

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13333
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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: Trail Ridge		
Street: Littleton County Road		
Municipality: Harvard	Watershed: Merrimac River	
Universal Tranverse Mercator Coordinates:	Latitude: 42° 30' 33" N Longitude: 71° 32' 23" W	
Estimated commencement date: Fall 2004	Estimated completion date: Fall 2006	
Approximate cost: 17 million	Status of project design: 90% complete	
Proponent: Fairways Partners, LLC c/o MCO & Associates, Inc.		
Street: 62 Green Road		
Municipality: Bolton	State: MA	Zip Code: 01740
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton		
Firm/Agency: LEC Environmental Consultants, Inc.	Street: 107 Audubon Road, Bld. 2, Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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): 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: **Comprehensive Permit from the Zoning Board of Appeals and an Order of Conditions from the Conservation Commission (both pending).**

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
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 <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Conservation & Management Permit *Based on ITE Land Use #230 for Residential Condo/Townhouses **Title 5 System
Total site acreage	40 +/-			
New acres of land altered		10.6+/-		
Acres of impervious area	0.5 +/-	4.4+/-	4.9+/-	
Square feet of new bordering vegetated wetlands alteration		2,100 +/-		
Square feet of new other wetland alteration		n/a		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	1.91 +/-	1.91 +/-	
Number of housing units	0	52	52	
Maximum height (in feet)	0	35 feet	35 feet	
TRANSPORTATION				
Vehicle trips per day	0	268*	268*	
Parking spaces	0	110	110	
WATER/WASTEWATER				
Gallons/day (GPD) of water use		9760**	9760**	
GPD water withdrawal		9760**	9760**	
GPD wastewater generation/treatment		9760**	9760**	
Length of water/sewer mains (in miles)		0.47 mi.	0.47 mi.	

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? **Estimated Habitat Polygon 7467**

Yes (Specify: **Blanding's, Spotted, and Box Turtle; Blue-spotted and Four-toed Salamander**) 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 site is located on 40 +/- acres of predominantly undeveloped land with frontage on Littleton County Road in the eastern portion of Harvard, Massachusetts, abutting the Boxboro Town Line. An existing partially paved access road to two abandoned microwave test tower traverses the site, generally in a north-south direction. The undulating topography in the southern portion of the site generally descends in a southerly direction, while the northern and eastern portions of the site generally slope easterly. Two intermittent stream channels and associated Bordering Vegetated Wetland (BVW) are located within the northern portion of the site.

The Applicant proposes to construct 52 residential condominium units situated within 13 buildings on 10.6 +/- acres of the 40 +/- acre parcel. The remaining 29.4 acres will be preserved in perpetuity as Open Space under an E.O.E.A. Conservation Restriction. The Applicant has filed for a Comprehensive Permit, completed the Public Hearing process, and is awaiting the issuance of a permit from the Harvard Zoning Board of Appeals. Twenty-eight of the units are open to the general population while 24 units are "age restricted." Access from Littleton County Road will require a single wetland crossing and the alteration of 2,100 sq .ft. of BVW. The Applicant proposes to provide 2,900 sq. ft. of wetland replacement.

See attached ENF Report for additional details regarding Alternatives.