

**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.:	<u>13406</u>
MEPA Analyst:	<u>Rick Bourne</u>
Phone:	617-626- <u>1130</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: Avalon Shrewsbury Apartment Community and Retail/Day Care Development		
Street: Hartford Pike (Route 20)		
Municipality: Shrewsbury	Watershed: Assabet River	
Universal Transverse Mercator Coordinates: 19027915E 4683589N	Latitude: 42° 16' 31"N	Longitude: 71° 40' 41"W
Estimated commencement date: Spring 2005	Estimated completion date: Spring 2006	
Approximate cost: \$36,000,000	Status of project design: 75 %complete	
Proponent: AvalonBay Communities, Inc.		
Street: 1250 Hancock Street		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dennis Lowry		
Firm/Agency: ENSR	Street: 2 Technology Park Drive	
Municipality: Westford	State: MA	Zip Code: 01886
Phone: 978-589-3034	Fax: 978-589-3100	E-mail: dlowry@ensr.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\* ENF requests a Phase I Waiver to allow issuance of a DEP Sewer Connection Permit for the project in advance of the Assabet River Consortium regional wastewater plan (EOEA # 12348; see narrative).

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): N/A

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

List Local or Federal Permits and Approvals: Shrewsbury Zoning Board of Appeals Comprehensive Permit; Shrewsbury Conservation Commission Order of Conditions; USACOE Section 404 PGP.I Authorization; USEPA NPDES Stormwater Discharge for Construction Activities;

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  <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	26.5 acres			
New acres of land altered		1.65 ac.		
Acres of impervious area	3.75 ac	4.9 ac	8.65 ac	
Square feet of new bordering vegetated wetlands alteration		2,525 sf		
Square feet of new other wetland alteration		0 sf		
Acres of new non-water dependent use of tidelands or waterways		0 ac		
<b>STRUCTURES</b>				
Gross square footage* (of commercial space only)	13,100 sf	3,900 sf	17,000 sf	
Number of housing units	0	264	264	
Maximum height (in feet)	30	12	42	
<b>TRANSPORTATION</b>				
Vehicle trips per day	268	2,467	2,735	
Parking spaces	50	582	632	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use (potable water)	1,000	56,000	57,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	1,000	51,000	52,000	
Length of water/sewer mains (in miles)	0	0	0	

**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

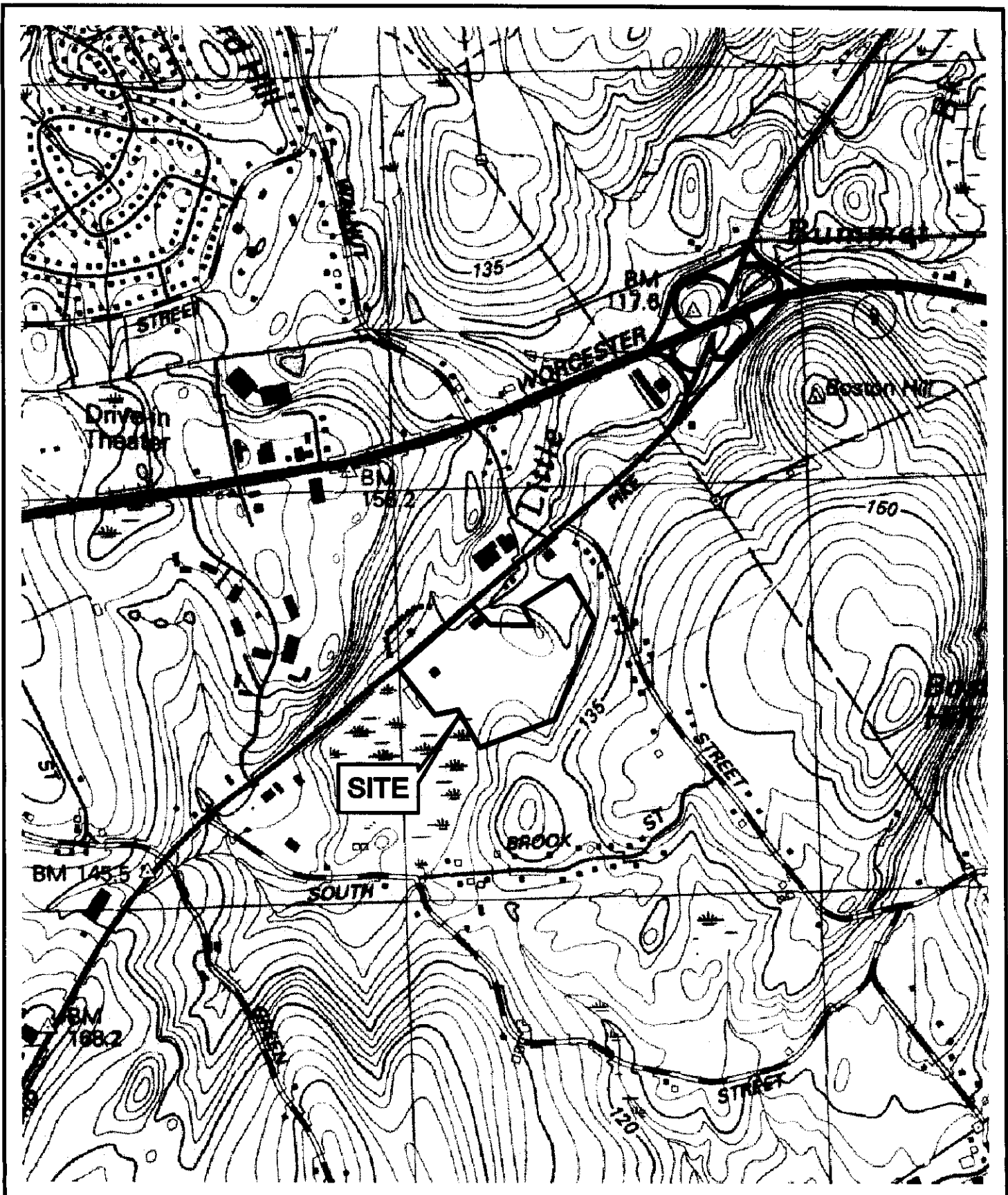
**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

