

ENF Environmental Notification Form

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| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | <u>14068</u> |
| MEPA Analyst: | <u>Beriony Angus</u> |
| Phone: | 617-626- <u>1029</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: Proposed Honey Dew Donuts, 328 West Boylston Street, West Boylston | | |
| Street: 328 West Boylston Street | | |
| Municipality: West Boylston | Watershed: Wachusett Reservoir (Nashua River) | |
| Universal Transverse Mercator Coordinates: | Latitude: 42 20' 28.15" Longitude: 71 47' 18.60" | |
| Estimated commencement date: Sept. 2007 | Estimated completion date: Sept. 2008 | |
| Approximate cost: \$1 million | Status of project design: | 90 %complete |
| Proponent: Hanoiti Properties, LLC | | |
| Street: 95 Elm Street | | |
| Municipality: Worcester | State: MA | Zip Code: 01608 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul McManus | | |
| Firm/Agency: EcoTec, Inc. | Street: 102 Grove Street | |
| Municipality: Worcester | State: MA | Zip Code: 01605 |
| Phone: 508-752-9666 X23 | Fax: 508-752-9666 | E-mail: pmcmanus@ecotecinc.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 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: Wetland Order of Conditions, Planning Board Approval, and Variance from the Watershed Protection Act

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

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" 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 |
|--|----------|--------|-------|---|
| 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____ |
| Total site acreage | 0.73 | | | |
| New acres of land altered | | 0 | | |
| Acres of impervious area | 0.07 | +0.33 | 0.40 | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | 28,685 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 1,500 | +732 | 2,232 | |
| Number of housing units | 1 | -1 | 0 | |
| Maximum height (in feet) | 30 | 20 | | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 9 | 821 | 830 | |
| Parking spaces | 6 | 19 | 25 | |
| WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 330 | 1,970 | 2,300 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/ treatment | 330 | 820 | 1,150 | |
| 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 _____) XNo

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 _____) XNo

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) XNo

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) XNo

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.*)

Existing Conditions:

The existing site consists of a 0.73 acre parcel containing a single family dwelling with associated paved driveway/ parking area, garage, shed, and extensive area of manicured lawn. Wetland resources on the site are associated with a mapped perennial tributary to Gates Brook, which is a mapped tributary to the Wachusett Reservoir located near the rear (western) property line. The entire site is located within the Riverfront Area of the Wetlands Protection Act and the Primary Protection Zone of the Watershed Protection Act. As depicted on the site plan, the vast majority of the existing Riverfront and Primary Protection Zone on the site consists of “hardscape” (buildings and pavement) or landscaped lawn.

Alternative Analysis:

No Build Alternative:

The no build alternative would allow the site to remain in its current condition, with no additional development. This alternative would maintain the existing single-family house, driveway and substantial amount of lawn within the Riverfront Area, with no re-naturalization of the Inner Riparian Area adjacent to the stream. However, this alternative has been dismissed because it does not meet the project purpose.

Additional Single-family House Alternative:

This alternative would maintain the existing single-family house and propose a second single family house on the northern lot (Map 168, Block 63). Because Lot 63 has existed as a subdivided lot since prior to the Rivers protection Act (1996) and the Watershed Protection Act (1992) construction of a house on the lot is a “by right” activity under both statutes. This alternative would increase the impervious surfaces on the site while not providing any stormwater management devices and would maintain the expansive lawn on the property.

Commercial Development and Re-naturalization Alternative:

The commercial development proposes to limit construction to the existing developed areas. This includes the removal of the existing house and related hardscape and construction of a 2,232 square foot restaurant structure and associated parking lot. Stormwater is proposed to be managed in accordance with the DEP Stormwater Management Standards for discharges to “critical areas” since