

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

**ENF Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13136
MEPA Analyst:	DEIRDRE DUCKLEY
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: <b>The Villages at Stow</b>		
Street: <b>Great Road (Route 117) and Hudson Road</b>		
Municipality: <b>Stow</b>	Watershed: <b>Sudbury/Assabet/Concord</b>	
Universal Transverse Mercator Coordinates: <b>47 00 800 N, 2 91 650 E</b>	Latitude: <b>42° 26' 12" N</b> Longitude: <b>71° 31' 54.09" W</b>	
Estimated commencement date: <b>June 2004</b>	Estimated completion date: <b>June 2007</b>	
Approximate cost: <b>\$28,300,000</b>	Status of project design: <b>10 %complete</b>	
Proponent: <b>Stow Villages, LLC</b>		
Street: <b>148 Park Street</b>		
Municipality: <b>North Reading</b>	State: <b>MA</b>	Zip Code: <b>01864</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Richard J. Harrington, P.E.</b>		
Firm/Agency: <b>Stamski and McNary, Inc.</b>	Street: <b>80 Harris Street</b>	
Municipality: <b>Acton</b>	State: <b>MA</b>	Zip Code: <b>01720</b>
Phone: <b>(978) 263-8585 x111</b>	Fax: <b>(978) 263-9883</b>	E-mail: <b>rjh@stamskiandmcnary.com</b>

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?  
 \*Prop. Access Driveway for Bose Corporation  
 EOEA No. 13070 shares our proposed access driveway near Lantern Lane on Great Road.  
 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.**

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

List Local or Federal Permits and Approvals:

Chapter 40B Comprehensive Permit-Issued

D.E.P. Water Supply Permit-currently ongoing

Order of Resource Area Delineation-Issued

D.E.P. Groundwater Discharge Permit-to be filed

Stow Erosion Control Special Permit-to be filed

Order of Conditions (WPA)-to be filed

Federal NPDES Permit-to be filed

Commercial Building Special Permit from Planning Board-to be filed

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
<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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  1. <b>Chapter 40B Comprehensive Permit</b> 2. <b>D.E.P. Water Supply Permit</b> 3. <b>D.E.P. Groundwater Discharge Permit</b>
Total site acreage	37.99 ac.			
New acres of land altered		7.85 ac.		
Acres of impervious area	0.49 ac.	10.58 ac.	11.07 ac.	
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		
<b>STRUCTURES</b>				
Gross square footage	0	298,752 s.f.	298,752 s.f.	
Number of housing units	0	96	96	
Maximum height (in feet)	0	35'	35'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	2,474	2,474	
Parking spaces	0	280	280	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	40,000	40,000	
GPD water withdrawal	0	40,000	40,000	
GPD wastewater generation/ treatment	0	34,000	34,000	
Length of water/sewer mains (in miles)	0	2.15±	2.15±	

**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.)

(a) The existing site has 1,795 ft. of frontage on Great Road and 217 ft. of frontage on Hudson Road. A paved gated entrance currently exists on each road. On site soils consist mostly of medium to coarse sand. The current condition of this 38+/- acre site is the result of the approval and partial site construction of a proposed 208,000 s.f. office building covering a 2.3 acre footprint and a 566 car parking lot with associated access driveways by Digital Equipment Corp. in the late 1980's, which has since been abandoned. Based on record information, the existing 1.2 acre pond was constructed as a source for primary fire protection for the proposed building and irrigation. The pond was also intended to serve as a stormwater retention area and to provide pollution mitigation. The pump house, cistern tap and a paved access drive for fire trucks were constructed. A paved entrance off Hudson Road was built and the building and parking areas footprints were leveled and brought to gravel subgrade. The existing top soil was stockpiled in the rear of the site. Thus, 19+ acres of the site, have already been substantially cleared and leveled. Wetlands associated with the pond and an intermittent stream on site are also identified.

(b) The Board of Appeals has approved a Comprehensive Permit to construct ninety-six (96) residential dwelling units (see decision attached), consisting of sixty (60) detached single-family units and thirty-six (36) townhouse units. Additionally the Applicant proposes to construct a 10,000 square foot retail/commercial building, which will be centrally located on a 1.5 acre parcel along Great Road. This parcel will be separated from the acreage for the Chapter 40B site and will be submitted to the Planning Board for a Special Permit and Site Plan approval, since it is not part of the Comprehensive Permit approval process.

One on-site alternative (Plan B) has been approved by the Board of Appeals. The Applicant has been requested, and indicated a willingness, to consider the relocation of the retail/commercial building to the westerly driveway entrance along Great Road, which is proposed to be shared by Bose Corporation. Should the Applicant proceed with Plan B, then the reconfiguration of the treatment plant building and townhouses along Great Road would be required. Plan B would also be subject to Planning Board review and approval.

The original filing was for 150 dwelling units. Many layouts and iterations have been conducted on-site, including a reduction in dwelling units. Access driveways have been reconfigured and/or converted to emergency access. Setbacks have been increased from wetlands and abutting properties. The westerly driveway access near Lantern Lane has been redesigned to accommodate a current proposal by Bose Corporation which is to share access through the Villages At Stow to its redevelopment of the Compaq Building at 40 Old Bolton Road. Due to the Bose traffic, a signaled traffic light with turning lanes are now proposed at this entrance (See Draft EIR, EOE No. 13070).

(c) A detailed stormwater management plan will be provided to mitigate stormwater runoff. A Landscaping Plan has been prepared to improve screening along abutting properties. Off-site mitigation measures are not expected to be required.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  Yes  No; if yes, specify each threshold: **11.03(1)(a)2. The existing 0.49 acres of impervious area will be removed. Runoff from the proposed 10+ acres of proposed impervious surfaces will be controlled to address stormwater impacts in compliance with the DEP Stormwater Management Policy.**

**II. Impacts and Permits**

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>+3.46 ac.</u>	<u>3.46 ac.</u>
Roadways, parking, and other paved areas	<u>0.49 ac.</u>	<u>+7.12 ac.</u>	<u>7.61 ac.</u>
Other altered areas (describe)( <u>grav./brush</u>	<u>18.33 ac.</u>	<u>- 2.73 ac.</u>	<u>15.60 ac.</u>
Undeveloped areas <u>or grass</u> )	<u>19.17 ac.</u>	<u>- 7.85 ac.</u>	<u>11.32 ac.</u>

- B. Has any part of the project site been in active agricultural use in the last three years?  Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use?  Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  Yes  No; if yes, does the project involve the release or modification of such restriction?  Yes  No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?  Yes  No; if yes, describe:
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?  Yes  No; if yes, describe: