

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13266
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	1044

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: Rocky Hill and Stratton Hill Developments		
Street: Sandy Pond Road/Route 119		
Municipality: Groton and Ayer	Watershed: Nashua and Merrimack	
Universal Transverse Mercator Coordinates: 2 91 584.504 E 47 17 204.113 N	Latitude: 42.579 deg N Longitude: 71.5396 deg W	
Estimated commencement date: Ph. 1 Spring 04	Estimated completion date: 2009	
Approximate cost: \$15-25 million	Status of project design: 75% complete	
Proponent: Fox Meadow Realty Corporation		
Street: 129 Skyfield Drive		
Municipality: Groton	State: MA	Zip Code: 01450
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katie Lesser		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6207	Fax: 978-897-0099	E-mail: klesser@epsilonassociates.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 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: Groton: Town Meeting approval for Overlay Zoning District, Definitive Subdivision Approval, Special Permits and Site Plan Approval for several distinct components, Order of Conditions. Ayer: Definitive Subdivision Approval. Federal: NPDES General Permit for Construction Stormwater Discharges (one for each project)

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 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 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 checked="" 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> Conservation Permit
Total site acreage	Approx. 667			
New acres of land altered		42.5 (Groton) 30 (Ayer)		
Acres of impervious area	Approx. 0.02 (Groton) 0 (Ayer)	9.4 (Groton) 5.5 (Ayer)	9.6 (Groton) 5.5 (Ayer)	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		306 sf shading (Groton) 0 in Ayer		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage <i>(*assumes avg. 2000 sf/unit in Groton and avg. 3000 sf per unit in Ayer)</i>	2000 (Groton) 0 (Ayer)	166,000 (Groton) 105,000 (Ayer)	168,000 (Groton) 105,000 (Ayer)	
Number of housing units	1 (Groton) 0 (Ayer)	83 (Groton) 35 (Ayer)	84 (Groton) 35 (Ayer)	
Maximum height (in feet)	Approx. 20 (existing house in Groton)	< 35	< 35	
TRANSPORTATION				
Vehicle trips per day	10 (Groton) 0 (Ayer)	790 (Groton) 394 (Ayer)	800 (Groton) 394 (Ayer)	
Parking spaces (assumes 2 spaces per unit + 6 trailhead parking spaces in Groton)	2 (Groton) 0 (Ayer)	172 (Groton) 70 (Ayer)	174 (Groton) 70 (Ayer)	
WATER/WASTEWATER				
Gallons/day (GPD) of water USE (assumes 110% of Title 5 volumes, i.e., peak flow/useage)	485 (Groton) 0 (Ayer)	32,670 (Groton) 19,060 (Ayer)	32,815 (Groton) 19,060 (Ayer)	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	440 (Groton existing SFH) 0 (Ayer)	28,350 (Groton) 17,325 (Ayer)	28,790 (Groton) 17,325 (Ayer)	
Length of water/sewer mains (in miles) (length of new water main/length of new sewer main)	0	1.29 / 0 (Groton) 1.06 / 0.86 (Ayer)	1.29 / 0 (Groton) 1.06 / 0.86 (Ayer)	

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 of Rare Species, Vernal Pools, Priority Habitat 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 (Specify 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.)

a) Project Site and Summary Development Program: The project site involves a total land area of 667 acres, located in the towns of Groton and Ayer, Massachusetts (refer to Figure 1, Project Locus). While the land area is under common ownership, the project proposes two discrete development areas that are substantially removed from one another. One of the development proposals, known as "Rocky Hill", is located in the Town of Groton, while the other development, known as "Stratton Hill", is located in the Town of Ayer. As described further below, both are located within the approximately 25,630-acre Petapawag Area of Critical Environmental Concern (ACEC) and mapped rare species habitat. The Rocky Hill development will be accessed via a through road connecting Boston Road (Route 119/225) and Sandy Pond Road. Stratton Hill will be accessed via a local roadway known as Wright Road, located to the north of Sandy Pond. Both development envelopes are proposed in areas that are largely undeveloped (the Rocky Hill parcel includes a single family house which will remain). See the Supplemental Project Information included with this ENF for further detail on existing conditions within the two development envelopes. The development program for each of the projects is summarized below:

