

MEPA Analyst:

Phone: 617-626-

# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Gates Road, Princeton, MA		EOEA #: 13921R
Street: Gates Road		
Municipality: Princeton, MA	Watershed: Wachusett & Quabbin	
Universal Tranverse Mercator Coordinates:	Latitude: 42 degrees 27' 43"	
	Longitude: - 71 degrees 55' 47"	
Status of project construction:	0 %complete	
Proponent: Robert Gallo – Fox Hill Builders, Inc./Gallo Builders, Inc.		
Street: 31 Gallair Circle		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Jeff Richards, RLA		
Firm/Agency: Meridian Associates, Inc.	Street: 69 Milk Street, Suite 302	
Municipality: Westborough	State: MA	Zip Code: 01581-1227
Phone: (508) 871-7030	Fax: (508) 871-7039	E-mail: jrichards@meridianassoc.com

In 25 words or less, what is the project change?

The project change involves reducing the proposed number of building lots from thirty-six (36) to a maximum of eight (8) and significantly increasing open space.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: ENF submitted – 2/6/07

Was an EIR required?  Yes  No; if yes,  
 was a Draft EIR filed?  Yes (Date: )  No  
 was a Final EIR filed?  Yes (Date: )  No  
 was a Single EIR filed?  Yes (Date: )  No

Have other NPCs been filed?  Yes Date submitted: 6/25/07  No  
 ... but then withdrawn on 8/20/07

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.  
 NOT APPLICABLE.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **Proposed funding via: Self-Help Grant from Div. of Conservation Services, Princeton Town Meeting appropriation, and Wachusett Mountain Fund request to Department of Conservation and Recreation for acquisition of proposed open space.**

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  
 X Yes  No; if yes, attach justification.

Our justification is that the new project, as defined in this NPC, is a significant reduction of the negative environmental impacts associated with the original project as proposed in the ENF.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 X Yes  No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes X No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	168 ac.	0	168 ac.
Acres of land altered	37 to 70	21 to 54	16 ac.
Acres of impervious area	4.5 ac. +	2.5 ac.	2.0 ac.
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	64,800 sq. ft.	34,800	30,000 sq. ft.
Number of housing units	36	28 less	8
Maximum height (in feet)	35	0	35
<b>TRANSPORTATION</b>			
Vehicle trips per day	360	270 fewer	90

Parking spaces	72	40 fewer	32 (3 spaces x 8 lots = 24, + 8 spaces for public parking in Town Farmland)
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	15,840	11,330	4,510
GPD water withdrawal	15,840	11,330	4,510
GPD wastewater generation/ treatment	15,840	11,330	4,510
Length of water/sewer mains (in miles)	0	0	0

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?  Yes  No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?  Yes  No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?  Yes  No

4. impact on 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  No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  Yes  No

5. impact upon an Area of Critical Environmental Concern?  Yes  No

If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

(Project Change Description follows, on page 4)

## PROJECT CHANGE DESCRIPTION

The previously reviewed project consisted of a 36-lot residential subdivision and the dedication of 68.46 acres of open space. No public funding sources were anticipated to be involved. The 168-acre project is located partly to the north of Old Colony Road (NORTH) and partly to the south of Old Colony Road (SOUTH).

The new project proposed via this Project Change Notice, on the same site, consists of a maximum of 8 residential building lots on two "Limited Development" parcels and the dedication of 131.91 acres of open space. The Open Space is proposed to be conveyed to: the Town of Princeton as "Town Farmland", with funding assistance from the Commonwealth's Division of Conservation Services (via a \$500K Self-Help Grant award); the Department of Conservation and Recreation as "State Forest", with funding assistance of \$500K +/- from the Commonwealth's Wachusett Mountain Fund; and the Princeton Land Trust. Significant private fundraising, led by the Princeton "Land Trust" and its conservation partners, is also part of the new project plan. Refer to Conservation-Development Plan 1/14/08, enclosed.

	<u>NORTH</u>		<u>SOUTH</u>	
	# of Bldg. Lots/acres	Proposed Open Space ac. and Steward	# of Bldg. Lots/acres	Proposed Open Space ac. and Steward
<b>PREVIOUSLY REVIEWED PROJECT</b>	11 lots/ on 28.53 ac.	15.32 ac.	25 lots/ on 71.46 ac.	53.14 ac. to ?
<b>NEW NPC PROJECT</b>	4 lots max.	8.52 ac. Town Farmland 17.34 ac. State Forest	4 lots max.	17.72 ac. Town Farmland 77.16 ac. State Forest 11.17 ac. Princeton Land Trust

Significant reduction in the environmental impacts associated with the previously reviewed project are to be realized by down-sizing the project as proposed in this NPC. Relative to the factors in 301 CMR 11.10(6), we submit that (a.) the project in terms of proposed house and road construction has shrunk considerably; (b.) the NPC project reduces anticipated pollutants; (c.) the anticipated date of commencement is un-changed; (d.) the project site is the same; (e.) requests for significant public financial assistance are now proposed, as identified above; and (f.) the public health benefits may be realized sooner than the previous project because the dedication of publicly accessible open space may occur prior to or in coordination with completion of the limited residential development, rather than following development as is typically the case.

**ATTACHMENTS & SIGNATURES**

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

1-30-08 *Steven A. Gallo*      1-30-08 *Jeffrey O. Richards*

Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
	Steven A. Gallo		Jeffrey O. Richards, RLA
Name (print or type)		Name (print or type)	
Gallo Builders, Inc.		Meridian Associates, Inc.	
Firm/Agency		Firm/Agency	
31 Gallair Circle		69 Milk Street, Suite 302	
Street		Street	
Holden, MA 01520		Westborough, MA 01581-1227	
Municipality/State/Zip		Municipality/State/Zip	
(508) 829-0676		(508) 871-7030	
Phone		Phone	