
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 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 <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Mass. Highway Curb Cut
Total site acreage	10 ½± ac.	0	10 ½± ac.	
New acres of land altered	2± acres	2± acres	4± acres	
Acres of impervious area	0.2± acres	2.4± acres	2.6± acres	
Square feet of new bordering vegetated wetlands alteration	NA	NA	NA	
Square feet of new other wetland alteration	NA	NA	NA	
Acres of new non-water dependent use of tidelands or waterways	NA	NA	NA	
STRUCTURES				
Gross square footage	1,740±	Remove 1,740±; construct 24,186±	24,186±	
Number of housing units	1	Remove 1; construct 22	22	
Maximum height (in feet)	± 35' peak	± 35' peak	± 35' peak	
TRANSPORTATION				
Vehicle trips per day	9.55	119	119	
Parking spaces	2	44	44	
WASTEWATER				
Gallons/day (GPD) of water use	330 gpd	5,060 gpd	5,060 gpd	
GPD water withdrawal	330 gpd	5,060 gpd	5,060 gpd	
GPD wastewater generation/treatment	330 gpd	5,060 gpd	5,060 gpd	
Length of water/sewer mains (in miles)	NA	NA	NA	

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 State Inventory building) 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 "**Central Nashua River Valley Resource Area**") 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 (*Please see next page.*)

(a) Project Site:

The site is approximately 10 ½ acres in size and zoned Residential. It is now occupied by one single-family home, a workshop and several sheds. The house is of Shaker construction. It was moved to the site in the early 1900s and is not in original condition. It is our understanding that this structure is not a National Register property.

The soils are consistently sands and gravel. There are no wetlands, ledge outcrops of other construction constraints on or adjacent to the site.

The project location is between three roads: Route 2 (north), Shirley Road (west), and Old Union Turnpike (south). To the east is woods and undeveloped land, then the Lancaster North Burial Ground, then the boundary of the former Fort Devens. The former Fort Devens land is part of an ACEC.

(b) Alternatives:

(1) The preferred alternative is a residential housing project to be developed under the Massachusetts Department of Housing and Community Development's "Local Initiatives Program", which creates affordable family housing through cooperation between local government and private developers. This project will create 22 single-family units (duplexes) on 11 separate lots. The project will provide 6 affordable units according to state guidelines. A committee of three Lancaster residents was formed by the Board of Selectmen to provide input into the site design.

The present plan is for the Shaker house to be removed from the site. A local historic preservation/reproduction specialist in Shirley has expressed interest in moving the building to a site in Shirley and restoring it. The style and size of the new structures will be compatible with other buildings in the neighborhood. Landscaping will also be used to blend the development with its natural and built environment and to screen it from noise and light associated with Route 2.

This alternative is the most consistent with local, regional and state goals to provide a diversity of housing, especially for population groups (the aged, singles, low-income individuals and families) for whom there is a housing scarcity. It is consistent with state policies to reduce "sprawl" by encouraging dense, compact housing with smaller road and utility networks rather than large lot developments.

(2) The most likely alternative development scenario for the site, should the LIP Program project not proceed, would be large-lot, single-family housing typical of new construction in the neighborhood and in this region of the state: Tall, spacious, 4 – 5 bedroom homes are typical of new construction in the area (attachment). Six 5-bedroom homes on large, landscaped lots with irrigation would alter as many square feet, utilize nearly as much water and generate nearly the same wastewater flows (if fully occupied) as the LIP development, but would create no affordable housing opportunities. Other environmental impacts would be similar to those of the proposed development. The proposed development is preferred because of the local, regional and statewide need for affordable housing.

(3) The no-build scenario is the baseline by which all other development schemes are compared. In this instance, under the no-build alternative, the Shaker house would continue to decline in condition and would not be restored, no affordable housing opportunities would be created, and the legal right of the land owner would be impinged upon as the land has been demonstrated to be capable of supporting the proposed development.

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