

**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>13375</u> MEPA Analyst: <u>Nick ZAVOLAS</u> Phone: 617-626- <u>1030</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: Dear Run / Pheasant Ridge		
Street: Ellis Road & State Road		
Municipality: Westminster	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 32' 50" Longitude: 71° 56' 56"	
Estimated commencement date: April 2005	Estimated completion date: April 2009	
Approximate cost:	Status of project design:	100 %complete
Proponent: Four Seasons Development Trust Christopher Dunn 107 Wilson Hill Road Merrimack, NH 03054	Ellis Road Development Trust Richard Wilson & Edward Frateschi 408 Florence Street Leominster, MA 01453	
Street: See Above		
Municipality: See Above	State: See Above	Zip Code: See Above
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kent E. Oldfield		
Firm/Agency: Whitman & Bingham Associates, LLC	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-537-5296	Fax: 978-537-5296	E-mail: koldfield@whitmanbingham.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): None requested

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

List Local or Federal Permits and Approvals:

Planning Board- Subdivision

Conservation Commission – Wetland Protection Act

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 checked="" 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 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	200±			
New acres of land altered		85		
Acres of impervious area	0	17	17	
Square feet of new bordering vegetated wetlands alteration		6205		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	2500 / unit	2500 / unit	
Number of housing units	0	101	101	
Maximum height (in feet)	0	25	25	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	862	862	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	32,550	32,550	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	32,550	32,550	
Length of water/sewer mains (in miles)	0	2.5	2.5	

**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 proposed plans include the development of a 41 lot "Over 55" Cluster Subdivision ("Deer Run Estates") on the Ellis Road Site and a 60 lot Conventional Subdivision ("Pheasant Ridge Estates") on the Old County Road Site. The site has been designed into two developments, "Deer Run" and "Pheasant Ridge".

Deer Run has been submitted and approved by the Westminster Planning Board as a Definitive Subdivision Plan for Ellis Road Development Trust. The subject land consists of approximately 107± acres, is located on the northern side of Ellis Road, in the vicinity of Partridge Hill Road, and is shown as Parcel 3 on the Town of Westminster's Assessor's Map 103 and Parcel 2 on Map 106.

The proposed subdivision will consist of 41 "Over 55" age restricted lots ranging in size from 15,000 square feet to 862,094 square feet. Each individual lot will utilize a separate driveway. Access to the subdivision will be by two roadways. The first, Quail Run, being 1,435 feet in length, will connect to the existing Ellis Road between the properties of June Rice and Graypond Realty Corporation. The second roadway, Deer Run, 1,560 feet in length, will intersect to Quail Run at the vicinity of station 10+50 of Quail Run and will connect the adjacent proposed development, "Pheasant Ridge Estates", to "Deer Run Estates". The grades of the roadways will be a minimum of 1% and a maximum of 6% with the appropriate vertical curves and leveling areas where required. The total developed area will consist of approximately 28.0± acres of roadway, driveways, and building area, leaving the remaining area in its natural state and any affected areas landscaped and revegetated. The proposed subdivision will create a density of approximately 0.38 dwelling units per 1 acre. An open space parcel of sixty-six (66) acres has been proposed along the western half of the project site. A determination has not been made by the time of the Definitive Subdivision Plan filing about what will be done with the open space parcel.

The second project known as Pheasant Ridge was also submitted to the Westminster Planning Board on behalf of Four Seasons Development Trust. The existing subject site is vacant with a majority of the land being heavily wooded with areas of wooded wetlands throughout the project site. Elevations on the site range from 1096' to 1252'. There are numerous residential dwellings on both sides of Old County Road, State Road West and Livermore Hill Road in the vicinity of the proposed development. Undeveloped wooded land abuts the along the western, southern and northern boundaries.