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.)

AvalonBay Communities, Inc proposes to develop a rental apartment community at 870 Hartford Pike (Route 20) in Shrewsbury, Massachusetts, to be known as Avalon Shrewsbury. The proposed project will consist of 264 units of both market-rate and affordable housing under the state's Comprehensive Permit provisions (M.G.L. Ch. 40B, Sec. 20-23). A small (10,000sf) retail component and a 7,000 daycare center is also proposed by a separate development entity fronting on Route 20. The site of this development has been extensively altered by past land uses including sand and gravel removal, sewer line construction, and industrial development, although the southern and eastern portions of the site contain woodland. The project will improve the degraded portions of the site and has minimized encroachment into the wooded portions. The project will contribute to the Town of Shrewsbury's low and moderate income housing inventory, which is currently at 4.39%.

The proposed project does not exceed any mandatory EIR thresholds, and only the ENF transportation thresholds are exceeded (2,647 new adt and 582 new parking spaces are proposed). Substantial technical analyses and local/state review of ENF threshold issues have already occurred and is continuing currently. An Order of Resource Area Delineation has been issued by the Shrewsbury Conservation Commission confirming the types and extent of on-site wetland resource areas. A Notice of Intent has been filed with the Conservation Commission for the residential component of the project: approval is sought for 2525 sf of BVW impact for a road crossing to the southern part of the site, to be mitigated by a 3,800 sf wetland replacement area. Stormwater management is to be provided in full compliance with the MADEP Stormwater Management Policy. Traffic impacts are minimized by the mixed-use nature of the development which facilitates internal trip making. Vehicular access to the site is limited to two curb cuts on Route 20, minimizing traffic impacts to nearby residential areas off of side streets. The proponent will widen Route 20 to three lanes in the project vicinity to mitigate the traffic impacts of the project. The project will seek a sewer connection permit to the Westborough Regional WWTP, where the current daily flow (<5.5 mgd) is well below the Plant design capacity (7.68 mgd). The contribution of the site's flows (52,000 gpd) will not affect the efforts of the Assabet River Consortium to address the objectives of their Comprehensive Wastewater Management Plan (EOEA #12348). The attached project narrative provides greater detail on all relevant issues.



**ENSR**  
INTERNATIONAL

0 250 500 1,000 1,500 2,000 Feet  
1 inch equals 1,000 feet

Site Locus  
AvalonBay Communities

Figure 1