

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**  
**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: 13379  
 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 CMR11.00.

Project Name: <b>OAK RIDGE</b>		
Street: <b>Franklin Road</b>		
Municipality: <b>Fitchburg</b>	Watershed: <b>Nashua River</b>	
Universal Tranverse Mercator Coordinates:	Latitude: <b>42° 33' 44"</b>	Longitude: <b>-71° 50' 13"</b>
Estimated commencement date: <b>late-2004</b>	Estimated completion date: <b>2006</b>	
Approximate cost: <b>\$11,000,000</b>	Status of project design: <b>99 %complete</b>	
Proponent: <b>Evergreen Realty Trust</b>		
Street: <b>P.O. Box 788</b>		
Municipality: <b>Leominster</b>	State: <b>MA</b>	Zip Code: <b>01453</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Marc N. Belanger</b>		
Firm/Agency: <b>Hannigan Engineering, Inc.</b>	Street: <b>8 Monument Square</b>	
Municipality: <b>Leominster</b>	State: <b>MA</b>	Zip Code: <b>01453</b>
Phone: <b>978-534-1234</b>	Fax: <b>978-534-6060</b>	E-mail: <b>mnbelanger@hanniganengineering.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:

Fitchburg Planning Board – Modification to previously granted Special Permit  
EPA - NPDES

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 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
Total site acreage	26 acres +/-			
New acres of land altered	0.9 ac. +/-	17.5 ac. +/-	18.4 ac. +/-	
Acres of impervious area		8.2 ac. +/-	8.2 ac. +/-	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	0	118,000 +/-	118,000 +/-	
Number of housing units	0	118	118	
Maximum height (in feet)		35'	n/a	_____
<b>TRANSPORTATION</b>				_____
Vehicle trips per day	1,100	738	1,838	_____
Parking spaces	0	188	188	_____
<b>WASTEWATER</b>				_____
Gallons/day (GPD) of water use	0	26,000	26,000	_____
GPD water withdrawal	0	0	0	_____
GPD wastewater generation/ treatment	0	28,270	28,270	_____
Length of water/sewer mains (in miles)	0.20 (water) 0.22 (sewer)	0.56 (water) 0.71 (sewer)	0.76 (water) 0.93 (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 southwestern part of the City of Fitchburg on east side of Franklin Road, just north of house #1022. The project consists of a proposed residential condominium with 118 proposed units, situated among 18 buildings on a 26-acre site. A network of private driveways and parking areas has been proposed with two points of access along Franklin Road. The site is to be served by municipal water and sewer systems. Additional utilities including electric, telephone, gas and cable television will be extended from Franklin Road. The property is bisected at the southern end by an existing paved access road and utility easement to the Oak Hill water tower and communications facilities. There are no wetland areas on or within 200 feet of the property.

The proposed condominium has been designed under the Planned Unit Development provision of the City of Fitchburg Zoning By-Laws. A Special Permit was previously granted for this project by City of Fitchburg Planning Board. The site has been partially constructed by the previous applicant. The new applicant, Evergreen Realty Trust has obtained a modification to the special permit from the Planning Board. The modified plans call for the realignment of some of the interior driveways and building footprints. As a result of these changes, the proposed impervious area is approximately 8.2 acres. The applicant has proposed to mitigate the increased impervious area with a redesigned drainage system that includes two detention basins at the lower end of the site. Additionally, the applicant has proposed to deed-restrict a total of 8.2 acres for open-space (approximately 31.5 percent of the total site).

**The project exceeds the following thresholds for filing an ENF:**

Land section (1)(b)(2): The creation of more than five acres of impervious area. (Approximately 8.2 acres of proposed impervious area on the site).

Wastewater section (5)(b)(3)(c): Construction of sewer mains greater than 0.5 miles, outside of the public right-of-way. (0.92 miles of sewer proposed outside of r-o-w).