

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13528
 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: "Fairway Homes"		
Street: Billings Road/ Arn How Farm Road		
Municipality: Fitchburg	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42° 37 59 Longitude: 71° 48 27	
Estimated commencement date: 7/1/05	Estimated completion date: 11/1/08	
Approximate cost: \$1,000,000 (Roadway)	Status of project design:	100 %complete
Proponent: Dreamtime Builders & Developers c/o Jim Haynes Sr.		
Street: 184 West Boylston Street		
Municipality: West Boylston	State: MA	Zip Code: 01583
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kent E. Oldfield		
Firm/Agency: Whitman & Bingham Assoc, LLC	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-537-5296	Fax: 978-537-1423	E-mail: koldfield@whitmanbingham.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

- Special Permit Fitchburg Planning Board – Granted
- Order of Conditions Fitchburg Conservation Commission – Pending
- Sewer Extension Permit – Massachusetts Department of Environmental Protection - Pending
- 401 Water Quality Certification – Massachusetts Department of Environmental Protection - Pending

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
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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <ul style="list-style-type: none"> • Planning Board Special Permit for Planned Unit Development
Total site acreage	75.0			
New acres of land altered		14±		
Acres of impervious area	0	7.5±	7.5±	
Square feet of new bordering vegetated wetlands alteration		1,077 SF		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	1900± per dwelling	1900± per dwelling	
Number of housing units	0	94	94	
Maximum height (in feet)	30±	30±	30±	
TRANSPORTATION				
Vehicle trips per day	0	1002	1002	
Parking spaces	0	75±	75±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	31,900 GPD	31,900 GPD	
GPD water withdrawal	0	31,900 GPD	31,900 GPD	
GPD wastewater generation/ treatment	0	31,900 GPD	31,900 GPD	
Length of water/sewer mains (in miles)	0	0.65 Miles	0.65 Miles	

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.)

A. PROJECT DESCRIPTION

The proposed project involves the construction of 94 single-family dwellings (detached Condominiums) and a series of roadways to service the proposed dwelling units. The proposed roadways will be 24'- 36' paved widths, involving three cul-de-sacs, and two loop roads.

The increases in stormwater runoff from the increases of impervious surfaces, and changes in land use will be mitigated via the use of stormwater detention basins located as shown on the design plans.

All areas of disturbed soils within the areas subject to the Wetland Protection Act (310 CMR 10.00) will be stabilized with hay mulch during construction. Hay Bales with silt fence are proposed around the perimeter of the disturbed area during construction.

B. ALTERNATIVES

The alternatives for the project have included the development of several options to study the various effects on the site. These options are briefly described as follows:

Alternative #1 – One Loop Road

This Alternative as shown on the attached plan would have several wetland crossings which would involve the alteration of approximately 5,343 sf of wetland resource to accommodate the proposed roadway construction.

Additionally, approximately 56,700 sf (9.3%) of the 200' riverfront area would be disturbed. This disturbed area is below the 10% deemed allowable under the Wetland Protection Act as "No Significant Adverse Impact" 10.58 (4)(d).

This option allows for an expanded roadway which separates the proposed 94 dwelling units using an expanded "Loop" road as show on Alternative #1 attached.

The proposed sewer main may affect the proposed wetlands located in the rear portions of the site by being in close proximity of the existing wetlands. A proposed cross county sewer main located down gradient of Road "C" would be required to connect the dwellings locate at the end of Road "C".

The proposed loop road would provide additional separation of the proposed dwellings, however, this additional separation would also place the dwellings in close proximity to various wetland resource areas.

Alternative #2 – Two Loop Roads (Proposed/Preferred)

The proposed Alternative #2 involves the development of two loop roads, #2 and three cul-de-sacs to accommodate the proposed

94 residential dwellings. This configuration reduces the wetland crossings to a total of two crossings, with a total wetland disturbance of 1,077 sf, compared to the 5,534 sf in Alternative #1.

These two wetland crossings are required to access the rear upland portions of the site and are considered as "Limited Project" crossings as stipulated under the Wetland Protection Act 310 CMR 10.53 (3)(e).

