

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.:	13794
MEPA Analyst:	DEIRDRE BUCKLEY
Phone: 617-626-	X 1044

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: Wachusett Woods Residential Subdivision		
Street: 789 Wachusett Street		
Municipality: Holden	Watershed: Nashua River	
Universal Tranverse Mercator Coordinates:	Latitude: 42°21'57"N	Longitude: 71°50'41"
Estimated commencement date: 5/1/06	Estimated completion date: 11/2009	
Approximate cost: \$1.0 Million (+ Houses)	Status of project design: 95% %complete	
Proponent: Holden Heights, LLC		
Street: 1661 Worcester Road, Suite 202		
Municipality: Framingham	State: MA	Zip Code: 01701
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul McManus		
Firm/Agency: EcoTec, Inc.	Street: 102 Grove Street	
Municipality: Worcester	State: MA	Zip Code: 01605
Phone: 508-752-9666 x23	Fax: 508-752-9494	E-mail: pmcmanus@ecotecinc.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:

Local: Order of Conditions (state and local regulations)
 Subdivision Definitive Plan
 Special Permit

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

- | | | |
|---------------------------------|------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Land | <input 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
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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	30.1 Acres			
New acres of land altered		3.14		
Acres of impervious area	2.24	*4.29±	*6.53±	
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		
STRUCTURES				
Gross square footage	29,289	*73,833±	*106,122±	
Number of housing units	0	39	39	
Maximum height (in feet)	N/A	30	30	
TRANSPORTATION				
Vehicle trips per day	99±	448	547±	
Parking spaces	0	78	79	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	**75±	17,160	**17,235±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	**75±	17,160	**17,235±	
Length of water/sewer mains (in miles)	0	0.49	0.49	

* Estimate of future dwelling area cannot be determined definitively at this time.

** Existing wastewater flows are approximate.

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 Estimated Habitat of Rare Species) 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.)

Project Site Description:

The project site is located to the east of Highland Street (Route 31) and south of Wachusett Street in Holden, Massachusetts. The 30.1-acre site is currently a sparsely vegetated gravel pit with a fringe of undeveloped forest around the perimeter of the site.

The proposed project consists of the construction of internal roadways and related infrastructure, including municipal water and sewer services, to service 39 proposed single-family residential homes. This subdivision has received definitive subdivision approval and a special Permit under the Town of Holden's local affordable housing permit initiative. Municipal water and sanitary sewer will service the development (see appended sewer evaluation report).

Alternatives and Impacts:

Alternatives consisting of a no-build, a 96-unit residential condominium project, and 39 single-family lot (originally proposed as 40 Lots, with a 1 lot reduction during local permitting) subdivision alternatives were evaluated. The no-build alternative would not meet the project purpose nor is it economically feasible. Therefore, the no-build alternative was dismissed. The applicant has a site approval letter from the Massachusetts Housing Finance Agency (MassHousing) to apply for a 96-unit condominium Comprehensive Permit under Chapter 40-B for this alternative. This condominium project alternative would increase the density, traffic flow, and demand for municipal services when compared with the 39-lot residential development project. Therefore, the 39-lot residential subdivision alternative was chosen. This alternative meets the project purpose while minimizing the impacts of the development.

USGS Topographic Map
Worcester North Quadrangle
1:25,000 Scale, Metric, 1983

