

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13942
 MEPA Analyst: A. Eglington
 Phone: 617-626-1024

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.

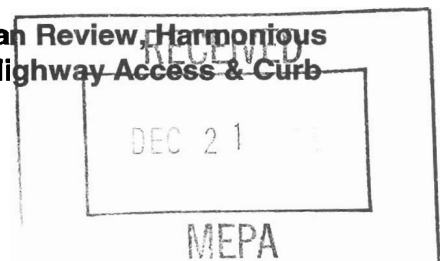
Project Name: 051062 – Gillis / Groton		
Street: 536 Main Street		
Municipality: Groton	Watershed: Nashua River	
Universal Transverse Mercator Coordinates: 42N 712268 4722209	Latitude: 42° 37' 23.11" Longitude: -71° 35' 18.29"	
Estimated commencement date: Spring 07	Estimated completion date: Summer 07	
Approximate cost: \$1,000,000±	Status of project design: 95%complete	
Proponent: Gillis Homes		
Street: 461 Boston Street, Suite B-4		
Municipality: Topsfield	State: MA	Zip Code: 01983
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jude Gauvin		
Firm/Agency: Goldsmith, Prest & Ringwall, Inc.	Street: 39 Main Street, Suite 301	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: (978) 772-1590	Fax: (978) 772-1591	E-mail: jgauvin@gpr-inc.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): **N/A**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify 1. Town of Groton, MA; 2. Environmental Protection Agency National Pollutant Discharge Elimination System) No

List Local or Federal Permits and Approvals: **Town of Groton: Site Plan Review, Harmonious Development, Full Stormwater Management Permit; MASS: State Highway Access & Curb Cut Permit; MEPA; ENF; 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 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
LAND				<input 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 checked="" 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	1.04			
New acres of land altered		N/A		
Acres of impervious area	0.04	+0.57	0.61	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	N/A	4945	4945	
Number of housing units	N/A	1	1	
Maximum height (in feet)	N/A	35'	35'	
TRANSPORTATION				
Vehicle trips per day	N/A	+699	699	
Parking spaces	N/A	+50	50	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A	+620	620	
GPD water withdrawal	N/A	+620	620	
GPD wastewater generation/treatment	N/A	+620	620	
Length of water/sewer mains (in miles)	N/A	+.02	.02	

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?