Alternative #2 also eliminates the need of a cross country sewer main as mentioned in Alternative # 1 above. This portion of sewer main is eliminated by the use of short cul-de-sacs, keeping the units closer to the main "Loop" road to access the sewer main, thus removing the need of a cross country sewer and removing any disturbance directly adjacent to the wetland located in this area.

The reduction and location of the proposed roadway also reduces the amount of Riverfront disturbance to 36,800 sf. which is 65% of the total riverfront on the property.

Alternative #3 - Conventional subdivision: The conventional subdivision Alternative would involve the development of 100 lots, with a slightly longer length of roadway due to the amount of frontage required for 94 lots. This conventional roadway would be located within major portions of the Riverfront Area due to providing two means of access to the public way versus the single access. This option would also alter additional areas of Bordering vegetated Wetland, and involve the alteration of several acres of Riverfront Area, both of which would exceed the allowable limits set forth within the performance standards of the Wetland Protection Act.

Alternative #4 - No-Build: The No-build Alternative would yield no construction on the site, maintaining the area as a wooded lot, but the loss of revenue to the applicant.

	Alternative #1	Alternative #2
Wetland Alteration	5,534 sf	1,077 sf
Wetland Replication	6,000 sf	2,608 sf
Total Disturbed Area	25± acres	14 ± acres
Total Riverfront Area	609,263 sf	609,263 sf
100' Riverfront Area Disturbed	17,806 sf	16,273 sf
200' Riverfront Area Disturbed	56,700 sf	36,800 sf
Riverfront Area Disturbed	9.3%	6%

C. SUMMARY/MITIGATION

The proposed location and design of the project was based on several site considerations.

1. The proposed roadway was designed in a manner that would take advantage of the proposed topography, allowing for minimal earth alteration.
2. The roadway width was revised to reduce the width of the proposed roadway by removing the sidewalks along selected areas which abut several wetland resource areas. The roadway was designed to allow a boulevard egress from Arn How Farm Road. The Fitchburg Planning Board originally requested two means of egress from Arn How Farm Road, which would require two roadways to cross the wetland resource areas. These two roadways would disturb greater than 5,000 sf of wetland, and additional disturbance to the Riverfront area. The Planning Board allowed the development of a slightly wider boulevard entrance separated by a raised island. This modified entrance allowed for a smaller cross section filling less wetland area, and less disturbance to the Riverfront Area.
3. The proposed roadway within the Riverfront Area is required to access the upland portions of the site as allowed under the "Limited Project Status" within the Wetland Protection Act [310 CMR 10.53 (3)(e)].
4. The reduction of total disturbed area for the Proposed Alternative has been reduced to approximately 14± acres which is 44% less than Alternative #1.
5. The proposed development layout allows for better wildlife preservation.
6. The proposed site will include a sewer extension to the Fitchburg Municipal Sewer System to mitigate the wastewater generated from the proposed development.
7. The Proposed development will also be connected to the City of Fitchburg Public water supply.
8. The improvements will require minor widening of Arn How Farm road, as well as intersection improvements at the site driveway entrance to include appropriate turning lanes.



MEPA

Massachusetts Environmental Policy
Executive Office of Environmental Affairs, 100 Cambridge S

Mitt Romney, Governor | Kerry Healey, Lt. Governor | Ellen Roy Her

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Environmental Notification Form Filing Checklist

Please refer to this checklist before filing an Environmental Notification Form (ENF).

1. Have you included with your submittal:

- One **original** signed ENF
- One additional copy of original signed ENF
- One additional copy of the first three pages of ENF - including project description
- One original U.S.G.S. map or good quality color copy
- ENF Distribution List
- Site Plans

2. Notice to be Published no more than 30 days before submittal:

- Have you published a notice of ENF filing in local newspaper?
- Have you indicated in the Findings and Certification section (ENF signature page) the name of the newspaper(s) and date the notice will be published?

3. Distribution List:

- Have you sent copies of ENF and map to all participating agencies?

4. Findings and Certification:

- Have you signed ENF?

Note: ENF filing fees were eliminated when the MEPA regulations were revised in 1998.

Updated March 3, 2004

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Mitt Romney, Governor
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