

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: **14075**  
 MEPA Analyst: **Ann Canaday**  
 Phone: 617-626-**1035**

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>Crown Point Estates</b>		
Street: <b>Legate Hill Road</b>		
Municipality: <b>Leominster</b>	Watershed: <b>Nashua</b>	
Universal Tranverse Mercator Coordinates: <b>Long: 665638.8220572239</b> <b>Lat: 4651711.059159549</b>	Latitude: <b>42°-28'-58"</b> Longitude: <b>71°-44'-14"</b>	
Estimated commencement date: <b>8/1/07</b>	Estimated completion date: <b>12/1/2001</b>	
Approximate cost: <b>\$4.0 Million±</b> (Infrastructure and road costs)	Status of project design: <b>100 %complete</b>	
Proponent: <b>NMJ Realty Trust</b>		
Street: <b>29 Legate Hill Road</b>		
Municipality: <b>Sterling</b>	State: <b>MA</b>	Zip Code: <b>01564-2369</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Tony Aveni</b>		
Firm/Agency: <b>Metro North Associates</b>	Street: <b>Ayer Road Box 960</b>	
Municipality: <b>Harvard</b>	State: <b>MA</b>	Zip Code: <b>01451-0960</b>
Phone: <b>978-230-2317</b>	Fax:	E-mail: <b>Metronorth@comcast.net</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:

Leominster Planning Board – Subdivision

Leominster Conservation Commission – Notice of Intent (Currently under Appeal)

Leominster DPW - Water Sewer Clearance

Massachusetts Notice of Intent – Superseding Order of Conditions Under review.

Massachusetts Water Quality Certification

Massachusetts Sewer Extension

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 checked="" 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 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	275			
New acres of land altered		Dwellings		
Acres of impervious area	0	18.84	18.84	
Square feet of new bordering vegetated wetlands alteration		4,545		
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	2000-3000 Each Dwelling	2000-3000 Each Dwelling	
Number of housing units	0	304	304	
Maximum height (in feet)	0	25	25	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	2,876	2,876	
Parking spaces	0	600**	600**	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	133,760 GPD	133,760 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	133,760 GPD	133,760 GPD	
Length of water/sewer mains (in miles)	0	3.23	3.23	

\*\* Parking will be separate for each single family dwelling unit and will be driveway and/ or garage spaces.

**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 proposed project consist of several developments that have been named by the applicant as "Crown Point" The project was originally approved as smaller projects which, individually did not require MEPA approval. These projects were acquired by the applicant, the larger residential development (235 acres) was approved, and all projects were names as Crown Point by the Leominster Planning & Development office. The projects which were purchased at separate times were also built at separate time as they were acquired by the applicant. The larger project which was named Crown Point, and encompassed a total of 235 dwelling units. This project then renamed all of the projects on Legate Hill Road to be named "Crown Point".

The projects which were developed in the order of the applicant purchasing each development were Sterling Woods (30 frontage lots-*built out*) Katie Lane (10 units-*built out*), Summit Estates (23 units), Connector Road (12 units) and finally the larger Crown Point (229 Units).

The entire project will be considered as part of the MEPA review in order for the Secretary to review the entire Crown Point project as listed above.

The proposed residential subdivision will require the development of 3.5 miles of proposed roadway. The stormwater generated by the on site improvements will be directed to several on site stormwater detention basins which will mitigate the increases of runoff generated by the increases of impervious surfaces.

The applicant has review several options to the development of the proposed project. These options include the "No-Build" option which would substantially reduce the revenues that the proposed project would generate. Additionally, the applicant has included an abundance of open space to be preserved as part of the proposed project.

The mitigation efforts for traffic have been prepared by MSI transportation and are included in the attached traffic report.

The site as it currently exists was recently logged, and is currently under the review by the Massachusetts Department of Environmental Protection (MADEP) for the activities surrounding the tree cutting activities. The review by the Department of Environmental protection included the reflagging of the wetlands which were originally flagged by Charles Caron Environmental several years ago based solely on vegetation.

The wetland location was recently reflagged by Alton Stone, PE since the change in wetland regulation included the use of soils and hydrology and not exclusively based on vegetation. The wetland line was substantially reduced, and is currently under review by the MADEP. The wetland restoration plan which was submitted to the MADEP is included herewith.