

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>14044</u>
MEPA Analyst:	<u>Holly Johnson</u>
Phone:	617-626- <u>1023</u>

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: Westminster Estates		
Street: Off Bean Porridge Hill Road		
Municipality: Westminster	Watershed: Nashua	
Universal Transverse Mercator Coordinates: 19 02 63 975 E 47 18 867 N	Latitude: 42°-35'-17" N	Longitude: 71°-52'-35" E
Estimated commencement date: Spring 2008	Estimated completion: 2018	
Approximate cost: \$7 Million	Status of project design:	90 %complete
Proponent: The Woods of Westminster Golf Course		
Street: 154 Bean Porridge Hill Road		
Municipality: Westminster	State: MA	Zip Code: 01473
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Anthony Cleaves		
Firm/Agency: Whitman & Bingham Assoc.	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978.537.5296	Fax: 978.537.1423	E-mail: acleaves@whitmanbingham.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. 9990) 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: _____

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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
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 type="checkbox"/> New Source Approval
Total site acreage	303.76			
New acres of land altered		69±		
Acres of impervious area	2.5±	20±	22.5±	
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				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: NHESP - MESA
Gross square footage	26,141	493,200	519,341	
Number of housing units	4	137	141	
Maximum height (in feet)	24±	35	35	
TRANSPORTATION				
Vehicle trips per day	696	1,373	2,069	
Parking spaces	70 (approx.)	0	70	
WASTEWATER				
Gallons/day (GPD) of water use	1,921	60,280	62,201	
GPD water withdrawal	1,921	60,280	62,201	
GPD wastewater generation/treatment	1810	60,280	62,090	
Length of water/sewer mains (in miles)	0.2± Water	2.11± Water/ 3.67± Sewer	2.31± Water/ 3.67± Sewer	

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 Creeper (Strophitus undulates)) 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.

The Project Site is located in the northeastern portion of Westminster on Bean Porridge Hill Road in between South Ashburnham Road and Potato Hill Road. The project Site consists of approximately 303.76± acres. A golf course, "The Woods of Westminster", currently operates on a majority of the subject property. There are also a few houses with frontage off of Bean Porridge Hill Road contained within the project Site.

The proposed project includes the development of a 141-lot cluster residential subdivision, "Westminster Estates", with an open space area that is to contain the existing golf course. The proposed subdivision is to be serviced by approximately 9,010 linear feet of roadway with four connection points to the existing roadway, Bean Porridge Hill Road.

The proposed project, by use of a cluster development, has been designed to minimize impacts to the existing site. The layout of the project was established such that land disturbance took place at least 25 feet away from existing wetlands, with the exception of a temporary wetland crossing (100 sq. ft.) for the installation of a water main. The cluster layout also allowed for a minimization in total disturbance of the existing site. Approximately 77% of the site area will remain in its current condition.

The proposed project also includes the installation of water mains and sewer mains throughout the project to service the development. The water system is to be supplied by a proposed on-site well. The proposed sewer system also includes the installation of off-site sewer mains within the existing roadways Bean Porridge Hill Road and South Ashburnham Road.

The site has been designed to reduce the effects of the increases of runoff generated by the increases of impervious surfaces. A complete drainage analysis has been prepared to analyze the reduction the peak flows for the increases of runoff utilizing several detention basins.

The proposed stormwater management system will direct stormwater runoff, by means of a conventional catch basin to manhole configuration, to ten proposed stormwater basins located throughout the project. The catch basins are to have deep sumps and hooded outlets to aid in improvement of the stormwater quality. The stormwater basins have been designed to incorporate fore bays located at the entrance of the stormwater basins which will allow particulates to be trapped prior to entering the remainder of the basins.

The proposed stormwater basins will act to provide treatment of the runoff as well as to mitigate

increases in peak rate of runoff. These basins have been designed to mitigate the peak flows of runoff for the 2, 10, 25 and 100 year storm frequencies.

The proposed alternatives for the site reviewed by the proponent include the following:

No-Build Alternative

The no-build alternative would result in no additional disturbance to the project site and would also result in a loss of 137 new single-family homes in comparison to the preferred alternative. This alternative would be financially prohibitive to the land owners.

Conventional Subdivision Alternative

The first alternative investigated by the developers was to construct a conventional residential subdivision which would occupy the entire 303.76± acres of the subject property. The current zoning of the site is Residential II (R-II). The minimum lot area in the R-II zoning district is 60,000 ft², exclusive of any resource areas and buffer zones as defined and subject to protection under MGL c. 131, § 40, and 310 CMR 10.00 et seq. The minimum lot frontage is required to be 175 feet in the R-II zoning district. There would be no open space parcels created by this alternative. The lots would be serviced by private, on-site wells and septic systems. The stormwater management system would consist of the standard catch basin to manhole to stormwater basin layout. This alternative would result in the creation of approximately 4-4.5± miles of proposed roads to service the proposed lots. This alternative would be financially prohibitive in comparison to the preferred alternative due to the cost of the construction of the roadway system to create a similar number of proposed lots.

