**Commonwealth of Massachusetts**
**Executive Office of Environmental Affairs g MEPA Office**

# ENF Environmental Notification Form

*For Office Use Only*
*Executive Office of Environmental Affairs*
EOEA No.: 13809
MEPA Analyst: Holly Johnson
Phone: 617-626-1023

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: Whitcomb Ridge | | |
| Street: Off Whitcomb Road | | |
| Municipality: Boxborough/Harvard | Watershed: Beaver Brook | |
| Universal Tranverse Mercator Coordinates: | Latitude: 42.29.42 N<br>Longitude: 71.32.40 W | |
| Estimated commencement date: 4/07 | Estimated completion date: 9/09 | |
| Approximate cost: $25,000,000 | Status of project design: 40% %complete | |
| Proponent: Whitcomb Ridge LLC | | |
| Street: Whitcomb Road | | |
| Municipality: Boxborough | State: MA | Zip Code: 01719 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Seth B. Donohoe | | |
| Firm/Agency:Acton Survey & Engineering,Inc | Street:P.o. Box 666 | |
| Municipality:Acton | State:MA | Zip Code:01720 |
| Phone:978-263-3666 | 978-635-0218 | E-mail:Actonsurvey@verizon.net |

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):____N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
☒Yes(Specify Water Resources Commission ) ☐No

List Local or Federal Permits and Approvals: Comprehensive Permit From Zoning Board of Appeals

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 |
|---|---|---|---|
| **LAND** | | | |
| Total site acreage | 54.84 | | |
| New acres of land altered | | 16 | |
| Acres of impervious area | 0 | 7 | 7 |
| 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 | |
| **STRUCTURES** | | | |
| Gross square footage | 0 | 240,000 | 240,000 |
| Number of housing units | 0 | 120 | 120 |
| Maximum height (in feet) | 0 | 40 | 40 |
| **TRANSPORTATION** | | | |
| Vehicle trips per day | 0 | 800 | 800 |
| Parking spaces | 0 | 240 | 240 |
| **WATER/WASTEWATER** | | | |
| Gallons/day (GPD) of water use | 0 | 13,200 | 13,200 |
| GPD water withdrawal | 0 | 13,200 | 13,200 |
| GPD wastewater generation/ treatment | 0 | 26,180 | 26,180 |
| Length of water/sewer mains (in miles) | 0 | 1.2 / 0.8 | 1.2 / 0.8 |

**State Permits & Approvals**

- ☐ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☒ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify: Interbasin Transfer

**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 Rare Species Habitat Not To Be Altered ) ☐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.*)

PROJECT DESCRIPTION

The site consists of 54.8 Acres with 15.2 Acres being located in Boxborough and 39.6 Acres being located in Harvard. A 10.0 Acre section of the property in Harvard is to be retained by the present owner and contains a partially constructed residence near the crest of the hillock, which dominates the central portion of the property.

The site is located on a ground moraine, which extends across the eastern portion of Harvard and forms the western wall of a broad valley which forms the headwaters of Elizabeth Brook, a tributary to the Assabet River, and Beaver Brook, a tributary to the Merrimac River. The property is on the drainage divide of these river basins.

Ground Moraines are surficial geologic formation consisting of glacial till deposited directly from glacial ice during its retreat. The deposited till forms a thin veneer over the underlying bedrock and consists of rock fragments, ranging from boulders to silt size particles that were gathered and ground during the southerly movement of the ice sheet. The depth of till has been found to range from surface outcrops near the crest of the hillock to over 15 feet in the floor of the small valley in Boxborough. In general the till was found to be loose, non-cohesive and suitable for subsurface sewage disposal and to support the proposed developments.

The site is covered by a second growth forest which is dominated by white pines in the lower lying Boxborough portions, a mixture of oaks along the eastern slopes and ridge line of the hillock and a mixture of beeches, birches and maples, oaks and scattered hemlocks along the western slopes. The western slopes lead down to deciduous wetlands which fringe the open waters and brush swamps of the Horse Meadows wetland system.

The paucity of interior stone walls across and near the site indicates that the site was of little worth for agriculture.

Whitcomb Road in Boxborough and Sherry Road in Harvard form the southern property line. Both roads are all weather town maintained roads with Whitcomb Road having a paved surface of varying

width extending from Swanson Road almost to the Town Line. Swanson Road serves several multi-unit apartment/condominium buildings and office/commercial buildings. Sherry Road has a gravel surface and serves scattered residences along it and connects to Route 111 in Harvard at the intersection of Littleton County Road. Improvements are to be made to both roads and electric and other cable utilities are present along the roads.

The Boxborough portion of the site is to be developed to contain 60 housing units contained in a total of 2,3 and 4 unit buildings. The soil absorption system will be located in Boxborough due to the presence of the flat valley floor and depth of suitable soils found at that location. The layout and grading for the Boxborough development is essentially complete and is awaiting the design of the soil absorption system and other components of the sewage disposal system.

The water supply wells will be located on the Harvard portion of the site and in the valley of the Horse Meadow wetland system because the required well protection radiuses can be contained in an area of the site not to be developed. At present only conceptual plans have been prepared for the Harvard development, which is planned to consist of 60 three bedroom attached and detached units.

Both developments are to be served by the water supply, which is located in the Concord River drainage area and by the soil absorption system, which is located in the Merrimac River drainage area.

Stormwater management systems are to incorporate a series of localized infiltration systems and detention/retention basins to mitigate increases in the rate and volume of runoff resulting from the addition of impervious surfaces and collection of stormwater. No new point discharges are to be created by the developments.