Rocky Hill – 84 units of housing, including 9 affordable units, 12 modestly-sized "starter homes", 24 "empty-nester" units, and 39 detached single family units (including one existing SFH). The development envelope involves approximately 60 acres, with approximately 440 acres of open space (387 acres of unfragmented conservation land and 53 acres of open space located between development pods within the Rocky Hill neighborhood)

Stratton Hill - 35 single family homes along a loop access road within an approximately 70-acre development footprint. Approximately 97 acres (adjoining the 387-acre unfragmented parcel associated with Rocky Hill) will be protected as conservation land.

b) Alternatives: The proposed site plans for both the Rocky Hill and Stratton Hill developments are largely defined by local zoning, in combination with constraints presented by natural site conditions (e.g., steep slopes and wetlands). It is conceivable that a through road connection could be established between the two separate projects. Clearly, such a roadway would potentially allow for the construction of hundreds of homes. However, the project proponent has been working closely with the two towns to develop residential subdivisions that are generally consistent with the development patterns of the respective towns and specific locations. Further discussion of the potential build-out of the two discrete projects is provided in the supplemental narrative portion of this ENF (see Section 1.2).

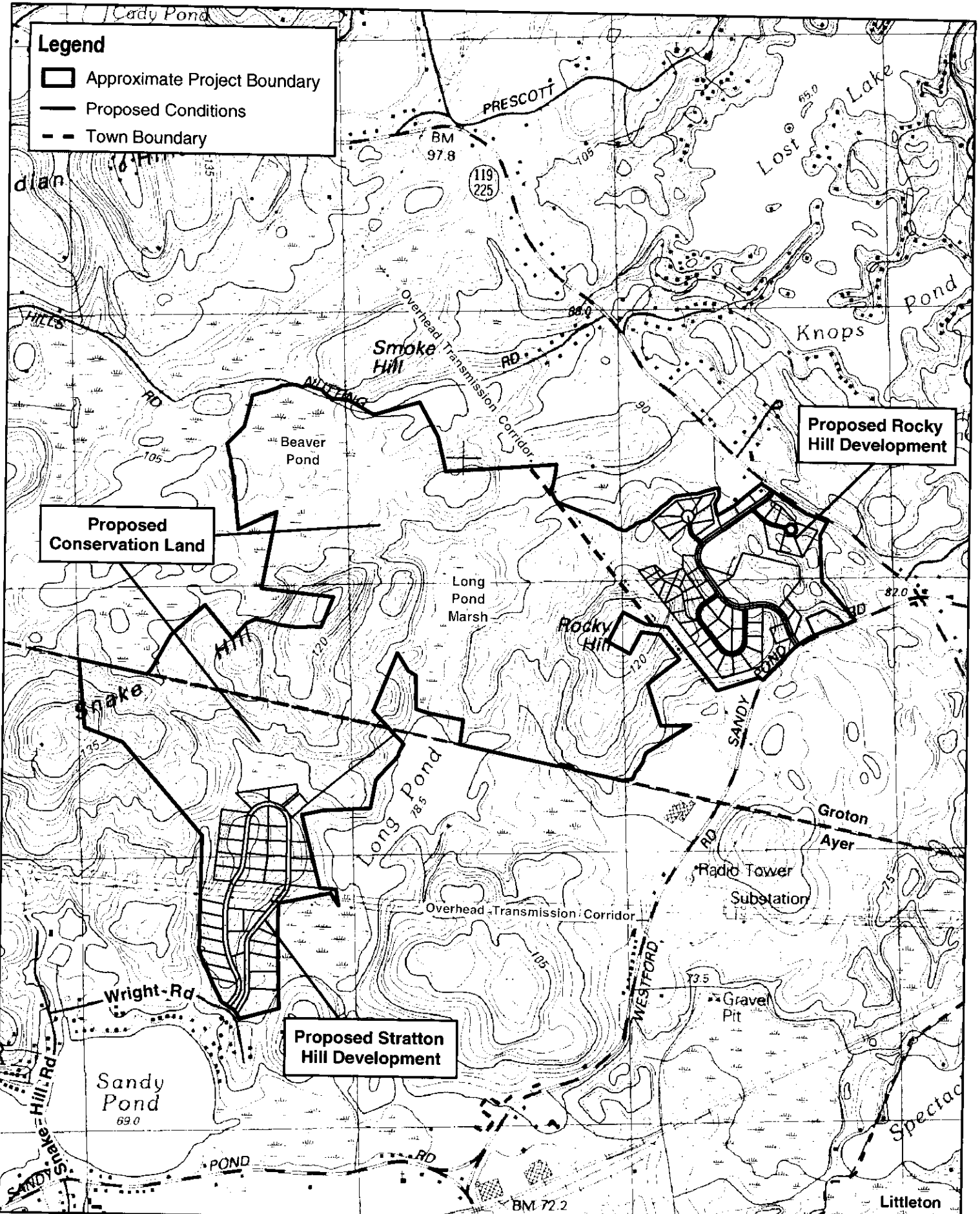
(c) On-site and Off-site Mitigation Measures: Mitigation measures proposed in association with each of the projects fall into several categories. Major components of mitigation are summarized below. More detailed information regarding mitigation measures is provided in the supplemental narrative.

