

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *14408*
MEPA Analyst: *Aisling Eglinton*
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: Graniteville Woods		
Street: 75 North Main Street		
Municipality: Westford	Watershed: Merrimack	
Universal Transverse Mercator Coordinates:	Latitude: 42° 35' 43" Longitude: 71° 28' 32"	
Estimated commencement date: July 2009	Estimated completion date: June 2011	
Approximate cost: \$32 Million	Status of project design: 75 %complete	
Proponent: Graniteville Woods LLC		
Street: 17 Progress Avenue		
Municipality: Chelmsford	State: MA	Zip Code: 01824
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joseph D. Peznola, PE		
Firm/Agency: Hancock Associates	Street: 315 Elm Street	
Municipality: Marlborough	State: MA	Zip Code: 01752
Phone: 508-460-1111	Fax: 508-460-1121	E-mail: jpeznola@hancockassociates.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: Comprehensive Permit (M.G.L. Ch. 40B) Westford Board of Appeals, Order of Conditions (MGL Ch 131 s.40) Westford Conservation Commission, Groundwater Discharge Permit (314 CMR 5) MassDEP, Conservation Management Permit (321 CMR 10) Division of Fisheries and Wildlif

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Land | <input checked="" 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 checked="" 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 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Groundwater Discharge Permit 314 CMR 5
Total site acreage	104 Acres			
New acres of land altered		25.5 Acres		
Acres of impervious area	0.2 Acres	9.8 Acres	10.0 Acres	
Square feet of new bordering vegetated wetlands alteration		316 sf perm. 143 sf temp.		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	3,294	199,858 s.f.	203,152 s.f.	
Number of housing units	3	161	164	
Maximum height (in feet)	24 ft.	42 ft.	42 ft.	
TRANSPORTATION				
Vehicle trips per day	30 ^a	1,320	1,350 ^b	
Parking spaces	6	386	392	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,100 GPD	42,460 GPD	43,560 GPD	
GPD water withdrawal				
GPD wastewater generation/treatment	1,100 GPD	42,460 GPD	43,560 GPD	
Length of water/sewer mains (in miles)	0	0.8	0.8	

^aBased on Institute of Transportation Engineers (ITE) Land Use Code (LUC) 210, Single-Family Detached Housing and 3 dwelling units.

^bBased on ITE LUC 210, Single-Family Detached Housing, with 68 dwelling units, and LUC 230, Residential Condominium/Townhouse, with 96 dwelling units.

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 (6-Certified Vernal Pools 3956-3961, 8 -potential vernal pool, Estimated Habitat Rare Species Blanding's Turtle, *Emydoidea blandingii*) 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 (75, 77 North Main Street and Benjamin Palmer Quarry WSR 343, 345 & 929) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (75 and 77 North Main Street) 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.*)

This is an application for a Comprehensive Permit for the development of a residential housing community to serve the Town of Westford by increasing the stock of affordable housing for low to moderate income families pursuant to the Massachusetts General Laws Chapter 40B. The Project, as proposed, will contain 164 units of residential housing on an approximately 104+/- acre site located off of North Main Street in Westford, Massachusetts. More specifically, it is proposed to develop sixty-eight (68) three (3) bedroom single-family houses and ninety-six (96) two (2) bedroom townhouse style units in sixteen (16) buildings containing between four and eight units.

The site contains approximately 104+/- acres and is located on the easterly side of North Main Street, the northerly side of West Street and the easterly side of Cowdry Hill Road. Graniteville Woods, LLC, an entity controlled by Mr. P. Charles Emanouil, owns the property. Mr. Emanouil also controls a parcel to the west of the site. This parcel is not part of the subject Comprehensive Permit application.

For More information please see attached Project Narrative.