

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

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<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13051</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone: 617-626-	<u>1025</u>

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: Sturbridge Retirement Cooperative Expansion	
Street: 1 Kelly Road	
Municipality: Sturbridge	Watershed: Quinebaug River
Universal Transverse Mercator Coordinates: 4,662,544.181N, 740,807.160 E	Latitude: N 42°-04'-41" Longitude: W 72°-05'-20"
Estimated commencement date: July 2003	Estimated completion date: Dec. 2005
Approximate cost: \$200,000	Status of project design: 5 %complete
Proponent: Sturbridge Retirement Cooperative Corp.	
Street: 1 Kelly Road	
Municipality: Sturbridge	State: MA Zip Code: 01566
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Hatch	
Firm/Agency: P. B. Hatch, Consulting Eng.	Street: 57 Munn Road
Municipality: Monson	State: MA Zip Code: 01057
Phone: 413-267-3696	Fax: 413-267-9328 E-mail: pbhatch@attbi.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. 3322) 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): None

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

List Local or Federal Permits and Approvals: No Federal Permits, local permits: Order of Conditions, Special Permit for Site Plan Approval.

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- X Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	67.62			
New acres of land altered		19.79		
Acres of impervious area	6.30	2.15	8.45	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage	201,600	65,664	267,264	
Number of housing units	175	57	232	
Maximum height (in feet)	12	-0-	12	
TRANSPORTATION				
Vehicle trips per day	630	205	835	
Parking spaces	350	114	464	
WASTEWATER				
Gallons/day (GPD) of water use	16,407	5344	21751	
GPD water withdrawal	16,407	5344	21,751	
GPD wastewater generation/ treatment	14,800	4800	19,600	
Length of water/sewer mains (in miles)	1.76	0.56	2.32	

BRP WM 08
 BRP WP 13
 BRP WP 15

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 _____) X 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 _____) 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).

(A) The Sturbridge Retirement Cooperative, Corp. (SRCC) is an existing mobile home community. SRCC is a retirement community restricted to use by adults 55 years of age. This project consists of the expansion onto adjacent property currently operated as a gravel pit. Currently there are 175 sites, up to 57 additional sites are planned.

(B) The proposed project includes construction of a new groundwater well to serve the new site, there are four wells serving the existing sites. A new groundwater discharge is planned for the effluent from the sanitary waste disposal facilities. The closest public water supply capable of supplying these SRCC is the Town of Sturbridge water system, the closest water Town watermain is 1.25 miles from the site. The nearest public sanitary sewer is approximately 2 miles from the SRCC site. The cost of construction water and sewer to the SRCC site is estimated at \$516,800. The \$516,800 spread over the proposed 57 site would increase the purchase price for each site by \$10,000, an unacceptable cost increase for retirement age people. The existing wells are restricted in withdrawal due to the existing development within the Zone I of all four wells. Existing septic tank and leach field systems exceed the threshold limit for regulation under Title V (310 CMR 15) therefore no increase in sanitary waste can be directed to existing systems. There are no other onsite alternates available, the cost of off site alternates are not acceptable.

(c) No identifiable on site or off site mitigation measures have been identified.