

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13650
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	1044

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: NORTHGATE MEADOWS		
Street: Leominster Road (Route 12)		
Municipality: Sterling	Watershed: Nashua River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 28' 43"	Longitude: 71° 45' 02"
Estimated commencement date: March 2006	Estimated completion date: Dec 2009	
Approximate cost: \$26,000,000.00	Status of project design: 75 %complete	
Proponent: J. Whitney Development, Inc.		
Street: 557 Lancaster Street		
Municipality: Leominster	State: MA	Zip Code: 01453
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Nathaniel E. Mahonen		
Firm/Agency: Hannigan Engineering, Inc.	Street: 8 Monument Square	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-534-1234	Fax: 978-534-6060	E-mail: nemahonen@hanniganengineering.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): The developer is considering utilizing Massachusetts Development (\$4.5 million) for financial assistance for the construction of the apartment phase of the project. This has not been confirmed.

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 Sterling ZBA – Comprehensive Permit
EPA - NPDES

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 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
Total site acreage	18.04 a.c.+/-			
New acres of land altered		15.0 a.c.+/-		
Acres of impervious area	0.0 a.c.+/-	5.68 a.c.+/-	5.68 a.c.+/-	
Square feet of new bordering vegetated wetlands alteration		1,600 s.f.+/-		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
STRUCTURES				
Gross square footage	0	212,500 s.f.+/-	212,500 s.f.+/-	
Number of housing units	0	158	158	
Maximum height (in feet)	0	38 ft	38 ft	
TRANSPORTATION				
Vehicle trips per day	0	800	800	
Parking spaces	0	324	324	
WASTEWATER				
Gallons/day (GPD) of water use	0	40,000	40,000	
GPD water withdrawal		0	0	
GPD wastewater generation/treatment	0	35,000	35,000	
Length of water/sewer mains (in miles)	0	0.45 (sewer) 0.62 (water)	0.45 (sewer) 0.62 (water)	

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 proposed Residential Condominium, developed under Chapter 40B with a Comprehensive Permit from the Town of Sterling Zoning Board of Appeals. The Project is located in the northern part of the Town of Sterling, on the west side of Leominster Road (Route 12), just west of house #330, and situated on 18.04 acres of land. A vast majority of the land is currently wooded, with some of the land being utilized as a portion of a construction storage area for the developer. The cleared area stores a variety of construction materials including loam, gravel, and rock. This use would be discontinued as part of the proposed development.

As stated above, a Comprehensive Permit is being sought for the construction of a total of 86 townhouse-style units and 72 apartment units to be situated amongst 20 buildings. A network of private driveways and parking areas has been proposed with access from Research Drive, an approved subdivision road located adjacent to the site.

The site is to be served by municipal water (Sterling) and sewer systems (Leominster). A new eight-inch water main will be constructed along Leominster Road and brought onto the site to serve the proposed units. The new eight-inch water main will be served by the Town of Sterling municipal water system and will also provide improved water quality and quantity to the area. Flow tests have been performed and the system has been determined to be adequate for the project. An on-site sewer pump station is proposed and will pump the on-site sewerage to a connection within the City of Leominster. A sewer connection permit is required from the City of Leominster and DEP.

The drainage for the site will incorporate a closed drainage system with a series of catch basins and manholes to direct the runoff from paved areas to detention basins throughout the site. The stormwater system will be designed in accordance with the DEP Stormwater Management Policy and Guidelines. Additional measures for mitigation may also be utilized including rain gardens.

The project site contains areas subject to protection under the Wetlands Protection Act consisting of Bordering Vegetative Wetlands (BVW) that bisects the site. Work will be performed within the buffer zone of these areas and a single crossing of the BVW will also be required to access the rear portion of the site. This crossing will occur in the area of an existing cart path in order to minimize the disturbance and alteration of wetland areas. A box culvert with a naturalized channel will be utilized for this crossing. Approximately 1600 square feet of wetlands will be altered as part of this project. Replication will be provided for the altered wetland area with a 2:1 ratio. An intermittent stream also runs through the wetland in the area of the crossing. Approximately 45 feet of bank (one side of the intermittent stream) will be temporarily altered as part of the crossing. The bank will be recreated within the naturalized channel of the box culvert for replication.

Alternatives for the project that were considered include other residential uses of various sizes, as well as a previous industrial use (proposed by others) that was rejected by the Town of Sterling. The original project as discussed with the 40B Committee of the Town of Sterling included 192 units in Sterling and Leominster. The project was reduced to just the Sterling land and 126 units. Various concept plans were developed that depicted condominiums and apartments. The plan evolved to consist of solely condominium units (128 units), and this plan was submitted to the ZBA. During the process of review, the Town has realized the benefit of the apartment/condominium concept and has decided to endorse a new plan depicting 86 condominiums and 72 apartments. As part of this redesign, and consistent with mitigation requirements for reduction of impervious areas, the proponent will be utilizing parking areas under the apartment buildings to reduce the amount of impervious area by approximately 1.5 acres. This area would have included additional exterior parking and access drives to these areas. Additionally, the buildings also include garage spaces to account for some of the required parking to additionally reduce the exterior parking and its impervious area.

The project exceeds the following thresholds for filing an ENF:

Land section

The creation of more than five (5) acres of impervious area. (Approximately 5.68 acres of new impervious area is proposed for this project).