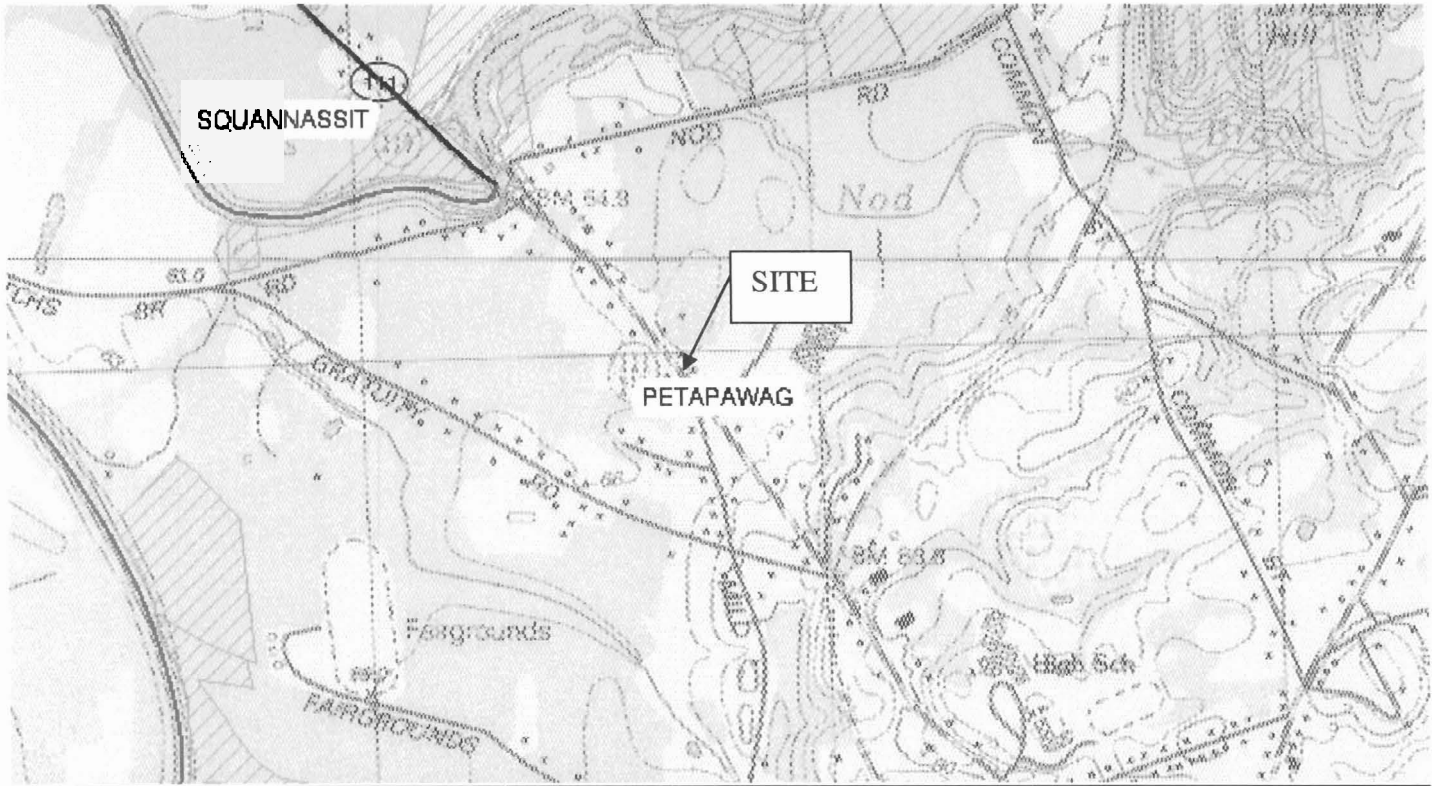
Yes (Specify _____) No

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: **Petapawag**) 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 site consists of 1.04 +/- acres and is located on the northeast side of Rte. 119 / Rte. 111 in Groton, MA. The site is zoned B-1, Business District, and is currently vacant with an existing driveway extending into the site and an old concrete slab. The site lies within the Petapawag ACEC.

The proposed project includes the construction of a two-story building with each floor having a gross area of 4,945 SF. The proposed first floor use is retail space and the proposed second floor use is for office space. The project also includes the construction of a parking layout in accordance with Groton Code 218-23B and associated utilities including but not limited to underground stormwater infiltration beds. The site access construction will require a Massachusetts Highway Department access and curb cut onto Main St. (Rte. 119/Rte. 111).

The proposed site was selected because of its proximity to the center of Groton keeping in line with Groton's Master plan. No wetland or rare species are on site.

One of the main goals of the project is to incorporate a stormwater management system that meets the DEP Stormwater Management Policy standards and Low Impact Development standards in accordance with Groton Low Impact Development (LID) By-law, American Society of Civil Engineers (ASCE) LID Applications and the Metropolitan Area Planning Council (MAPC) Massachusetts LID toolkit. An underground infiltration system was selected to take advantage of the sandy soils and to substantially minimize offsite stormwater impacts. There are two infiltration beds located underneath the parking areas as shown on plans submitted as part of this filing. The proposed infiltration system is designed to retain the 2, 10, and 25 Yr storm events reducing peak rate of discharge and volume from pre- to post-development. During the 100Yr storm a small volume of stormwater is discharged to the north-east still reducing the peak rate of runoff and volume. Another main goal of the project was to create a commercial development that screens the majority of the parking from adjacent roads, reduces impervious areas and presents a unified aesthetic appearance while meeting the general intent and purpose of the Town of Groton Zoning By-law.

GPR has performed an in depth investigation of all local and state codes and bylaws associated with the development of the site. The site plan is before the planning board for site plan approval during this process GPR and Gillis Homes have meet with the Town Departments, Boards and Commissions to provide acceptable level of development to meet the owner's needs as well as all of the regulatory requirements.