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.: 13867
MEPA Analyst: Aisling Englington
Phone: 617-626-1024

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: Afra Terrace		
Street: Shrewsbury Street		
Municipality: West Boylston	Watershed: Wachusett	
Universal Tranverse Mercator Coordinates: UTM 19: 271370mE , 4691752mN	Latitude: 42° 20' 40" N Longitude: 071° 46' 32" W	
Estimated commencement date: 08/01/06	Estimated completion date: 08/01/11	
Approximate cost: $16,328,000	Status of project design: 100 %complete	
Proponent: Afra Terrace, LLC		
Street: 85 Chestnut Street		
Municipality: Shrewsbury	State: MA	Zip Code: 01545
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patrick Healy, P.E.		
Firm/Agency: Thompson-Liston Associates	Street: 51 Main Street, P.O. Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: (508) 869-6151	Fax: (508) 869-6842	E-mail: info@tlainc.net

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: U.S. Army Corps of Engineers: Massachusetts Programmatic General Permit Number #NAE-2006-1055

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): 301 CMR 11.03(4)(b)(6): Alteration requiring a variance in accordance with the Watershed Protection Act, unless the project consists solely of a single family dwelling.

- ☐ Land
- ☒ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	35.45		
New acres of land altered		9.22	
Acres of impervious area	0	2.85	2.85
Square feet of new bordering vegetated wetlands alteration		325	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		9.22	
STRUCTURES			
Gross square footage	0	65,312	65,312
Number of housing units	0	52	52
Maximum height (in feet)	0	35	35
TRANSPORTATION			
Vehicle trips per day	0	305	305
Parking spaces	0	92 (garage) 92 (driveway) 9 + 1H.C. (visitor)	92 (garage) 92 (driveway) 9 + 1H.C. (visitor)
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	17,160	17,160
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	17,160	17,160
Length of water/sewer mains (in miles)	0	0.34	0.34

State Permits & Approvals

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☒ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify:

DCR Variance

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_____) ☒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 (please see response to Historical and Archaeological Resources Question IA, page 14)

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) Description of site: The Afra Terrace site is located on a 35.45-acre parcel on the easterly side of Shrewsbury Street, owned by Nigha Realty Trust. It is situated southerly of Maple Street and northerly of Hartwell street. The proposed project is a 52-unit condominium development consisting of 14 triplexes and 5 duplexes and is situated on two new roadways,.

The project site consisted of undeveloped land, until May 1, 2003. On that date, acting under an Order of Conditions from the West Boylston Conservation Commission, dated February 5, 2003 construction began on the renovation of the existing wetlands crossing. New culverts were installed and the existing retaining walls were constructed. Fill was added for the roadway and piping for both water and sewer was brought in for the first couple hundred feet of the new Afra Drive. Construction ceased on June 15, 2003.

An unnamed intermittent stream runs South/Southeast and passes through Bordering Vegetated Wetlands on the site, before connecting to Muddy Brook. Replication of 898 square feet of wetlands occurred following the aforementioned construction to replace the existing 325 square feet of wetlands that was filled during the wetlands crossing renovation. The impact on the wetlands for this project was considered to be minimal.

