

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOE No.: 13380
 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: Wanoosnoc Estates at Coggshall Park		
Street: Wanoosnoc Road		
Municipality: Fitchburg	Watershed: Nashua	
Universal Transverse Mercator Coordinates: UTM 19 270435E 4714788N (NAD27)	Latitude: 42° 33' 12"N Longitude: 71° 47' 46"W	
Estimated commencement date: TBD	Estimated completion date: TBD	
Approximate cost: \$34,000,000	Status of project design: 75% complete	
Proponent: Joseph Pandiscio - Pandiscio, Inc.		
Street: P.O. Box 843		
Municipality: Westminster	State: MA	Zip Code: 01473
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Oliva		
Firm/Agency: Hamwey Engineering, Inc.	Street: 14 Manning Avenue	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-840-2964	Fax: 978-840-3526	E-mail: rob.oliva@verizon.net

- 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):

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

List Local or Federal Permits and Approvals:

- Building Permits (local)
- Site Plan Review (local)
- Special Permit (local)
- Water Sewer Connection Permits (local)
- EPA NPDES Notice of Intent (federal)

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 checked="" type="checkbox"/> Superceding 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 (indirect access) <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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	27.5			
New acres of land altered		13.52		
Acres of impervious area	0	6.18	6.18	
Square feet of new bordering vegetated wetlands alteration		3,800		
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	215,743	215,743	
Number of housing units	0	129	129	
Maximum height (in feet)	0	3 stories	3 stories	
TRANSPORTATION				
Vehicle trips per day	0	808	808	
Parking spaces	0	298	298	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	35,475	35,475	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	28,380	28,380	
Length of water/sewer mains (in miles)	0	0.51 (water) 0.48 (sewer)	0.51 (water) 0.48 (sewer)	

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 *Per NHESP July 2003 Atlas*

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 *Per research at Mass Archives*

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

Yes (Specify _____) No *Not Applicable*

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.*)

Refer to Attachment "A"

**WANOOSNOC ESTATES AT COGGSHALL PARK
ENVIRONMENTAL NOTIFICATION FORM**

ATTACHMENT "A"

PROJECT DESCRIPTION

The project site is a 27.5 acre parcel in Fitchburg, MA located on the north side of Route 2 and bordered on the west by the unfinished portion of Damon Road in the southern portion of the City. The parcel has frontage along Wanoosnoc Road on the southeastern portion of the site. The site is predominantly wooded and undeveloped with the exception of a wireless communications (cell phone) tower and associated access drive on the southern portion of the site off of Wanoosnoc Road. An unidentified perennial stream flows from north to south along the easterly property line. The westerly portion of the site contains intermittent streams with associated bordering vegetated wetlands. The site is elevated approximately 15 feet above Route 2 and slopes up and away from Route 2.

The project will include construction of a 129 unit Planned Unit Development with a club house, approximately 3300 feet of new roadway, 2 detention/retention basins, new utilities and associated site grading. The project will also include roadway improvement to Wanoosnoc Road up to the intersection of Glenn Avenue. These improvements will include replacement of the culvert crossing at Wanoosnoc Road. The project will include construction of a new access from Damon Road. The Damon Road access will cross wetlands and construction of the west side of the project will be within the 100 foot Buffer Zone of a Bordering Vegetated Wetland. The east entrance from Wanoosnoc Road will cross through the 200 foot River Front Area.

An on-site alternative includes the construction of a conventional, residential subdivision. This alternative would likely include alteration of a larger portion of the site as the development would stretch out to include more of the parcel. This type of development would provide less open space as currently proposed. Any type of alternative development to that proposed would likely require a secondary access to Damon Road for the purpose of providing adequate emergency access.

Mitigation measures associated with the project are mostly limited to erosion control measures to prevent mitigation of sediments of the site. These include, but are not limited to the installation of haybales and silt fence at designated locations. Some additional mitigation provided for the project impacts are related to traffic flow. Road widening along Wanoosnoc Road as well as clearing of existing vegetation for sight lines is proposed. Any type of alternative development to that proposed would likely require these improvements as well.