



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13629
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: SAPPHIRE PARK		
Street: Peal Street & Shawn Avenue		
Municipality: Gardner	Watershed: Millers / Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42°35'00" Longitude: 71°58'00"	
Estimated commencement date: June 2006	Estimated completion date: June 2010	
Approximate cost: \$4,500,000.00±	Status of project design: 90% complete	
Proponent: Sunshine Realty Trust		
Street: P.O. Box 70		
Municipality: Ayer	State: MA	Zip Code: 01432
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Charles Strickland		
Firm/Agency: Meisner Brem Corporation	Street: 142 Littleton Road, Suite 16	
Municipality: Westford	State: MA	Zip Code: 01886
Phone: (978) 692-1313	Fax: (978) 692-0303	E-mail: cstrickland@meisnerbrem.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify D.E.P., Conservation Commission) No

List Local or Federal Permits and Approvals: None

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 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 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: _____ _____ _____ _____ _____
Total site acreage	85±			
New acres of land altered		48±		
Acres of impervious area	0±	12±	12±	
Square feet of new bordering vegetated wetlands alteration		1,641±		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	123,840±	123,840±	
Number of housing units	0	172	172	
Maximum height (in feet)	0	15±	15±	
TRANSPORTATION				
Vehicle trips per day	0	860±	860±	
Parking spaces	0	344±	344±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	37,840±	37,840±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	37,840±	37,840±	
Length of water/sewer mains (in miles)	0	2.1±	2.1±	

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 is located on approximately 85± acres. A previously approved subdivision (Farm Hill Estates) has been partially constructed. Some roadways have been rough graded and the proposed project intends to utilize the same roadway layout in areas where construction has begun.

The proposed project consists of 172 mobile home lots. Access to the lots will be provided by 9 private roadways. All lots will be serviced by municipal sewer water and underground utilities. 10 lots will need individual sewage ejector pumps to connect to the proposed sewer mains. All construction proposed is on site. The proposed connection to the sewer main is located outside of the existing roadway (Pearl Street) layout, and is located on site.

The proposed roadway and sewer construction will require three wetland crossings totaling approximately 1,641± ft² of wetlands to be filled. Wetland replication areas totaling 3,265± ft² is proposed to more than compensate for the wetlands to be filled. The total wetland filling is well below the 5,000 ft² allowed by state statute.

The bordering vegetated wetlands on site will be protected during construction by a row of staked haybales and silt fence to prevent erosion and siltation of the resource areas. The increase in stormwater flows generated by the construction will be treated and mitigated by the construction of stormwater management facilities which include particle separators, sediment forebays and extended detention basins. A Notice of Intent has been filed with the Gardner Conservation Commission as required. An additional notice filed with the Environmental Protection Agency will be required in accordance with NPDES requirements prior to construction of this project.

One alternative to construction of this project is to construct the previously approved subdivision. The subdivision was approved in the 1980's and many of the stormwater management features proposed with this filing are not included in the original subdivision approval. This project will implement the most recent Stormwater Management requirements for TSS removal, groundwater recharge and peak flowrate mitigation.