

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13542</u>
MEPA Analyst:	<u>N. Zavolas</u>
Phone: 617-626-	<u>1030</u>

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>Arbor Glen</b>		
Street: <b>Hudson Street</b>		
Municipality: <b>Stow</b>	Watershed: <b>Concord River Basin</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42.429887</b>	Longitude: <b>71.534298</b>
Estimated commencement date: <b>Summer 05</b>	Estimated completion date: <b>Summer 08</b>	
Approximate cost: <b>\$10,000,000</b>	Status of project design: <b>75</b> %complete	
Proponent: <b>Pulte Homes of New England, LLC</b>		
Street: <b>115 Flanders Road</b>		
Municipality: <b>Westboro</b>	State: <b>MA</b>	Zip Code: <b>01581</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Paul A Marchionda</b>		
Firm/Agency: <b>Marchionda &amp; Associates</b>	Street: <b>62 Montvale Avenue</b>	
Municipality: <b>Stoneham</b>	State: <b>MA</b>	Zip Code: <b>02180</b>
Phone: <b>781-438-6121</b>	Fax: <b>781-438-9654</b>	E-mail: <b>paul@marchionda.com</b>

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 301 CMR 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: **Planning Bd Special Permit, Order of Conditions, Board of Health Approval, Public Water System Permit**

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
<b>LAND</b>				<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 checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	64			
New acres of land altered		18		
Acres of impervious area	0	5.5	5.5	
Square feet of new bordering vegetated wetlands alteration		500 sf (Temp)		
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	150,000 +/-	150,000 +/-	
Number of housing units	0	66	66	
Maximum height (in feet)	0	35 feet	35 feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	450	450	
Parking spaces	0	277	277	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	9,900	9,900	
GPD water withdrawal	0	9,900	9,900	
GPD wastewater generation/ treatment	0	9,900	9,900	
Length of water/sewer mains (in miles)	0	0.6	0.6	

**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) Over the past several years, Pulte Home Corporation and Marchionda & Associates have worked closely with the Town of Stow to formulate a zoning ordinance to permit the development of age restricted housing to address a growing need to serve the aging population of Stow and that of the surrounding communities. As a result, the Town of Stow overwhelmingly enacted an Active Adult Neighborhood (AAN) overlay district with the subject site presented as being a model project. Under the AAN zoning the Stow Planning Board is authorized to issue a Special Permit and Site Plan Approval for an AAN.

The project consists of the development of 66 units of housing under the Town of Stow's AAN zoning. In general the AAN district zoning restricts the age of the future residents to 55 and older. In addition to providing housing dedicated to residents 55 and older, the AAN zoning bylaw grants preference to existing Stow residents and ensures that a portion of the proposed housing units (in this case six units) are to be set aside for low and/or moderate income occupants as defined by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

The site is to be serviced by an on site water system and subsurface disposal system. As a result there will be a minimal impact on town services.

(b) The underlying zoning of the site is residential for a small portion of the site (the first several hundred feet off of Hudson Road) with the vast majority of the site being zoned industrial. As a practical matter the only development alternative for the site would be an industrial use which would be limited due to the lack of access to municipal water and sewer services. Also, developing the site for an industrial use would not address the Town of Stow's need and desire to create adult housing.

### PROJECT NARRATIVE (Continued)

(c) Significant onsite mitigation will be provided to compensate for the increase levels of runoff as a result of the proposed development. Specifically, the on site drainage system has been designed to mitigate increases in the peak rate of runoff for the 2-year up to the 100-year storm event. In addition the site has been designed to be in conformance with the DEP Stormwater Guidelines. Specifically, the stormwater runoff will be treated to remove a minimum of 80% of the total suspended solids (TSS) load and the required volume of runoff will be infiltrated back into the ground in accordance with DEP Stormwater Guidelines.

Due to the low impact of the proposed development, we do not anticipate the need for any offsite mitigation