

**ENF**

**Environmental  
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	13793
MEPA Analyst:	NICK ZAVALAS
Phone: 617-626-	X 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: Reedy Meadow Estates		
Street: Nashua Road and Jersey Street		
Municipality: Groton and Pepperell	Watershed: Nashua	
Universal Transverse Mercator Coordinates:	Latitude: 42° 39' 38" N Longitude: 71° 33' 21" W	
Estimated commencement date: Fall 2006	Estimated completion date: Spring 2008	
Approximate cost: \$5.8 Million	Status of project design: 95	%complete
Proponent: John J. Lorden		
Street: P. O. Box 335		
Municipality: Harvard	State: MA	Zip Code: 01451
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan C. Brackett		
Firm/Agency: David E. Ross Associates, Inc.	Street: 111 Fitchburg Road	
Municipality: Ayer	State: MA	Zip Code: 01432
Phone: 978-772-6232	Fax: 978-772-6258	E-mail: sbrackett@davidross.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify Local Planning Boards - see below)  No

List Local or Federal Permits and Approvals: Groton Planning Board – Definitive Subdivision Approval, Special Permit – Major Residential Development, Special Permit – Flexible Development; Pepperell Planning Board – Definitive Subdivision Approval; NPDES Permit.

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 type="checkbox"/> Wastewater              | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air                     | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input checked="" 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	47.6 acres			
New acres of land altered		15 acres ±		
Acres of impervious area	0	4.2 Acres	4.2 acres	
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	82,000 sf	82,000 sf	
Number of housing units	0	28	28	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	268	268	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	10,120 gpd	10,120 gpd	
GPD water withdrawal	0	10,120 gpd	10,120 gpd	
GPD wastewater generation/ treatment	0	10,120 gpd	10,120 gpd	
Length of water/sewer mains (in miles)	0	0.4 miles	0.4 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: Spotted Turtle, Eastern Box Turtle and Blanding's Turtle)  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 Petapaweg \_\_\_\_\_)  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 site is a former gravel pit bounded by Reedy Meadow Brook to the west, property owned by the town of Pepperell to the north, and residential properties along Jersey Street and Nashua Road to the east and south. The property is generally level, sloping gently toward Reedy Meadow Brook. There are steep embankments (limit of gravel removal) between the property and existing residences to the east and south. The majority of the site is sparsely to moderately vegetated with early successional grasses and shrubs. There are smaller areas of young (15 years +/-) white pines and also areas of exposed soil. Along the west and south periphery are small stands of mature mixed coniferous and deciduous trees. Soils consist of sand and gravel with high permeability. With the exception of the small areas of mature trees at the edge of the property, there is little or no top and subsoil.

The project is a residential subdivision located in Pepperell and Groton, consisting of 28 single family houses located on 47.6 acres. Seventeen (17) houses are located in Pepperell and will be served by town water and sewer. The remaining 11 houses, located in Groton will be served by the Pepperell Water system and will have title 5 compliant septic systems. These eleven (11) houses are composed of a single 4 bedroom dwelling on an individual lot and 10 -2 bedroom houses clustered on a 4.59 acre parcel. This portion will be serviced by a shared septic system. The subdivision will be accessed by two roads. Crawford Way off Jersey Street in Pepperell and Red Pepper Lane off Nashua Road in Groton. Crawford Way is approximately 2100 feet and Red Pepper Lane is approximately 1075 feet. These two roads intersect to form two entrances and exits to the project.

Twelve acres of the property are designated as Groton Open Space and two acres are designated as Pepperell Open Space. The Groton Open Space is adjacent to land owned by the Town of Groton Conservation Commission. The property in Pepperell is adjacent to the Town of Pepperell Water Department property.

The project is located in the Petapawag ACEC and is within an NHESP polygon for endangered and threatened species. The site has been evaluated by Scott Smyers of OxBow Associates and mitigation measures have been included in the design of the subdivision. NHESP has determined that this project does not constitute a "take".

Portions of the site are a mixture of deciduous and coniferous trees with some areas of scrub and previous disturbance. The subdivision has been designed with conservation easements to provide corridors for critter migration preserving the natural habitat of these creatures. The houses have been placed on the lots to minimize the disturbance to the land. There are no wetlands within the areas of disturbance and all work has been designed to remain outside the limits of any buffer zones

associated with wetlands in the vicinity of the project.

The build alternative considered was a subdivision with a loop road containing 18 house lots in Pepperell and 9 house lots in Groton, leaving few natural areas.

The No- Build alternative is the baseline to which all development schemes are compared. Public facilities and services would not be impacted by this alternative.