

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

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13399  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1023

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: The Reserve at Olde Sibley Farm and The Crossing at Olde Sibley Farm		
Street: Main Street (State Route 9) and Greenville Street		
Municipality: Spencer	Watershed: Chicopee and French	
Universal Transverse Mercator Coordinates: 19 255283 E; 46 81738 N	Latitude: 71 55 98' W Longitude: 42 14 97' N	
Estimated commencement date: Summer '05	Estimated completion date: Fall '10	
Approximate cost: \$100 million	Status of project design: 50% complete	
Proponent: Olde Sibley Farm Realty Partners, LLC & Olde Sibley Farm Properties, LLC		
Street: 64 Washington Drive		
Municipality: Acton	State: MA	Zip Code: 01720
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: The BSC Group, Inc.	Street: 33 Waldo St.	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: (617) 896-4519	Fax: (508) 792-4509	E-mail: dvigneau@bscgroup.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 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): The project will not require a land transfer or seek funding from an Agency of the Commonwealth.

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

List Local or Federal Permits and Approvals:  
Spencer Conservation Commission; Spencer Planning Board Approval of Definitive Subdivision  
Spencer Building Inspector – Site Plan Review of Retail Component; Spencer Zoning Board of

**Appeals – Special Permit for Multi-Family Use; NPDES – PGP Construction Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):  
 11.03 (1)(a) & (b); 11.03(5)(b)(3)(c); 11.03(6)(a)(6)

- |  |  |  |
|--|--|--|
| <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 checked="" 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 <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit (BRP WP 13) <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	Res. Parcel = 314; Com. Parcel = 35 Total = 349			
New acres of land altered* *Dedicated Open Space = 163 acres		Res. = 103 Com. = 27.4 Total = 130.4		
Acres of impervious area	0	Res. = 39 Com. = 18.8 Total = 57.8	Res. = 39 Com. = 18.8 Total = 57.8	
Square feet of new bordering vegetated wetlands alteration		6,289 (perm.) 4,321 (temp.) 16,129 replic.		
Square feet of new other wetland alteration		Bank- 136 lf (perm) 16 lf (temp). 152 lf replic.		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	0	Commercial 200,000 sf Residential 428,000 sf Total 628,000 sf	Commercial 200,000 sf Residential 428,000 sf Total 628,000 sf	
Number of housing units		304 units in 62 buildings	304 units in 62 buildings	
Maximum height (in feet)	0	Com. = 50 Res. = 30	Com = 50 Res. = 30	
<b>TRANSPORTATION</b>				
Vehicle trips per day**	0	13,460	13,460	
Parking spaces	0	Res.=1,095 Com.=1,145 Total =2,240	Res.=1,095 Com.=1,145 Total =2,240	

\*\*Traffic Study Based on 304 units; 240,000 sf shopping center and 7,000 sf restaurant

WATER/WASTEWATER			
Gallons/day (GPD) of water use***	0	91,000	91,000
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/treatment***	0	91,000	91,000
Length of water/sewer mains (in miles)	0	2.65± each	2.65± each

\*\*\* Water Use based on Title 5 actual water use less. 91 units (55+) @ 150 gpd = 13,650 gpd; 213 units @ 220 gpd = 46,860 gpd; 3/7,000 sf rest w/ 200 seats per @ 35 gpd/seat = 21,000 gpd; 179,000 sf retail @ 50 gpd/1,000 sf = 8,960 gpd; Total = 90,470 gpd

**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

The project site is located south of Main Street (Route 9) and east of Greenville Street just south of the location known as Sibley's Corner in Spencer, Massachusetts. The 349-acre project site is currently mostly undeveloped and consists of a mix of forested upland, agricultural fields and wetland resource areas. The site contains two large wetland/pond areas that have been further enlarged over the recent past as a result of beaver activity. Of the 349-acre total site, 163 acres will remain as open space in perpetuity. The eastern property bound abuts MassAudubon land and a portion of the MidState Trail traverses the property. Care and consideration for the protection of all natural resources and preservation of the property's natural beauty and current passive uses will be preserved.

