

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>13588</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	617-626- <u>1024</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: Chapel Hill: An Active Adult Living Community		
Street: Old Main Street		
Municipality: Leicester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 262303 East 4680739 North Z19 NAD 83	Latitude: 42°14'33.60" N	Longitude: 71°52'51.53" W
Estimated commencement date: Fall 2005	Estimated completion date: Fall 2007	
Approximate cost: \$ 8,000,000	Status of project design: 25%complete	
Proponent: Duane Papetti		
Street: PO Box 2297		
Municipality: Worcester	State: MA	Zip Code: 01613
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Derrig		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: (978) 371-4000	Fax: (978) 371-2468	E-mail: David.Derrig@earthtech.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 _____) No

List Local or Federal Permits and Approvals:
Local Order of Conditions, Special Permit, Site Plan Review, NPDES
MA Construction Stormwater General 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 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 checked="" 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	30.6 Acres			
New acres of land altered		21.1 Acres		
Acres of impervious area	0 acres	7.4 Acres	7.4 Acres	
Square feet of new bordering vegetated wetlands alteration		0 Square Feet		
Square feet of new other wetland alteration		0.00 acres		
Acres of new non-water dependent use of tidelands or waterways		0.00 acres		
STRUCTURES				
Gross square footage	0 SF	329,636 SF	329,636 SF	
Number of housing units		82	82	
Maximum height (in feet)	N/A	< 35'	< 35'	

TRANSPORTATION			
Vehicle trips per day	0	285 trips/day	285 trips/day
Parking spaces	0	173 (one driveway & one garage space per unit, + 9 at recreation center)	173 (one driveway & one garage space per unit, + 9 at recreation center)
WASTEWATER			
Gallons/day (GPD) of water use	0 gpd	13,530 gpd (Combined domestic & irrigation)	13,530 gpd (Combined domestic & irrigation)
GPD water withdrawal	0	0 gpd	0 gpd
GPD wastewater generation/treatment	0 gpd	12,300 gpd (Domestic)	12,300 gpd (Domestic)
Length of water/sewer mains (in miles)	0	Water/Sewer-0.76 mi. (on-site)	Water/Sewer-0.76 mi. (on-site)

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.)

The Project consists of a parcel of approximately 30 acres on Old Main Street in Leicester. The proposed development program is an 82-unit age-restricted residential condominium development. The project will be submitted under the Town's Senior Village Development Overlay Bylaw; the underlying zoning district is Business B. An 1,800 square foot recreation building will also be constructed as part of the project.

Traffic impacts are expected to be minimal: the project will generate 285 trips per day (ITE Trip Generation, 7th edition, land use code 252, Senior Adult Housing-Attached), and between 7-9 trips during the commuter peak hours. The project requires a MassHighway Access Permit because part of the project site abuts the state highway layout (Route 9), although access to the site will not occur at that location and will instead be provided onto a local roadway.

A wet depression (from a previously dug but never constructed foundation) has been identified as an isolated wetland, but there are no other wetland resources identified on the site. Proposed off-site improvements are expected to include replacement of a drainage structure that is located within 100 feet of existing bordering vegetated wetland. Details will be provided in the NOI to be filed with the Leicester Conservation Commission.

Correspondence has been sent to NHESP and the Massachusetts Historical Commission (MHC), as well as copies of this ENF. Impacts to endangered or protected species and/or habitat, and historic and/or archaeological resources, are not anticipated based upon our review of their published materials.

The project will rely upon connections to local water and wastewater systems. A DEP Sewer Connection/Extension Permit will be required. Water and sewer will be extended for approximately 4,000' throughout portions of the on-site roadway system as well as across certain portions of the site.