

**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.: 13226  
 MEPA Analyst: Nick ZAVOLAS  
 Phone: 617-626-1030

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: Wilbraham Village		
Street: Route 20 (Boston Road)		
Municipality: Wilbraham	Watershed: Chicopee River	
Universal Transverse Mercator Coordinates: Zone 18 0709748E, 4669234N	Latitude: 42°09'01" Longitude: 72°27'43"	
Estimated commencement date: 7/1/04	Estimated completion date: 12/31/09	
Approximate cost: \$45,000,000±	Status of project design: 50 %complete	
Proponent: Valley Planning Inc.		
Street: 296 North Main Street		
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Barry J. Christman		
Firm/Agency: Valley Planning Inc.	Street: 296 North Main Street	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: 413-525-6623	Fax: 413-525-8732	E-mail: bchrist726@aol.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 301 CMR 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 \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: Site Plan Approval (local)

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 type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input 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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
Total site acreage	72±			
New acres of land altered		50±		
Acres of impervious area	0	19.66±	19.66±	
Square feet of new bordering vegetated wetlands alteration		0		
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	246,000±	246,000±	
Number of housing units	0	246	246	
Maximum height (in feet)	0	34	34	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	710±	710±	
Parking spaces	0	408±	408±	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	49,170±	49,170±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	49,170±	49,170±	
Length of water/sewer mains (in miles)	0	1.458±	1.458±	

**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.)

The proposed project involves the development of an Independent/Assisted Living community consisting of 246 total units. The project will be a mixture of duplex, triplex and quadriplex buildings for independent living and one large building which will contain 45 assisted living units plus the common dining room, recreational, leisure space and the administrative offices. The project site is located on the south side of Route 20 (Boston Road) at the intersection of Old Boston Road in the Town of Wilbraham. The project site is 72± acres and is currently a successional forested area. There are no wetlands on the site as evidenced by a Determination of Applicability issued by the Wilbraham Conservation Commission.

Alternatives considered for the proposed project include:

1. No Build Alternative
2. Build Alternative

No Build Alternative: This alternative would result in the project not being built and the land which the Town of Wilbraham rezoned expressly for the construction of an Adult Care facility not being utilized. Therefore this alternative is not being further evaluated.