

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

# ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEA No.: <u>13623</u>
MEPA Analyst: <u>Ann Canaday</u>
Phone: 617-626- <u>1035</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: Linwood Estates		
Street: Providence Road (Route 122)		
Municipality: Northbridge	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 281570.1 East 4665644.7 North Z19 NAD 83	Latitude: 42°06'42.3" N	Longitude: 71°38'31.1" W
Estimated commencement date: Spring 2006	Estimated completion date: Fall 2008	
Approximate cost: \$ 15,000,000	Status of project design: 25%complete	
Proponent: Triangle Land Development, Inc.		
Street: 55 University Avenue		
Municipality: Norwood	State: MA	Zip Code: 02062
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.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:

Local Order of Conditions, ZBA Comprehensive Permit, Army Corps Programmatic General Permit  
NPDES MA Construction Stormwater General Permit

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species          | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" 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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit  <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Potential appeal of HAC approval
Total site acreage	71.9 Acres			
New acres of land altered		38.3 Acres		
Acres of impervious area	0 acres	12.7 Acres	12.7 Acres	
Square feet of new bordering vegetated wetlands alteration		2,400 Square Feet		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
<b>STRUCTURES</b>				
Gross square footage	0 SF	341,692 SF	341,692 SF	
Number of housing units		125	125	
Maximum height (in feet)	N/A	< 35'	<35'	

TRANSPORTATION			
Vehicle trips per day	0	1,143 trips/day	1,143 trips/day
Parking spaces	0	0 common spaces (250 private off-street spaces - one driveway & one garage space per unit)	0 common spaces (250 private off-street spaces - one driveway & one garage space per unit)
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	43,318 gpd (Combined domestic & irrigation)	43,318 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0 gpd	39,380 gpd (Domestic)	39,380 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer- 1.55 mi. (on-site)	Water/Sewer- 1.55 mi. (on-site)

**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 Project consists of a parcel of approximately 72 acres on Providence Road (Route 122) in Northbridge. The proposed development program is a 125-unit residential development, with 72 single-family homes and 53 townhouses. The project will be submitted under Mass. Chapter 40B. The underlying zoning is industrial, although historically the area was zoned for residential use. Adjacent uses on the west side of Providence Road are residential (see aerial photo), uses on the east side are mixed commercial / residential, as well as the Northbridge Sewage Treatment Facility.

The project exceeds a mandatory EIR threshold under the Land category for creation of greater than 10 acres of impervious surface (12.7 acres). The ENF threshold for wastewater is also exceeded (greater than 0.5 miles of new on-site sewer lines / 1.55 miles).

Traffic impacts are expected to be minor: the project will generate between 1,000-1,143 trips per day (ITE Trip Generation, 7<sup>th</sup> edition, land use codes 210 and 230), and between 77-116 trips during the commuter peak hours. Traffic studies have been provided to the Town for review: Town comments regarding proper sight distance at the access drive, and appropriate mitigation contributions at the Route 122 / Church Street intersection (Plummer's Corner) will be addressed to the Town's satisfaction. The project requires a MassHighway Access Permit based on the proposed access to Route 122.

There are two proposed wetland crossings on the internal roadway network, totaling 2,400 square feet, as part of a limited project. Replication areas totaling 4,000 square feet will be provided as mitigation. Details will be provided in the NOI to be filed with the Northbridge Conservation Commission.

Alternatives to the project, other than the no-build alternative, would include an industrial subdivision as a by-right use. The 72-acre site could accommodate at least 350,000 square feet of industrial use, and would have greater impacts to traffic and impervious surface, among other potential impacts. An adjacent parcel, permitted for 700,000 square feet of industrial use in 2001-2002 (Blackstone Valley Industrial Center, EOE # 10807), is still undeveloped due to unfavorable market conditions.

Correspondence has been sent to the Massachusetts Historical Commission (MHC), and copies of this ENF to both MHC and NHESP. Impacts to endangered or protected species and/or habitat, and historic and/or archaeological resources, are not anticipated based upon our review of their published materials.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. Water and sewer will be extended for approximately 8,200' along the on-site roadway system. In recognition of the existing Administrative Consent Order between the Town and DEP, the project will provide I / I mitigation at a rate of 4:1.

The proponent has had several meetings with the Northbridge Zoning Board of Appeals since early in 2005. The proposed project has been modified to reflect comments and concerns, and continues to address the Town's issues in a constructive and cooperative manner.