



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 13139  
 MEPA Analyst: ANNE CANADY  
 Phone: 617-626-1035

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: Sandy Pond Subdivision		
Street: Sandy Pond Road		
Municipality: Ayer	Watershed: Nashua River	
Universal Transverse Mercator Coordinates: 19 290876E 4715101N	Latitude: 42° 33' 36"N	Longitude: 71° 32' 51"W
Estimated commencement date: Spring 04	Estimated completion date: Fall 2004	
Approximate cost:	Status of project design: 100 % complete	
Proponent: Steven M. Cote; C&F Builders, Inc.; c/oRanger Development		
Street: 2 Bridgeview Circle		
Municipality: Tyngsborough	State: MA	Zip Code: 01879
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard N. Foster		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6255	Fax: 978-897-0099	E-mail: rfoster@epsilonassociates.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): 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:  
 Order of Conditions, Subdivision Approval from Town of Ayer

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 checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air                   | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input checked="" 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 <sup>1</sup> <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <sup>2</sup> <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	34.39			
New acres of land altered		22.9		
Acres of impervious area		4.20	4.20	
Square feet of new bordering vegetated wetlands alteration		3,293 sf		
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	87,500 <sup>1</sup>	87,500 <sup>1</sup>	
Number of housing units	0	25	25	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	300	300	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	12,100 <sup>2</sup>	12,100 <sup>2</sup>	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	11,000 <sup>3</sup>	11,000 <sup>3</sup>	
Length of water/sewer mains (in miles)	0	0.64	0.64	

<sup>1</sup> 2 OOC's have been issued for the project.

<sup>2</sup> A WQC was issued for up to 3,620 sf of alteration for the original project (10 homes) in 1999. With the expansion of the project to the current 25 homes, the proponent placed a deed restriction on the property to limit cumulative wetland alteration to less than 5,000 sf in lieu of a revised WQC.

<sup>1</sup> 25 homes @ 3,500 sf each (estimated).

<sup>2</sup> Wastewater flow plus 10%

<sup>3</sup> 25 homes with 4 bedrooms each @ 110 gallons per day per bedroom

**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 **Please see Attachment 6.0**

**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\_Petapawag ACEC \_\_\_\_\_ )  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.)

**Project Overview** - The Sandy Pond Subdivision involves the construction of 25 single family homes, with appurtenant roadways and utilities, and other improvements on a 34.4 acre parcel of land located on the north side of Sandy Pond Road, just west of its intersection with Willow Road. The project is expected to be served by municipal water and sewer. The project will alter 3,293 square feet of bordering vegetated wetland to provide access into the site and includes the construction of 5,490 sf of replicated wetland.

**Permits and Approvals** - The project has been approved under Subdivision Control by the Ayer Planning Board (December, 1999 and modified in April, 2001) and has received Orders of Conditions from the Ayer Conservation Commission dated February 9, 1999, and July 10, 2001. The project has also received a 401 Water Quality Certification from the Department of Environmental Protection (DEP) dated June 10, 1999.

The project is subject to MEPA review because the project site is located within the Petapawag ACEC, which was designated in December of 2002, and the project will require a sewer extension permit from the DEP. At the time the local approvals were gained for the project, the Town of Ayer was under a sewer connection moratorium due to capacity problems at the Ayer Municipal treatment facility. As a result of this moratorium, the project proponent was unable to apply for and obtain a Sewer Extension permit for the project. In the interim, the Commonwealth designated the ACEC and consequently, the issuance of the sewer connection permit now requires MEPA review.

**Site Description** – The project site includes 34.39 acres of land located north of Sandy Pond Road, immediately north of it's intersection with Willow Road and Westford Road. The site is predominantly upland forest with a wetland crossing the entrance to the site and extending off-site to the north and west. The wetland extends into several of the lots on the westerly portion of the site.

The site is zoned A-1 Residence. This zone requires 40,000 sf lots with 150 ft of frontage.

### *Site Development Alternatives*

**No Build Alternative** – The no-build alternative would leave the site in its current condition. The environmental review that has occurred to this point, resulting in Subdivision Approval and an Order of Conditions, has demonstrated that the project can be developed without creating significant adverse environmental impact.

**Off-site Alternatives** – The developer of this site does not control off-site lands on which to develop this project. Furthermore, the project, as designed, conforms to zoning and land use patterns in the area and has received necessary approvals from the Ayer Conservation Commission for protection of wetlands.

**On-Site Alternatives** – The current proposal is consistent with zoning and conforms to existing land use patterns in the environs. Environmental impacts, including wetland impacts, have been avoided, minimized and mitigated to the best extent practicable.

### ***Mitigation Measures***

**Wetland Mitigation** - Development of the project will require the alteration of 3,293 sf of bordering vegetated wetland to provide access into the site. This alteration has been approved by the Ayer Conservation Commission with the condition that 5,490 sf of replication wetland be developed on the site as mitigation for the loss of the naturally occurring wetland.

**Stormwater Management** – The proposed stormwater management system fully complies with the standards in DEP's Stormwater Management Policy for both water quantity and quality. There is no increase in post-development runoff rates and Best Management Practices (BMPs) including a detention/infiltration basin and recharging grass swales will be deployed and incorporated into a long term operations and maintenance plan. Details of the stormwater plan are presented in Section 2 – Figures, Sheets P-1 through P-4, inclusive.

**Sediment and Erosion Control** – Siltation barriers will be installed between the boundaries of all wetland resource areas and proposed construction activities. These siltation barriers will delineate the limit of work and provide assurance that construction equipment will not enter on-site wetlands.