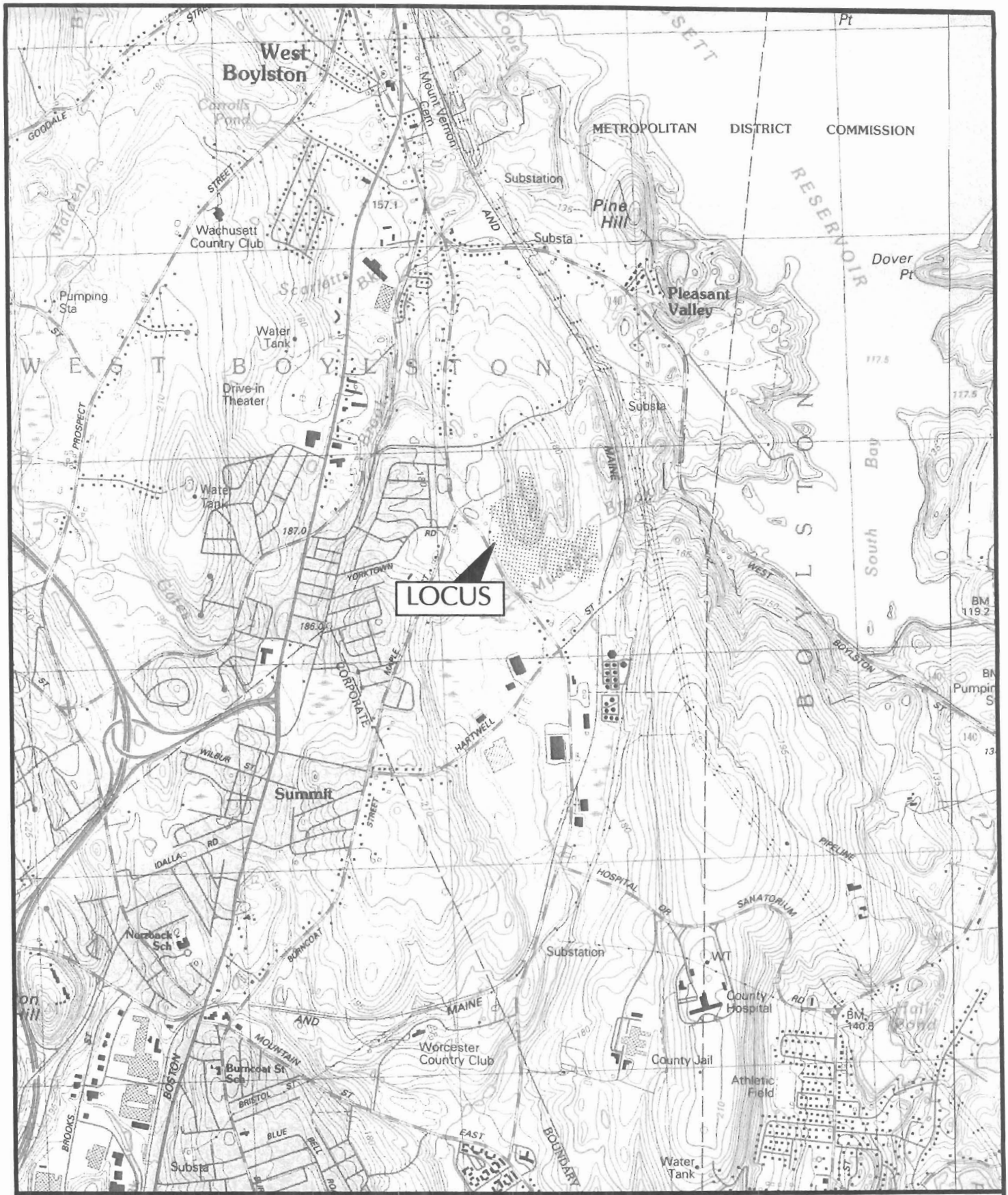
(b) Description of alternatives: Several alternatives were put forward before finally choosing the proposed design. A no-build option was considered, but was determined to be highly cost-ineffective. Utilizing the existing cart path and constructing the retaining walls was determined to be the least intrusive way to enter the property from Shrewsbury Street. The applicant attempted to get alternate access to the site via the northwesterly corner of the site, but was not able to obtain rights-of-entry. For a detailed picture of the existing conditions of the wetlands crossing in 2003, please see Exhibit A.

In the design of the existing crossing, special permission was obtained from the town to place sidewalk on only one side of the entrance to the site from Afra Drive. This decreased the width of the crossing and limited the impact on the adjacent Bordering Vegetated Wetlands. The crossing width itself measures 41' and is the smallest allowable width that the crossing could have been constructed. The construction of the existing crossing required 325 square feet of wetlands to be filled. However, upon completion of the renovation, 898 square feet of wetlands were replicated, more than 2.5 times the area of wetlands than originally existed. For a detailed picture of the renovated wetlands crossing and

wetlands replication, please see Exhibits B and C.

Alternatively, a bridge spanning over the existing cart path was considered. However, this would have roughly doubled the cost of modifying the original crossing and added approximately $50,000-$100,000 to the total project cost. In addition, the impact on the Bordering Vegetated Wetlands from the spanning of a bridge would far exceed the minimal impact of renovating the existing crossing due to the disturbance of the existing wetlands grading. For both its cost-effectiveness and its limited impact on the wetlands, it was decided to choose the renovation over new bridge construction. It should be noted that while the number of units was increased from the original design, from 6 to 52, the addition of units was determined to have no adverse impact on the wetlands.

(c) **Potential mitigation measures:** Numerous Best Management Practices will be implemented during construction to minimize environmental impact. Permanent stormwater management measures include catch basins, stone-lined sediment forebays, Vortechnics units, detention basins and drywells. Other temporary erosion and sedimentation control measures will also be implemented, including a site entrance mat, riprap outlet protection, sediment control fencing, flocculant blocks, sediment sumps, diversion swales and slope stabilization treatments.



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LOCUS MAP FROM USGS MAP

AFRA TERRACE
WEST BOYLSTON, MA

0 1000 2000 FT
0 1/2 MILE

N

SOURCE: 1:25,000 WORCESTER NORTH QUAD (MASSGIS)