

For Office Use Only  
Executive Office of Environmental Affairs  
EOEA No.: 13285  
MEPA Analyst: ~~Re~~Andrea DAMES  
Phone: 617-626-1088

# ENF Environmental Notification Form

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: <b>Princeton at River Meadow</b>		
Street: <b>243 Riverneck Road</b>		
Municipality: <b>Chelmsford</b>	Watershed: <b>Concord</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42° 36' 2.66" N</b> Longitude: <b>71° 20' 1.86" W</b>	
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Fall 2005</b>	
Approximate cost: <b>\$9 Million +/-</b>	Status of project design: <b>90% complete</b>	
Proponent: <b>Princeton Development Inc.</b>		
Street: <b>1115 Westford Street</b>		
Municipality: <b>Lowell</b>	State: <b>MA</b>	Zip Code: <b>01851</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Ann M. Marton</b>		
Firm/Agency: <b>LEC Environmental Consultants, Inc.</b>	Street: <b>107 Audubon Road Building 2, Suite 110</b>	
Municipality: <b>Wakefield</b>	State: <b>MA</b>	Zip Code: <b>01880</b>
Phone: <b>(781) 245-2500</b>	Fax: <b>(781) 245-6677</b>	E-mail: <b>amarton@lecenvironmental.com</b>

- 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): **A loan application has been submitted to the Massachusetts Housing Finance Agency (MHFA); however, there is no financial assistance or land transfer from the Agency of the Commonwealth.**

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

List Local or Federal Permits and Approvals: **Comprehensive Permit from Chelmsford ZBA; Order of Conditions from the Chelmsford Conservation Commission.**

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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> • Comprehensive Permit  • Conservation & Management Permit
Total site acreage	9.4 ac.			
New acres of land altered		4.027 ac.		
Acres of impervious area	0.134 ac.	2.186 ac.	2.32 ac	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		15,454 s.f. (8,400 c.f.)		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage*	1,921	26,485	28,406	
Number of housing units	1	71	72	
Maximum height (in feet)	15	30	45	
<b>TRANSPORTATION</b>				
Vehicle trips per day	10	574	584	
Parking spaces	2	134	136	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	220	12,980	13,200	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	220	12,980	13,200	
Length of water/sewer mains (in miles)	0	0	0	

**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: Wood turtle (*Glyptemys insculpta*) Priority Habitat)  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 project site is located on 9.4 +/- acres of a predominantly undeveloped parcel, located south of Route 495 in the eastern portion of Chelmsford, Massachusetts. Access to the site is available from Riverneck Road. Proposed development entails the construction of 3 multiple-unit apartment buildings (72 total units) and 136 parking spaces, along with associated infrastructure including water, sewer, natural gas, electric and drainage utilities, retaining walls, driveways, and parking areas on 4.027 acres as shown on the *Permit Site Plan of Land* dated March 29, 2004 included in this Application. Approximately 8,400 cubic feet (c.f.) of flood storage within Bordering Land Subject to Flooding (BLSF) will be filled while 10,000 c.f. of compensatory storage will be provided to mitigate for this filling. The remaining 5.373 acres of the site will be preserved as open space. The open space portions of the site are to remain natural and will be preserved in perpetuity under an Executive Office of Environmental Affairs (EOEA) Conservation Restriction.

The Project is being developed under the provisions of M.G.L. c. 40B s. 20-23 (Comprehensive Permit) and the implementing regulations which provide for exceptions from the requirements of local zoning and other locally imposed requirements for projects which provide low and moderate income housing in communities which have not met certain statutory minimums for such housing. The Project will therefore contribute to the supply of affordable housing in the Town of Chelmsford and help meet the Commonwealth's goal of increasing such housing in the thriving economy, as most recently articulated by the Governor's Executive Order No. 418, issued on January 21, 2000.