The project consists of the construction of a mix of residential and commercial uses. The residential component is a 304-unit Planned Residential Community in 62 building lots on 314 acres of land. Approximately 30% (91 units) of the residential units will be reserved for persons 55 years and over. The remaining units (213) are two bedroom townhouses and flat-style condominiums. The residential component is to be known as *The Reserve at Olde Sibley Farm*. The commercial component will consist of a total of approximately 200,000 square feet (sf) of retail space; including, three (3) 7,000 sf restaurants and 179,000 sf of mixed retail space on 35 acres. The commercial component is to be known as *The Crossing at*

*Olde Sibley Farm.* The proposed developments are situated on the south side of Main Street (Route 9) between Greenville Street and the Leicester/Spencer town line. The Reserve at Old Sibley Farm is located southerly of the commercially zoned strip abutting Main Street (Route 9) and easterly of Greenville Street. Both project components will have access to and from both Main Street to the north and Greenville Street to the south. Please see the attached Locus Map.

A Definitive Subdivision Plan of 62 Building lots, two Community Center lots, eight parcels, and eight roadways was filed with the Spencer Planning Board on July 26, 2004. The multifamily lots will range from the 45,000 sf minimum lots for the two unit buildings to 125,000 sf lots for the 12 unit buildings. The parking lots in the 12 Unit developments will be hidden from view, which serves to maintain open space and scenic vistas along the street. All villages will share a 5,000± sf Community Building with a pool, tennis courts, and public meeting areas. In addition, each village will have a park with lawn areas, walkways, and benches. The clustering of the townhouses (2 to 12 townhouses per building) serves to preserve open space on small lot areas with minimal lot coverage. The anticipated build-out will occur over a five to seven year timeframe.

The multifamily design will increase density on less sensitive portions of the site while preserving 163 acres of open space. Protecting open space is an essential component in preserving and enhancing the quality of life for the residents of Massachusetts. By conserving approximately 47% of the site as open space, the Reserve at Old Sibley Farm uses proper planning techniques to focus development in suitable areas and preserve natural resources. If a conventional subdivision were to be constructed it would result in the alteration of more land and decrease the number of residential units from the 304 proposed to 103 four-bedroom homes. A conventional subdivision would have the attendant effect of decreasing potential tax revenue while increasing the strain on local resources. In particular, the estimate of school-aged children is increased significantly under the conventional subdivision plan.

The proposed multifamily plan also involves less disturbance to wetland buffer zone (19 acres) on the site than would occur with the conventional subdivision (32 acres of buffer zone impact). The Reserve at Old Sibley Farm addresses Spencer's Master Plan's stated preference for more open space, amenities, and recreational opportunities. At present the Mid State Trail crosses the property, and the site plan is designed to keep a route for the trail through open fields and woods. The trail system will remain accessible to the community at large, linking to trails on the adjacent MassAudubon property, as deemed appropriate by MassAudubon. The Appalachian Mountain Club (AMC) created the Mid State Trail and conducts regular maintenance. The proponent will be maintaining the Mid State Trail by moving it away from the building area with the possibility of providing a gravel parking area for public access to the trail system. Snowmobilers will be allowed continued access to the trail, but some rerouting may be necessary to maintain the safety, privacy, and convenience of residents. The route for the trail will remain in open fields and woods. The commercial property located along route 9 will be lined with vegetation buffers and stone walls or split rail fencing to maintain the rural view. Please see the enclosed Landscape Context Plan.

The Project will generate approximately 91,000 gpd of wastewater to be treated at the Spencer WWTF. The Town of Spencer Sewer Commission has provided the Reserve and Crossing at Old Sibley Farm with a reservation letter for the required 91,000 gpd, subject to certain provisions. The most significant requirement is related to the DEP moratorium to remove infiltration and inflow (I&I) from the system at a ration of 4:1. A Limited Model of the Spencer Sewer System to Determine Capacity for the Sibley Farm projects has been completed by the Town's consultant which has identified ten (10) areas of sewer line replacement to correspond to the 364,000 gpd required to be removed. With respect to securing a similar commitment for water resources, discussions with the Spencer Water Commission continue. However, the Town has ample water available to serve the project. Numerous improvements to local and state roadways are proposed. Please see the attached Traffic Impact Study and/or Executive Summary for more information with regard to proposed roadway improvements.