

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 14241  
 MEPA Analyst: Holly Johnson  
 Phone: 617-626-1023

# ENF Environmental Notification Form

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: <b>Hilton Homewood Suites Hotel</b>		
Street: <b>Monarch Drive</b>		
Municipality: <b>Littleton</b>	Watershed: <b>Beaver Brook</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42° 31' 03" N</b> Longitude: <b>71° 31' 04" W</b>	
Estimated commencement date: <b>January 2009</b>	Estimated completion date: <b>January 2010</b>	
Approximate cost: <b>\$ 15,500,000</b>	Status of project design: <b>75% complete</b>	
Proponent: <b>Waterford Development Corp.</b>		
Street: <b>175 Highland Avenue</b>		
Municipality: <b>Needham</b>	State: <b>MA</b>	Zip Code: <b>02494</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>William R. Bergeron, P.E.</b>		
Firm/Agency: <b>Hayes Engineering, Inc.</b>	Street: <b>603 Salem Street</b>	
Municipality: <b>Wakefield</b>	State: <b>MA</b>	Zip Code: <b>01880</b>
Phone: <b>781-246-2800</b>	Fax: <b>781-246-7596</b>	E-mail: <b>bbergeron@hayeseng.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes X No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes X No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes X No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes X No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes X 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 \_\_\_\_\_) X No

List Local or Federal Permits and Approvals: **Local Site Plan Review and Special Permit from Littleton Planning Board and Littleton Board of Appeals for height and off-site signs, Conservation Commission Order of Conditions, Board of Health on site sewage disposal. National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharge.**

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

- |                                 |  |  |
|---------------------------------|--|--|
| <input type="checkbox"/> Land   | <input checked="" 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 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 <input type="checkbox"/> Superceding 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>  301 CMR 11.03(2)(b)2 – DEP Groundwater Discharge Permit BRPWP06 – Major Groundwater Discharge Permit  301 CMR 11.03(5)(b)4.c – MESA Conservation and Management Permit
Total site acreage	8.7			
New acres of land altered		3.88		
Acres of impervious area	0.09	2.09	2.18	
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	81,878	81,878	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	0	48	48	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	549	549	
Parking spaces	0	126	126	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	13,200	13,200	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	13,200	13,200	
Length of water/sewer mains (in miles) (w/s)	0.13/0	0.06/0	0.19/0	

**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: **Blanding's Turtle – Priority Habitat 30 (PH30) and Estimated Habitat 674 (EH674), Massachusetts Natural Heritage Atlas, 12<sup>th</sup> Edition.**)  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 Hilton Homewood Suites Hotel site consists of approximately 8.7 acres of land located northeasterly of the end of Monarch Drive in Littleton, Massachusetts. The site was previously used as a gravel pit and has topographic relief that ranges from approximately elevation 235 to elevation 224 in the man-made ditch section. The site is located easterly of Little Brook which is tributary to Beaver Brook.

The existing site has bordering vegetated wetlands that were verified with an Order of Resource Area Delineation under DEP File #204-615. The site is also located within a Zone II Aquifer Protection Area, as well as being located within the habitat of Blanding's Turtle, which is a state-listed threatened species. This was confirmed through a formal Massachusetts Endangered Species Act (MESA) filing on July 5, 2007. The determination was issued by the Division of Fisheries and Wildlife on November 7, 2007 under NHESP Tracking No. 07-22228 and DEP wetlands File No. 204-0615.

