

*For Office Use Only*  
**Executive Office of Environmental Affairs**  
 MEPA Analyst: *Bill GAGE*  
 Phone: 617-626-1025

# 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: Quail Ridge Country Club		EOEA #: 12503
Street: 354B Great Road, Skyline Drive		
Municipality: Acton	Watershed: Concord	
Universal Transverse Mercator Coordinates: 4708.6 km Northing 300.523 km Easting	Latitude: 42° 30' 19"	Longitude: 71° 25' 40"
Status of project construction: _____ %complete		
Proponent: Quail Ridge Country Club, LLC		
Street: 354B Great Road, Skyline Drive		
Municipality: Acton	State: MA	Zip Code: 01720
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Sandi Austin		
Firm/Agency: Attorney Arthur P, Bergeron	Street: 27 Prospect Street	
Municipality: Marlborough	State: MA	Zip Code: 01752
Phone: 508-481-0101	Fax: 508-485-8506	E-mail: artbergeron@27prospect.com

In 25 words or less, what is the project change? The project change involves . . .  
 The construction of an age restricted 170 unit – mixed density condominium with 5% affordable units (9) and an adjacent 9 hole golf course.  
  
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 05/09/2001

Was an EIR required?  Yes  No; if yes,  
 was a Draft EIR filed?  Yes (Date: 11/24/2001)  No  
 was a Final EIR filed?  Yes (Date: 02/23/2002)  No  
 was a Single EIR filed?  Yes (Date: \_\_\_\_\_)  No

Have other NPCs been filed?  Yes (Date(s): 10/25/2003)  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:

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Are you requesting that a Scope in a previously issued Certificate be rescinded?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	154.7	0	154.7
Acres of land altered	87.5	-46.5	41
Acres of impervious area	3.84	19.56	23.40
Square feet of bordering vegetated wetlands alteration	Temporary 3,000 sq. ft.	3,470 sq ft Permanent	3,470 sq.ft. Permanent 3,000 sq ftTemporary
Square feet of other wetland alteration	Overstory management 94,089 sq ft	0	94,089 sq ft
Acres of non-water dependent use of tidelands or waterways	NA	NA	NA
<b>STRUCTURES</b>			
Gross square footage	40,500	378,850	419,350
Number of housing units	0	170	170
Maximum height (in feet)	36	0	36
<b>TRANSPORTATION</b>			
Vehicle trips per day	640	198	838
Parking spaces	205	593	798

<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	2670	31,780	34,450
GPD water withdrawal	33-41,000 mgpd	N/A	To be decided in DEP Water Management Act permit*
GPD wastewater generation/ treatment	8,655 gpd	31,780	40,435
Length of water/sewer mains (in miles)	0.3	2.0	2.3

\* A reduction of 40% gpd is anticipated with the reduction of the 18-hole course to a 9-hole course.

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:

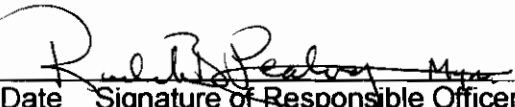
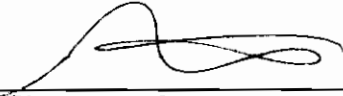
- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking 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).

**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:

	12-17-07	
Date	Signature of Responsible Officer or Proponent	Date
		Signature of person preparing NPC (if different from above)

Romas B. Feary	Arthur P. Bergeron
Name (print or type)	Name (print or type)

Quinn Ridge Country Club LLC	Law Office of Arthur P. Bergeron
Firm/Agency	Firm/Agency

354 B Skyline Drive	27 Prospect St
Street	Street

Acron MA 01720	Marlborough, MA 01752
Municipality/State/Zip	Municipality/State/Zip

978-264-0599	508-481-0103
Phone	Phone