

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13656**
 MEPA Analyst: **Bill Page**
 Phone: 617-626-**1025**

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: <i>WESTBORO VILLAGE</i>		
Street: <i>Gleason Street</i>		
Municipality: <i>Westborough</i>	Watershed: <i>Assabet River</i>	
Universal Transverse Mercator Coordinates:	Latitude: <i>042° 16' 14.94" N</i> Longitude: <i>071° 39' 34.7" W</i>	
Estimated commencement date: <i>09/01/06</i>	Estimated completion date: <i>12/01/11</i>	
Approximate cost: <i>\$68,500,000</i>	Status of project design: <i>30 %complete</i>	
Proponent: <i>Westboro Village, LLC</i>		
Street: <i>625 South Street</i>		
Municipality: <i>Shrewsbury</i>	State: <i>MA</i>	Zip Code: <i>01545</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Cecilia B. Eichel</i>		
Firm/Agency: <i>Waterman Design Associates, Inc.</i>	Street: <i>31 East Main Street</i>	
Municipality: <i>Westborough</i>	State: <i>MA</i>	Zip Code: <i>01581</i>
Phone: <i>508-366-6552</i>	Fax: <i>508-366-6506</i>	E-mail: <i>cbe@wdassoc.com</i>

- 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):

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 Westborough permits - Special Permit under Transit-Oriented Village, Site Plan Review, Sewer & Water Connection, Curb Cut & Building Permit; State permit - DEP major sewer extension/connection permit; Federal Permit- EPA NPDES Stormwater Permit for Construction.*

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 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
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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: - EPA NPDES Stormwater Permit for Construction
Total site acreage	35.7±			
New acres of land altered		35.7±		
Acres of impervious area	0	17.7±	17.7±	
Square feet of new bordering vegetated wetlands alteration		0		
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	263,226±	263,226±	
Number of housing units	0	324	324	
Maximum height (in feet)	0	60	60	
TRANSPORTATION				
Vehicle trips per day	20	1900±	1920±	
Parking spaces	0	748	748	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	107,000±	107,000±	
GPD water withdrawal				
GPD wastewater generation/ treatment	0	97,000±	97,000±	
Length of water/sewer mains (in miles)	0	1.5±	1.5±	

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 (See attached letter from MHC, dated 08/29/05)) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify The project site is an active gravel pit. No demolition is proposed.) 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.)

Existing Conditions

The site is located within the northwest corner of Westborough, in an area predominantly zoned industrial, and is presently utilized as an active gravel pit. Specifically, the locus parcels (the Project Site), located on the north side of Gleason Street, have been rezoned from the Industrial B zoning district to the Industrial C zoning district, thereby providing for the development of Mixed Use Residential/Commercial with Industrial Components within the guidelines of the T-OV. The Project Site, which encompasses all of Parcels 5 and portions of Parcels 3, 6 & 24, as shown on Assessors Map 18 contains approximately 36 acres. The Westborough Transit Station (T) is less than a half-mile southeast of the Site, along Smith Parkway.

The site fronts on Gleason Street, a country road whose paved width is between 18'-22'. Narrow swaths of new growth forest line the site frontage along Gleason Street, screening the gravel operation from the street. Truck traffic enters and exits the gravel pit from the southwest corner of the property onto Gleason Street. Approximately 38 of the 44 acre site locus has been altered thru gravel removal operations. The site topography is variable and changing, with elevations ranging from an elevation of 287 along the northeast property line to an elevation of 355 along the frontage with Gleason Street. The site has been viewed by our environmental staff and was determined to contain no wetlands or other resource areas. No portion of the site locus contains an area of Zone A, 100-year flood zone, as shown on the NFIP Flood Insurance Rate Map for the Town of Westborough (Community Panel No. 250344 0003 B, dated May 15, 1980. The Locus does not contain a designated area of estimated/priority habitat of rare species, wildlife or vernal pools, according to the Natural Heritage Atlas, valid from July 1, 2003.

Proposed Development

The Project entails the development of the current gravel pit on Gleason Street by creating a pedestrian friendly residential village whose neighborhoods are focused on parks and greens. To reinforce the pedestrian feel of the village we have oriented the building with their front doors facing onto the parks. A private back yard connects the unit with its detached garage. Visitor parking is located along the ends of parks and visitors can walk on the sidewalk network through the parks to their destination.

For the most part the roadways are downplayed throughout the site with exception of the main boulevard running down the middle of the site and around the pond. A series of pedestrian walkways and bike paths traverse the site, connecting parks, neighborhoods and creating a pedestrian connection with the Westborough Train Station. The many parks and common areas throughout the site will each have unique themes.

Under current zoning with sufficient sending parcel acreage a maximum density of 14 units per acre or 500 units on the sites 35.7 acres could be achieved. The proposal is for 324 in Westboro Village which is just over 9 units per acre. Proposed offsite improvements include a widening of Gleason Street, a sidewalk connection to the Train Station and the donation of a 24 acre open space parcel to the Town.

Development Alternatives

The site can continue to function under its current use as a gravel pit. Also zoning would allow most Commercial uses and all Industrial uses either by right or by issuance of a Special Permit.