Condominium Complex Alternative

The current Westminster Zoning By-laws do not allow for the construction of a condominium complex in the R-II zoning district. The proponent had developed a plan with the support of the Westminster Planning Board to construct 266 2-bedroom condominiums on 289.06 acres, with the remaining 14.7 acres to remain with the existing four single-family homes. The existing golf course would remain in operation under this alternative. This alternative would disturb approximately 50 acres. The remaining 85% of the project site would remain in its current condition. This alternative would create 7,725 linear feet of roadway to service the 266 units.

The developer and the Town of Westminster drafted a zoning by-law addition to allow for a Golf/Residential Open Space Development District (GROSD). The GROSD would allow for an applicant to construct a condominium complex in any of the Town's residential districts as long as a portion of the project would be left as open space and a golf course was being constructed on the site. It was placed on the warrant for the spring 2006 Annual Town Meeting and again on the fall 2006 Special Town Meeting. The article was tabled at the spring 2006 meeting and voted on at the fall 2007 meeting. The article was denied by a narrow margin. The proponent decided to explore other alternatives once the article had been defeated.

Cluster Subdivision - Preferred Alternative

The proposed development has been filed under *Section 205-38, Exception for Cluster Developments*, of the Westminster Zoning By-Laws. Section 205-38 allows for a parcel of land greater than 20 acres in size to be subdivided utilizing smaller lot sizes than required by the underlying zoning district while setting aside a portion of the subject property as open space. The minimum lot size is 15,000 ft², or 10,000 ft² when abutting open space. The minimum lot frontage requirement is 50 feet. All land not utilized for lots and roads shall be set aside as open space. The open space can be used for any of the following uses: recreational, agricultural, conservation or park. The proposed development stipulates that the open space be used as it currently is, as a recreational activity, a golf course. The preferred alternative creates 141 lots, of which 4 existing homes would occupy, thus creating 137 new single-family homes. The 141 lots would front off of 5 proposed roadways totaling in 9,012 of length. The lots would be serviced by a public water supply well located in southern corner of the project site and be serviced by municipal sewer. The proposed

stormwater management system consists of 78 catch basins connecting to 90 manholes which discharge to 10 stormwater basins located throughout the project site. The proposed 141 lots, roadways, the Stormwater Basin "A" parcel, Parcel D and 2 sewer pump station parcels occupy approximately 94.6 acres, with the remaining 209.2 acres remaining as two open space parcels. The total area of riverfront area on the project site is approximately 800,740 ft². To construct the proposed sewer pump station at the end of the proposed Hemlock Trail, approximately 1,690 ft² of the outer riparian zone is proposed to be disturbed, which is 0.2% of the total area of riverfront area on the project site. To construct the proposed Stormwater Basin "J", approximately 29,500 ft² of the outer riparian zone is proposed to be disturbed, which is 3.7% of the total area of riverfront area on the project site.

As stated previously the proposed development incorporates the discharging of wastewater into the Town of Westminster's wastewater collection system. During the preliminary planning stages the developer considered serving the preferred alternative and condominium alternative with a community septic system. The proponent performed deep holes and perc tests in multiple areas throughout the site, focusing primarily in flatter areas of the site. The perc tests varied from 3 minutes per inch (mpi) to 33 mpi and the groundwater elevation varied from 27 inches to 54 inches.

The Westminster Board of Health Rules and Regulations prohibits the use of shared septic systems as defined in 310 CMR 15.000. The Westminster Planning Board and Department of Public Works have been encouraging the Board of Health to allow shared systems. This would allow for more flexibility with developments in town to be able conform with the 2000 Westminster Master Plan, the 2004 Westminster Community Development Plan and the Comprehensive Wastewater Management Plan being developed for the town by SEA Consultants, Inc.

The proponent also investigated the use of individual on-site septic systems, especially with regards to the conventional subdivision alternative. However, the Planning Board and the Conservation Commission prefer the use of cluster developments instead of conventional developments and so the proponent moved forward with the preferred alternative.

To apply individual on-site septic systems to the preferred cluster development, the number of lots would have to be decreased to allow for each lot to have enough area to accommodate their individual system. This alternative became financially prohibitive to the proponent since the amount of roadway to serve the proposed lots would remain the same and the per-lot cost for the roadway would outweigh the financial gain of the lots.

As part of the *Definitive Plan Conditional Approval and Special Permit to Allow Cluster Development* issued by the Planning Board, specifically Condition #9 and in conjunction with the recommendations of the Traffic Impact and Access Study prepared by MS Transportation Systems, Inc. the following has been agreed upon by the proponent for improvements to Bean Porridge Hill Road:

- a) Provide a consistent pavement width of 20 feet and clear graded area of 1 to 2 feet along the road shoulder.
- b) Install double yellow centerlines to separate the two-way traffic. Add signage and reflective markers on utility poles.
- c) Install "Stop" signs and "Stop" bars for the approach on Bean Porridge Hill Road to South Ashburnham Road.