

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13598  
 MEPA Analyst: Nick ZAVOLOS  
 Phone: 617-626-1030

# ENF Environmental Notification Form

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: "Bailey Brook"		
Street: Clark Street		
Municipality: Gardner	Watershed: Millers River	
Universal Transverse Mercator Coordinates:	Latitude: 42°36'00"N Longitude: 72°01'19"W	
Estimated commencement date: April 2006	Estimated completion date: April 2013	
Approximate cost: \$25M	Status of project design: 100	%complete
Proponent: Vertical Building Group Inc.		
Street: P.O. Box 539		
Municipality: Hubbarston	State: MA	Zip Code: 01452
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth Kalinowski		
Firm/Agency: Marsden Engineering & Associates, Inc.	Street: P.O. Box 509	
Municipality: Lunenburg	State: MA	Zip Code: 01462
Phone: 978 582 6898	Fax: 978 582 0854	E-mail: ken@marsdenengineering.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 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): 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:

NPDES-Stormwater Management Cluster Development Special Permit- Gardner ZBA  
DEP- Sewer Extension Permit Definitive Subdivision approval- Gardner ZBA  
Order of Conditions- Gardner Conservation Commission

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
<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	122.7			
New acres of land altered		25.37		
Acres of impervious area	0.05	7.66	7.71	
Square feet of new bordering vegetated wetlands alteration		<550 s.f. (temporary)		
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	1800	143352	145152	
Number of housing units	1	83	84	
Maximum height (in feet)	28	0	28	
<b>TRANSPORTATION</b>				
Vehicle trips per day	4	396	400	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	330	32040	32340	
GPD water withdrawal				
GPD wastewater generation/treatment	330	32040	32340	
Length of water/sewer mains (in miles)	0	1.32	1.32	

**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) The project site is comprised of 122.7 Acres of wooded, sloping terrain with 33.3 acres of bordering vegetated wetlands. It is surrounded by developed property(ies) including a residential subdivision and the Gardner Fish + Gun Club. The site is undeveloped with the exception of a small existing single family dwelling on Clark Street. Bailey Brook traverses the site from North to South, essentially bisecting it. The project proposes a cluster style development of 84 single family residences. These detached units will be serviced by municipal water and sewer.

b) Being a residential development, there are no practicable offsite alternatives. The proposed cluster style development minimizes the area that will be impacted while maximizing the amount of open space to be retained (as compared to a conventional subdivision with a similar number of units). Municipal sewerage will eliminate the need for individual onsite septic systems, and the low pressure collection and distribution design avoids the deep cuts that would be required with a gravity system. The drainage will be handled via a closed system including deep sump catch basins with grease and oil hoods. There are six recharge basins designed to attenuate the peak flows from the development, and these have low-flow wicks to ensure that they drain completely.

c) Approximately 70% (86.7 Acres) of the site will remain undeveloped and available for passive public recreation. The open spaces will be placed under the control of a non-profit group (North County Land Trust) and the homeowners association. The water main will be looped through the site, thereby increasing the water quality of the existing neighborhoods as well as providing the ability to backfeed in case of a break. There are sidewalks and walking trails proposed throughout the site and these will connect to the surrounding neighborhoods. These un-paved walking trails will require crossing Bailey Brook and the bordering vegetated wetlands in order to access the open space west of Bailey Brook; however, the crossings are proposed to be accomplished via wooden walkways and a simply supported (4"x4" posts) raised deck. Therefore the wetland impacts are removable and are considered temporary. The development will also provide for safety improvements to be implemented at a nearby intersection, as well as a sidewalk extension along Clark Street.