

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **14479**
 MEPA Analyst: **NICK ZAVOLAS**
 Phone: 617-626-**1030**

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: "The Oaks of Holden" Access Road Repair		
Street: 216 Reservoir Street		
Municipality: Holden	Watershed: Nashua River (Wachusett Res.)	
Universal Transverse Mercator Coordinates:	Latitude: 42°20'33.92" N Longitude: 71°51'39.88" W	
Estimated commencement date: 10/2009	Estimated completion date: 12/2009	
Approximate cost: 400,000	Status of project design:	95% %complete
Proponent: The Oaks of Holden Board of Trustees c/o Robert Ferguson		
Street: 216 Reservoir Street, Apt. 205		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott Morrison		
Firm/Agency: EcoTec, Inc.	Street: 102 Grove Street	
Municipality: Worcester	State: MA	Zip Code: 01605
Phone: 508-752-9666x 27	Fax: 508-752-9494	E-mail: smorrison@ecotecinc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes XNo
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) XNo
- Has any project on this site been filed with MEPA before?
 XYes (EOEA No. 12129) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes XNo
 - a Special Review Procedure? (see 301CMR 11.09) Yes XNo
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes XNo
 - a Phase I Waiver? (see 301 CMR 11.11) Yes XNo

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 _____) XNo

List Local or Federal Permits and Approvals:

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 checked="" 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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	20.1			
New acres of land altered		0.4		
Acres of impervious area	4.0	0	4.0	
Square feet of new bordering vegetated wetlands alteration		2,155		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	221,000	0	221,000	
Number of housing units	108	0	108	
Maximum height (in feet)	40	0	40	
TRANSPORTATION				
Vehicle trips per day	633	0	633	
Parking spaces	216	0	216	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	23,760	0	23,760	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	23,760	0	23,760	
Length of water/sewer mains (in miles)	0.25	0	0.25	

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 _____) XNo

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) XNo

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.*)

Project Description:

The proposed project consists of the installation of a new retaining wall to replace the existing retaining wall that has partially collapsed along the northerly side of the entrance roadway to an over 55 residential condominium complex. Currently, a significant segment of wall remains collapsed, with associated segment of access roadway undermined. This condition has resulted in a portion of the access road being barricaded from use, thereby reducing the roadway to one travel lane. The existing retaining wall consists of a vertical 400 foot long wall that ranges from ground level to a maximum of approximately 22 feet in height and is comprised of small (roughly 12" by 18") interlocking blocks. Since the wall was constructed, various sections have failed and have required repair. As a long-term solution a new proposed wall will be constructed just outside of the footprint of the existing (failing) retaining wall. This proposed wall will consist of a very large (approximately 4' by 10') concrete segmental wall that will provide permanent wall stability. The proposed wall will require 1,225 square feet of Bordering Vegetated Wetland (BVW) fill, plus 930 square feet of BVW to be temporarily impacted for construction access, and 15 linear feet of Bank to be impacted for the proposed retaining wall installation. The impacted BVW is located within the watershed to the Wachusett Reservoir and is therefore considered to be an Outstanding resource Water (ORW).

Alternatives Analysis

The access to the site is limited to the existing access road with no additional frontage along Reservoir Street. Therefore, the project alternatives are limited to: no work; the repair of the existing wall; or construction of a new wall. Each of these alternatives is described in detail below:

No Work: If no work occurs the retaining wall will continue to fail and eventually prevent any access to the site. As such, due to safety concerns this alternative has been dismissed.

Repair of Existing Wall within the Existing Footprint: One alternative is repairing the existing retaining wall using the small blocks. This alternative would eliminate additional wetland fill. However, the northerly retaining wall has failed multiple times and repairs have resulted in only temporary solutions. Due to the fact that this access road is the primary access to the 108 unit over 55 residential development, a permanent solution is sought. Therefore, this alternative consisting of the repair of the existing wall within the existing footprint has been dismissed.

New Retaining Wall with Expanded Footprint: A new proposed wall will be constructed just outside of

the footprint of the existing (failing) retaining wall. This proposed wall will consist of a very large (approximately 4' by 10') concrete segmental wall that will provide permanent wall stability. The proposed wall will require 1,225 square feet of Bordering Vegetated Wetland (BVW) fill, plus 930 square feet of BVW to be temporarily impacted for construction access, and 15 linear feet of Bank to be impacted for the proposed retaining wall installation. These impacts will be mitigated by the proposed construction of a 4,800 square foot BVW replication area (see below). In addition, installation of a deep sump catch basin is proposed to replace the sediment trap located at the outfall from Reservoir Street. This will allow the catch basin to be cleaned with mechanical equipment rather than the problematic current method of using rakes and shovels to manually remove any accumulated sediment from the sediment trap. This will significantly reduce the effort and cost of the sediment removal, therefore making it more feasible for the owner to conduct this work on a regular basis.

Due to the repeated failure of the existing retaining wall and the fact that this is the primary access to a 108 unit over 55 residential community, repair of the retaining wall option has been dismissed. The preferred alternative is to construct a new retaining wall just outside of the footprint of the existing wall. The preferred method will utilize a large concrete segmental wall sections to ensure a long term solution to prevent future failures of the existing small block retaining wall.

Mitigation:

A deep sump catch basin is proposed to replace the existing sediment trap located at the outfall from Reservoir Street. This will allow the catch basin to be cleaned with mechanical equipment rather than the current method of using rakes and shovels to manually remove any accumulated sediment. This will significantly reduce the effort and cost of the sediment removal, therefore making it more feasible for the responsible party to conduct this work on a regular basis. The proposed project also includes the construction of a 4,800 square foot wetland replication area. The wetland replication area has been designed to mitigate for the proposed wetland impacts associated with the proposed wall repair (1,225s.f) as well as the wetland impacts that occurred when the access road was originally constructed (2,260s.f.). The BVW replication for the initial driveway crossing was not completed by the developer. The proposed project also proposes to restore 930 square feet of wetlands that will be temporary impacted for the wall installation. Detailed grading, soils placements, planting, and monitoring specifications for the BVW replication and restoration have been prepared and are currently under review by the Holden Conservation Commission.