

For Office Use Only Executive Office of Environmental Affairs
MEPA Analyst: <u>Nick ZAVOLAS</u>
Phone: 617-626- <u>1030</u>

# 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)). **PLEASE NOTE THAT ALL CUMULATIVE AND COMPARATIVE DATA INVOLVE ADAMS FARM, EOE #13429**

Project Names: Assabet River Consortium & Adams Farm		EOEA #: 12348, 13429	
Street: Gold Street and Memorial Drive (Route 140)			
Municipality: Shrewsbury		Watershed: Blackstone River	
Universal Transverse Mercator Coordinates:		Latitude: 42-16'-30" North Longitude: 71-42'-00" West	
Status of project construction: 70 %complete			
Proponent: Brendon Properties Three Realty Trust			
Street: 259 Turnpike Road Suite 110			
Municipality: Southborough		State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this NPC May Be Obtained: James Tetreault, PE			
Firm/Agency: Thompson-Liston Associates		Street: 51 Main Street, P.O. Box 570	
Municipality: Boylston		State: MA	Zip Code: 01505
Phone: (508)869-6151	Fax: (508)869-6842	E-mail: info@tlainc.net	

In 25 words or less, what is the project change? The project change involves the construction of a similar project in close proximity to the original project and by the same proponent. This Notice of Project Change is the request of a Phase 1 waiver from EOE #13429 and requirement of only a single EIR.  
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: Adams Farm Filed 12/31/2004

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(s): )  No  
 If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **ATTACHMENTS & SIGNATURES** on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: This project involves a DEP sewer extension permit in order to install a sanitary sewer on site and through easements connecting this site to the existing sewer pumping station off Cherry Street which station was upgraded by the applicant as part of the Adams Farm project.

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

Are you requesting that a Scope in a previously issued Certificate be rescinded?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

Are you requesting a change to a Scope in a previously issued Certificate?  Yes  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	40.6	12.7	53.3
Acres of land altered	23.68	9.21	32.89
Acres of impervious area	9.65	3.51	13.16
Square feet of bordering vegetated wetlands alteration	0	4983	4983
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	N/A	N/A	N/A
<b>STRUCTURES</b>			
Gross square footage	N/A	N/A	N/A
Number of housing units	90	34	124
Maximum height (in feet)	35A	35	35
<b>TRANSPORTATION</b>			
Vehicle trips per day	474	180	654
Parking spaces	212	80	292
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	14,850	5,610	20,460
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	13,500	5,100	18,600
Length of water/sewer mains (in miles)	1.51	0.36	1.87

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).

Adams Farm is a senior housing development creating condominiums reserved for residents age 55 and over. It comprises 45 duplexes or 90 total units on a 40.6 acre site off Gold Street and Memorial Drive (Route 140) in Shrewsbury. Because the total impervious area to be created as part of that project exceeded the 5 acre threshold and the project required a state permit, the applicant filed an ENF on 12/31/2004. On February 7, 2005, the Secretary issued a Certificate which did not require the filing of an EIR.

Adams Farm II is a similar but smaller project proposing 17 duplexes, 34 condominium units, on a 12.7 acre site more than 400 feet across a perennial stream from the first project. The two sites are not contiguous and are completely independent except for ownership. Assumption of ownership by the applicant was not simultaneous and involved purchase from different parties.

The cumulative impacts of the Adams Farm project and the Adams Farm II project do not reach any additional ENF review thresholds other than 11.03(1)(b)1. the alteration of more than 25 acres of land. And, taken together, the two projects exceed an EIR review threshold 11.03(1)(a)2. the creation of more than 10 acres of impervious surface.

As part of this Notice of Project Change, the applicant requests the issuance of a Phase 1 waiver to allow the continuing construction of the Adams Farm project while cumulative impacts are reviewed in a single EIR. There are no environmental consequences to that construction continuing. Its impacts were reviewed by the agency, DEP and the Town and mitigation along with appropriate conditions included in its permits. Adams Farm II is a physically separate project the impacts of which are separate from those of the earlier project. The Adams Farm project is under construction and work proceeding toward final stabilization. Any delays in that project will only create risk to downstream resource areas by delaying the progress toward permanent stabilization.

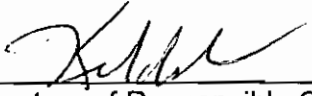
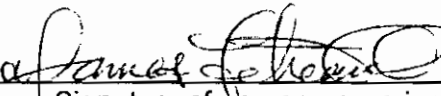
We believe that it is appropriate to require only a single EIR for review of the combined impacts of the two projects because only one ENF review threshold, for land use, is now reached in addition to the EIR threshold for creation of impervious surface. Both the Adams Farm and the Adams Farm II projects have been issued Orders of Condition by the Shrewsbury Conservation Commission. Both exceed the nine standards DEP Stormwater Management Guidelines including those for groundwater recharge and controlling the peak rate of flow to abutting properties. Low impact development techniques have been employed to the degree permissible under the Town's regulations and sometimes employed through waivers. As part of the review by the Planning Board of both projects, the applicant requested and was granted waivers to construct narrower roadways and to eliminate one sidewalk which have minimized the creation of impervious surface on these sites.

**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:

<p><u>10/31/06</u> <u></u>  Date Signature of Responsible Officer  or Proponent</p>	<p><u>10/31/06</u> <u></u>  Date Signature of person preparing  NPC (if different from above)</p>
<p><u>Kevin Cablin</u>  Name (print or type)</p>	<p><u>James Tetreault, PE</u>  Name (print or type)</p>
<p><u>Brendon Properties LLC</u>  Firm/Agency</p>	<p><u>Thompson-Liston Associates, Inc.</u>  Firm/Agency</p>
<p><u>259 Turnpike Road, Suite 110</u>  Street</p>	<p><u>51 Main Street, P.O. Box 570</u>  Street</p>
<p><u>Southborough, MA 01772</u>  Municipality/State/Zip</p>	<p><u>Boylston, MA 01505</u>  Municipality/State/Zip</p>
<p><u>(508)485-3999</u>  Phone</p>	<p><u>(508)869-6151</u>  Phone</p>