

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12927
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: <b>Fairfield at Marlborough</b>		
Street: <b>Off Crane Meadow Road</b>		
Municipality: <b>Marlborough</b>	Watershed: <b>Sudbury River</b>	
Universal Transverse Mercator Coordinates: <b>287999 E / 4688265 N</b>	Latitude: <b>42 06' 4" N</b> Longitude: <b>71 28' 21" W</b>	
Estimated commencement date: <b>Fall 2003</b>	Estimated completion date: <b>Spring 2006</b>	
Approximate cost: <b>36,000,000</b>	Status of project design: <b>20</b> %complete	
Proponent: <b>FF DEVELOPMENT LP</b>		
Street: <b>1424 Post Road</b>		
Municipality: <b>Fairfield</b>	State: <b>CT</b>	Zip Code: <b>06430</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>John J. Shipe, P.E.</b>		
Firm/Agency: <b>Rizzo Associates, Inc.</b>	Street: <b>1 Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701</b>
Phone: <b>(508) 903-2366</b>	Fax: <b>(508) 903-2001</b>	E-mail: <b>jshipe@rizzo.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: (Yes-does not exceed any mandatory (EIR) thresholds)

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:

**Southborough & Marlborough Zoning Board of Appeals Comprehensive Permit, Marlborough & Southborough Conservation, USEPA NPDES Stormwater Discharge, Sewer Extension 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 type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation*Trips:1970<2000 ADT    |
| <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"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	21.89			
New acres of land altered		16.0		
Acres of impervious area	- 0 -	8.78	8.78	
Square feet of new bordering vegetated wetlands alteration		1400sf perm. 1969sf temp.		
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 -	141,100	141,100	
Number of housing units	- 0 -	306	306	
Maximum height (in feet)	- 0 -	60	60	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	1970	1970	
Parking spaces	- 0 -	569	569	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	59,620	59,620	
GPD water withdrawal	- 0 -	59,620	59,620	
GPD wastewater generation/ treatment	- 0 -	54,200	54,200	
Length of water/sewer mains (in miles)	.10	1.02	1.12	

**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 **See Appendix B**

**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 **See Appendix B**

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.*)

**FF DEVELOPMENT LP** proposes to develop a rental apartment community on an approximately 22-acre undeveloped parcel in the southwest corner of Marlborough, Massachusetts. The proposed project is a Comprehensive Permit (Massachusetts General Law Chapter 40B) and will consist of 306 units of both market-rate and affordable housing.

The proposed community of apartments consists of eleven, three/four (split) story individual apartment buildings consisting of 12 to 42 units per building. Each building will have garage parking plus designated outdoor spaces; additional parking is located in lots adjacent to the buildings. Additionally, a clubhouse is proposed for the leasing office and a common gathering area for residents. An outdoor pool is proposed with the clubhouse.

The project is proposed to have access via a 70-foot wide access easement for street purposes which begins from Northborough Road in Southborough and runs to the site boundary. The existing easement is partially improved by a 24-foot wide access driveway which serves the buildings at #153 and #155 Northborough Road. The existing access driveway will be extended approximately 500 feet to provide access to the site. This driveway construction includes a bridge to span wetland resource areas.

An emergency access drive is proposed through land owned by BP Crane Meadow LLC (Boston Properties) abutting and immediately to the northwest of the site. This property is currently undeveloped woods but is permitted for the construction of 400,000 square feet of office space in three buildings with associated parking, site appurtenances, and two wetlands crossings. The emergency access drive will be contained in a proposed easement and will utilize a portion of the roadway that was permitted for Boston Properties.

Water consumption is estimated at 59,620 gallons per day and is proposed to connect to the Marlborough municipal water system at Crane Meadow Road. The project is expected to generate 54,200 gallons per day wastewater and is proposed to connect to the Marlborough municipal wastewater system.

As described in this Expanded ENF and appendices, the proposed project provides mitigation for impacts related to land, wetland resources, sewer and traffic and complies with the regulatory requirements for these issues.