

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13370
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

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: BROOKS POND		
Street: Central Street		
Municipality: Leominster	Watershed: Nashua River	
Universal Tranverse Mercator Coordinates: 19 274646E 4708848N	Latitude: 42° 30' 04" N	Longitude: 71° 44' 33" W
Estimated commencement date: Mar. 2005	Estimated completion date: Oct. 2008	
Approximate cost: \$30,000,000	Status of project design: 98 %complete	
Proponent: Bovenzi, Inc.		
Street: P.O. Box 788		
Municipality: Leominster	State: MA	Zip Code: 01453
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Marc N. Belanger		
Firm/Agency: Hannigan Engineering, Inc.	Street: 8 Monument Square	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978-534-1234	Fax: 978-534-6060	E-mail: mnbelanger@hanniganengineering.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): _____

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 Site Plan Approval
 Leominster City Council Special Permit
 NPDES (EPA) Construction 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 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
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	58.50 ac. +/-			
New acres of land altered		31.2 ac. +/-		
Acres of impervious area	1.40 ac. +/-	16.6 ac. +/-	18.0 ac. +/-	
Square feet of new bordering vegetated wetlands alteration		310 sf. +/-		
Square feet of new other wetland alteration		629 sf. +/- (land under water)		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	30,220 +/-	511,360 +/-	541,580 +/-	
Number of housing units	1	344	345	
Maximum height (in feet)	35'+/-	50'+/-		
TRANSPORTATION				
Vehicle trips per day	n/a	1,622	1,622	
Parking spaces	n/a	917	917	
WASTEWATER				
Gallons/day (GPD) of water use	400	83,000	83,400	
GPD water withdrawal		0	0	
GPD wastewater generation/ treatment	400	75,680	76,080	
Length of water/sewer mains (in miles)	0	1.1 (water) 1.0 (sewer)	1.1 (water) 1.0 (sewer)	

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 is located in the southeastern part of the City of Leominster, east of 900 Central Street (Route 12). The subject property consists of five parcels with a total land area of 58.5 acres. The project proposes a total of 344 proposed age-restricted (55 and over) residential units, situated among 15 buildings, with a network of private driveways, parking areas, garages, tennis courts and a swimming pool. Current site conditions include an existing single-family house, barn and greenhouses in the area along Central Street. A large portion of the site was previously mined for sand and gravel, and various portions of the site were also previously or are currently in agricultural use. The site contains a small pond (Brooks Pond) and dam along an unnamed perennial tributary to Fall Brook that flows through the property from south to north. A bordering vegetated wetland (B.V.W.) surrounds the pond and the stream. A second B.V.W. exists at the far southeastern corner of the property, and flows under the railroad tracks through an existing culvert. Additionally, an isolated Federal (non-jurisdictional) wetland area exists in the southern portion of the property. A conservation restriction exists in this area, which will be reserved for open space.

The site is bounded by an existing complex of multi-family housing on the north side, a railroad line on the east side, a residential neighborhood to the south, and a commercial area to the west. The proposed development is to be accessed by a single entrance north of 900 Central Street. The site is to be served by municipal water and sewer systems, with a proposed sewer extension from the Debbie Drive neighborhood to a proposed sewer pump station on-site, pumping to Central Street. (Providing a sewer connection to the Debbie Drive neighborhood which is currently on individual septic systems).

The project has been designed in accordance with all applicable provisions the City of Leominster Zoning By-law. Parcels #1, #2 and #3 are zoned "Residence C", and contain all of the proposed residential units and infrastructure described above. Parcels #4 and #5, along Central Street are Commercially zoned. Currently, parcel #4 contains an automotive repair shop, while parcel #5 contains the aforementioned single-family house, barn and greenhouses. While there no immediate plans for these two parcels, these site could be redeveloped for commercial uses at some time in the future.

Review Thresholds:

(1) Land; (a)(2) Creation of Ten or more acres of impervious area; (b)(1) Direct alteration of 25 or more acres of land; (b)(4) Conversion of land in active agricultural use, provided the land includes soils classified as prime, state-important or unique by the USDA.

(5) Wastewater; (b)(3c) Construction of one or more New sewer mains: ½ or more miles in length, provided the sewer mains are not located in the right-of-way of existing roadways.

(6) Transportation; (b)(14) Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location. (b)(15) Construction of 300 or more New parking spaces at a single location.