Permanent protection of conservation land/rare species habitat – Approximately 75% of the overall property will be permanently protected as conservation land/open space. In order to protect rare species habitat, the development envelopes are located near existing development, and the conservation land is proposed as a large, unfragmented area, which in turn protects two major wetland systems (Beaver Pond and Long Pond Marsh)

Stormwater management/drainage – Both of the developments have been designed to comply with DEP's stormwater management guidelines for removal of TSS, and comply with local zoning bylaws to ensure that post-development runoff does not exceed pre-development runoff. A series of stormwater BMPs is designed into the proposed drainage infrastructure associated with each of the developments.

Transportation infrastructure – The two developments call for establishment of "T" intersections with existing roadways. These intersections have been designed to provide adequate sight distance and proper geometry for safe maneuvering of vehicles. Further, the Rocky Hill access road connecting with Boston Road has been designed to provide as much distance to proposed site drives associated with Boston Road Marketplace (EOEA #12880) as possible. The proponent will be seeking an access permit from MassHighway, and understands that construction of this intersection must be coordinated so as not to interfere with construction of proposed improvements and signalization of the nearby "Four Corners" intersection, which is expected to go out to bid in the spring of 2004.

Water and wastewater infrastructure – Both of the projects involves the construction of on-site of municipal water infrastructure, and the Stratton Hill project also involves the construction of on-site wastewater infrastructure. Stratton Hill also proposes a booster pump at the connection to the for municipal water supply system the site drive entrance to the project, and upgrades to an off-site sewer lift station on Wright Road. The projects will benefit the municipal systems by funding components of the municipal systems that are not directly related to the proposed projects themselves, and will provide an added revenue stream to municipal budgets through connection fees.



Legend

- Approximate Project Boundary
- Proposed Conditions
- Town Boundary

Proposed Conservation Land

Proposed Rocky Hill Development

Proposed Stratton Hill Development

Scale 1:18,000
 1 inch = 1,500 feet

750 0 750 1,500 Feet

Figure 1
USGS Locus Map

Basemap: 1988 USGS Quadrangles, MassGIS

Rocky Hill and Stratton Hill Developments
Groton and Ayer, Massachusetts

EPSILON ASSOCIATES INC.
 Engineers & Environmental Consultants

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