

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13610
MEPA Analyst:	Aisling Eglinton
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: Mount Pleasant at Holden Hills		
Street: 1800 Main Street		
Municipality: Holden	Watershed: Wachusett	
Universal Tranverse Mercator Coordinates:	Latitude: 042d 21' 58.9" N Longitude: 071d 53' 15.4" W	
Estimated commencement date: 8/1/05	Estimated completion date: 8/1/07	
Approximate cost: \$6.0 Million	Status of project design: 100 %complete	
Proponent: Alyssa Real Estate		
Street: 5 Kane Industrial Drive		
Municipality: Hudson	State: MA	Zip Code: 01749
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jonathan Markey		
Firm/Agency: Foresite Engineering Assoc.	Street: 16 Gleasondale Road, Suite 1-1	
Municipality: Stow	State: MA	Zip Code: 01775
Phone: (978) 461-2350	Fax: (978) 461-2352	E-mail: jonathan@foresite1.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 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):

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

- List Local or Federal Permits and Approvals:
- Town of Holden Planning Board Site Plan Special Permit – Obtained
 - Wachusett Watershed Protection Variance – Pending
 - NPDES Construction Notice of Intent - Obtained
 - MHD Road opening Permit - Pending

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 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 <i>(including Legislative Approvals) – Specify:</i> See Previous Page.
Total site acreage	136.134			
New acres of land altered		8.25		
Acres of impervious area	2.5	1.5	4.0	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
STRUCTURES				
Gross square footage	37,337	31,804	69,141	
Number of housing units	0	48	48	
Maximum height (in feet)	35	7	42	
TRANSPORTATION				
Vehicle trips per day	200	252	452	
Parking spaces	76	98	174	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	8,600	-745	7,855	
GPD water withdrawal	0.0	0.0	0.0	
GPD wastewater generation/ treatment	8,600	-745	7,855	
Length of water/sewer mains (in miles)	0.2	0.0	0.2	

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

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 proposed for development is an existing golf course located on the north side of Main Street in Holden. The site is currently developed with a clubhouse, a function hall, maintenance building and bituminous and gravel parking areas. Mature woodland vegetation, lawn and landscaping make up the rest of the developed areas.

According to the United States Department of Agriculture (USDA) Soil Survey of Worcester County the site consists of a number of soils. The 3 dominant soil series are Paxton, Hinkley, and Merrimack. Paxton soil types are well drained soils with slow permeability in the substratum. This soil is rated HSG C (Hydrologic Soil Group C). Hinkley soil types are excessively drained stratified sand and gravel substratum. Merrimack type soils are sister soils with Hinkley, as they are usually found adjacent to each other, and have similar drainage characteristics. Both soils are rated HSG A for their exceptional ability to recharge stormwater.

The proposed development includes the construction of a 48 unit independent living building with underground parking, additional parking for the facility, an access roadway, associated drainage infrastructure, and the installation of utilities. The net increase of impervious areas requires the construction of drainage structures, a recharge bed, and a detention basin to handle excess runoff. The recharge bed and collection system have been sized and proposed at various locations to handle stormwater for the 2-year, 10-year, 25-year, and 100-year design storms.

The drainage area was divided into 4 design points to be analyzed for the 2-year, the 10-year, 25-year, and the 100-year design storms under existing conditions. These same areas were then analyzed for the same design storms under proposed conditions. The design points for the analysis are the overland flow to the existing pond to the north, the overland flow to Main Street (flowing north), the overland flow to Main Street (flowing south), and the overland flow to the existing pond to the south. It should be noted that there are no stormwater control devices or drainage conveyance apparatus currently controlling runoff from the site onto Main St. (the only portion of the project within the 200' watershed protection zone).

The stormwater recharge bed and detention basin were introduced under proposed conditions to slow the runoff rates and volumes to similar values as were calculated under pre-development conditions. The runoff from the proposed building will be directly infiltrated with the use of a subsurface recharge bed, and all impervious parking area runoff will be collected, treated, and routed to an extended detention basin with outlet control devices.

Due to constraints imposed by the planning board, (the golf operations must remain intact, and the entrance must be a boulevard entrance away from, and eliminating the mount pleasant street entrance.) the proposed development contains no alternatives.