

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office
ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13212
 MEPA Analyst: Deirdre Buckley
 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: Princeton at Bedford		
Street: 350 and 350A Concord Road		
Municipality: Bedford	Watershed: Concord	
Universal Transverse Mercator Coordinates:	Latitude: 42 deg., 28 min., 42-52 sec. +/- N Longitude: 71 deg., 18 min., 26-40 sec. +/- W	
Estimated commencement date: Summer, 04	Estimated completion date: Fall, 05	
Approximate cost: 29 Million	Status of project design: 90% complete	
Proponent: Princeton Development, Inc.		
Street: 1115 Westford Street		
Municipality: Lowell	State: MA	Zip Code: 01851
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard A. Kirby		
Firm/Agency: LEC Environmental Consultants, Inc.	Street: 107 Audubon Road, Bld. 2, Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: rkirby@lecenvironmental.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

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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:

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 checked="" 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
LAND				<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 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	50+/-			
New acres of land altered		14+/-		
Acres of impervious area	0	10+/-	10+/-	
Square feet of new bordering vegetated wetlands alteration		10,330+/-		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	2.78	2.78	
Number of housing units	0	213	213	
Maximum height (in feet)	0	42 feet	42 feet	
TRANSPORTATION				
Vehicle trips per day	0	1,680	1,680	
Parking spaces	0	520	520	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	37,730	37,730	
GPD water withdrawal	0	37,730 (from MWRA)	37,730 (from MWRA)	
GPD wastewater generation/treatment	0	37,730 (to MWRA)	37,730 (to MWRA)	
Length of water/sewer mains (in miles)	0	Sewer: 0.40 mi Water: 0.48 mi	Sewer: 0.40 mi Water: 0.48 mi	

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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.)

Site Description

The site is located on 50 +/- acres of predominantly undeveloped land with frontage along Concord Road. Specifically, the site is located east of Parker Road and west of Hartwell Road, within the southern portion of Bedford, Massachusetts. An abandoned railroad bed traverses the property in a east-west direction, separating the two parcels, while a cart path extends southerly from the railroad bed along the eastern property boundary. The site is comprised of relatively flat to gently-sloping topography and contains forested upland and wetland areas with scattered, relatively small patches of field and shrub plant communities north of the railroad bed.

Project Description

The Applicant proposes to construct an affordable housing, apartment community complex (Princeton at Bedford) within the buildable portions of the site. Specifically, the community complex will be comprised of 7 residential structures and appurtenances, including parking areas, car ports, internal access driveway, stormwater management facilities, landscaped areas, a clubhouse, and a swimming pool.

Alternatives

Abandon the Project

According to the Housing Inventory figures compiled by the Massachusetts Department of Housing & Community Development (DHCD) through October 1, 2001 (Revised as of April 24, 2002), Bedford's subsidized housing inventory represented 4.48% of its total 2000 census year-round housing units, a percentage that is below the 10% threshold requirements. Therefore, abandoning the project is not consistent with the town of Bedford's affordable housing needs.