**Preferred Alternative** - The proposed Hilton Homewood Suites Hotel is proposed to have 112 suites with 120 bedrooms. The Town of Littleton Zoning By-law requires 126 on-site parking spaces for this facility. The proposed hotel site will result in approximately 2.18 acres of new impervious area. Approximately 77% of this impervious area will be directed to an on-site recharge system that has been designed to significantly exceed the recharge volume required by the Stormwater Management Standards. The parking impervious area directed to the recharge system will be collected in deep sump catch basins that will flow to a forebay. The proposed TSS removal for the parking area, prior to discharge to the recharge area, will be greater than 44%, as required by the Stormwater Management Standards. The roof runoff will be piped directly to the recharge area. During larger storm events the flow out of the forebay will be from an 8-foot wide weir that will reduce the velocity and direct the flow to the existing man-made ditch which flows to the existing on-site wet recharge basin. The increased flow to the wet basin for the 100-year design will occupy less than 7.2% of the available pond storage before it would overtop. The existing wet pond does not have an outflow and, as such, all storms are directed and stored on site until the volume is recharged to the aquifer. As such, there is no increase in flows that will result to off-site areas as a consequence of the proposed construction. The drainage system will be maintained in strict compliance with the attached Operation and Maintenance Plan.

**Prior Alternative** - The proposed site was previously approved for the construction of a two-story office building with a gross floor area of approximately 101,700 square feet. The site infrastructure was partially completed in 1986 when the first phase of the two phase project was constructed. This work included the construction of man-made ditches for site drainage and the construction of the current on-site wet recharge basin. The plan would have approximately 2.09 acres of impervious area on the proposed hotel lot. The impervious areas would include the construction of a large loading dock area located within 25 feet of the man-made drainage channel and parking areas within 20 feet.

**Residential Housing Alternative** - Another, more recent alternative use for the site that was described in the initial submittal to the Natural Heritage and Endangered Species Program (NHESP) was for a residential project that would occupy the hotel site and the adjacent lot. The project would consist of the construction of five (5) four-story apartment buildings containing 240 units, a club house, a small pump house, associated parking, subsurface wastewater treatment, an emergency access road and gated bridge. This alternative would require disturbance of the existing area north and east of the man-made ditch to construct and maintain the leaching area for the on-site sewage treatment system. This system would have a projected sewer flow over 42,240 gallons per day. The existing conditions on this portion of the site would require large sections of this area to be filled and regraded to accommodate the much larger leaching field.

**Conclusion** - The project proponent will work closely with NHESP to develop an avoidance, minimization and mitigation plan and to request a formal Conservation and Management Permit. The NHESP outlined measures that would be appropriate to allow the issuance of the Conservation and Management Permit in a letter dated December 4, 2007 (attached). Some of the outlined measures for the proposed hotel site will include:

- \* No parking or pavement area within 50 feet of the man-made ditch.
- \* The actual construction for the hotel site will result in all activities for the hotel being constructed in upland areas.
- \* A crushed stone emergency access drive will be constructed on the site and adjacent lots, basically following the existing power lines. Portions of this work will be within the 100-foot buffer zone of a bordering vegetated wetland. This drive will be gated and used only for emergency and maintenance activities.
- \* The proponent will also install a 4'x8' box culvert to replace the existing 30-inch cross culvert under Monarch Drive to improve turtle migration. The box culvert will have two 3'x4.5' roadway grates to improve openness and light penetration.
- \* The proponent will install approximately 1,000 linear feet of turtle migration barrier to keep the turtles off the road and direct their movements toward the crossing structure. The barrier will be located on the north and south sides of the existing roadway.
- \* The on-site wastewater treatment system will relocate the leach system to be under the parking area. This will eliminate the need for access and leaching area construction to the areas located north and east of the existing man-made channel. This will allow the area to remain in a natural, undisturbed state.

The proposed hotel will be serviced by the Town of Littleton Municipal Water Supply that is currently on the site. The proposed sanitary sewage flow will be directed to an on-site, privately-owned treatment facility that will be built in strict compliance with the requirements of the Massachusetts Department of Environmental Protection Groundwater Discharge Permit. The proposed leaching area from the treatment facility will be located approximately 6,200 feet upgradient of the Whitcomb Avenue municipal wells. A system of monitoring wells will be located and tested to insure that the quality of the groundwater flowing towards the municipal wells is not compromised. The proponent will work with the DEP, the Littleton Board of Health and the Littleton Water Department to insure that the final design will protect the public water supply. The attachments included in this filing contain supplemental information for the schematic treatment system.