

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**



**Environmental  
 Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13896</u>
MEPA Analyst:	<u>Nick Zavalas</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: Tri-Town Landing		
Street: Youngs Road		
Municipality: Lunenburg	Watershed: Nashua River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 34'19"	Longitude: 71° 46' 05"
Estimated commencement date: May 2007	Estimated completion date: June 2010	
Approximate cost: \$30,000,000	Status of project design: 95%complete	
Proponent: Massachusetts Housing Opportunities Corporation		
Street: 7 Hodges Street		
Municipality: North Andover	State: MA	Zip Code: 01845
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):  
 Department of Housing and Community Development - \$14,000,000

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 Lunenburg Planning Board – Development Plan Review  
EPA - NPDES

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

<input 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
Total site acreage	9.23 a.c. +/-			
New acres of land altered		0.64 a.c. +/-		
Acres of impervious area	7.22 a.c. +/-	-1.81 a.c. +/-	5.41 a.c. +/-	
Square feet of new bordering vegetated wetlands alteration		0 s.f. +/-		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Gross square footage	5,663 s.f. +/-	84,506 s.f. +/-	90,169 s.f. +/-	
Number of housing units	0	204 (8 buildings)	204 (8 buildings)	
Maximum height (in feet)	55	50 ft	50 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,376		
Parking spaces	445	-129	316	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	<1000 GPD	21,000	21,000	
GPD water withdrawal		0	0	
GPD wastewater generation/treatment	<1000 Seasonal	18,000	18,000	
Length of water/sewer mains (in miles)	0	0.36 (sewer) 0.26 (water)	0.36 (sewer) 0.26 (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 the redevelopment of a 9.23-acre tract of land located on Youngs Road in the southern part of the Town of Lunenburg. The proposal is to construct eight (8) three-story apartment buildings containing a total of 204 units, as well as a single-story office/clubhouse building and associated roadways and parking areas. The site currently contains the Tri-Town Drive-In movie theatre (seasonal use). The majority of the site is currently paved with some areas of brush/trees along the western and southeastern property lines. The site also contains a ticket booth, concession stand and large movie screen. The site abuts Baker Brook to the west and there is an existing intermittent stream in the southeast portion of the site that flows to Baker Brook. The project proposes connections to the municipal water (Lunenburg) and sewer systems (Fitchburg). A

The project exceeds the following thresholds for filing an ENF:

*Transportation Section*

(14) The generation of 1,000 or more new adt on roadways providing access to a single location and construction of 150 or more new parking spaces at a single location.  
Reduction in existing spaces obtained.

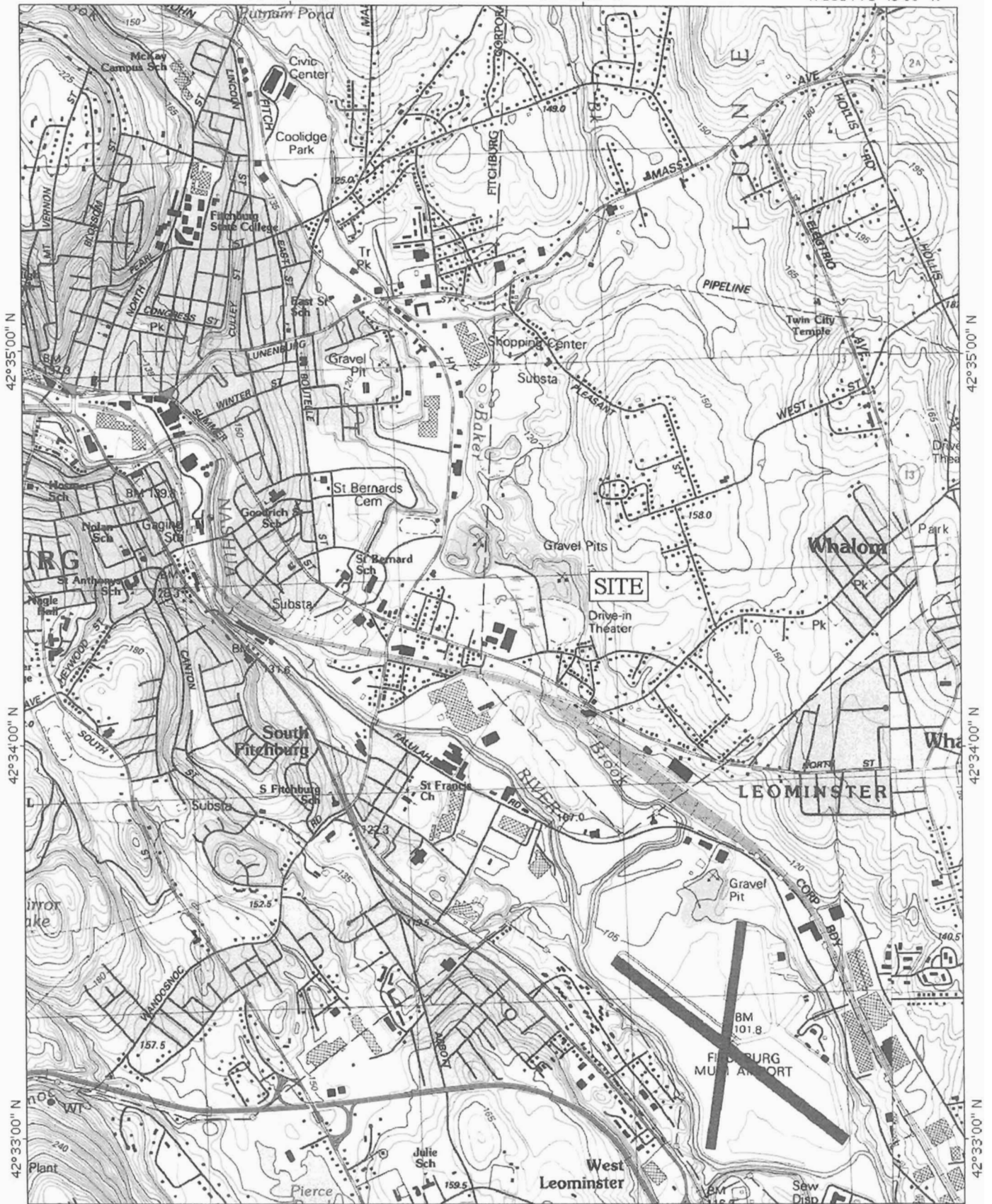
(15) Construction of 300 or more new parking spaces at a single location; (316 new parking spaces will be constructed).  
Approximately 129 existing spaces will be eliminated.

Tri-Town Landing - Lunenburg

71°47'00" W

71°46'00" W

WGS84 71°45'00" W



42°35'00" N

42°34'00" N

42°33'00" N

42°35'00" N

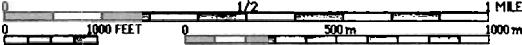
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