

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEa No.: 13556  
 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>Lynnfield Commons</b>		
Street: <b>Newburyport Turnpike – Route 1</b>		
Municipality: <b>Lynnfield, MA</b>	Watershed: <b>North Shore Coastal Drainage Area</b>	
Universal Transverse Mercator Coordinates: <b>19 33 53 23 E, 47 08 516 N</b>	Latitude: <b>42.5115° N</b> Longitude: <b>71.0045° W</b>	
Estimated commencement date: <b>Spring 2006</b>	Estimated completion date: <b>Spring 2007</b>	
Approximate cost: <b>\$41.5 Million</b>	Status of project design: <b>25% Complete</b>	
Proponent: <b>Lynnfield Commons LLC; c/o John M. Corcoran and Company</b>		
Street: <b>100 Grandview Road, Suite 203</b>		
Municipality: <b>Braintree</b>	State: <b>MA</b>	Zip Code: <b>02184</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Frederick A. Keylor</b>		
Firm/Agency: <b>H.W. Moore Associates, Inc.</b>	Street: <b>112 Shawmut Avenue</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02118</b>
Phone: <b>617/357-8145</b>	Fax: <b>617/357-9495</b>	E-mail: <b>fkeylor@hwmoore.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 301CMR 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): **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: **National Pollutant Discharge Elimination System Notice and Storm Water Pollution Prevention Plan, Local Chapter 40B Comprehensive Permit, Local Order of Conditions, Building Permit.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

**The project meets/exceeds the ENF thresholds for land and transportation only.**

- |                                          |                                       |                                                                |
|------------------------------------------|---------------------------------------|----------------------------------------------------------------|
| <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 checked="" 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 checked="" 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 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 (including Legislative Approvals) – Specify:
Total site acreage	13.62			
New acres of land altered		11.4		
Acres of impervious area	0	5.6	5.6	
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>				
Gross square footage	0	268,252	268,252	
Number of housing units	0	200	200	
Maximum height (in feet)	0	60	60	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,344	1,344	
Parking spaces	0	318	318	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	37,995	37,995	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	34,540	34,540	
Length of water/sewer mains (in miles)	0	.69	.69	
	0	.31	.31	
			1.00	Water Sewer on locus Sewer in existing right-of-way

**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 proposed Lynnfield Commons is a 200-unit first class residential community proposed for Lynnfield. Located on a 13.62-acre site, the development will consist of a mix of one, two and three-bedroom rental homes along with appurtenant parking facilities, utilities, stormwater management systems, and landscaped open space. All required parking will be provided on-site with 47 detached garage spaces and 271 at grade surface parking spaces for a total of 318. Associated amenities include a clubhouse and outdoor swimming pool. The project site is located on the easterly side of Newburyport Turnpike (Route 1) and is bounded by Flagship Motors and a World Gym to the west, retail and business facilities to the north and south, a residential abutter to the northeast and undeveloped land to the east. Access to the site will be provided by a landscaped boulevard type driveway that will intersect with the Newburyport Turnpike northbound off-ramp to Salem Street.

The Proponent will make 50 of the units available to residents who qualify for affordable housing, assisting the Town of Lynnfield and the Commonwealth in meeting the goal in Executive Order 418 of providing permanently affordable housing.

The project site is partially located in the Residential A zoning district and partially in the Residential B zoning district. The as-of-right use would allow 22 single family homes to be developed on-site. This alternative was not considered in detail by the Proponent because it fails to meet the project objectives and because John M. Corcoran and Company is not in the single family home development business. Impacts associated with the proposed project consist primarily of stormwater, wastewater and traffic. The project will mitigate these potential impacts by implementation of a complete stormwater management system in full compliance with the Stormwater Management Policy, by constructing a new sewer main to convey wastewater flows to the City of Lynn's municipal sewer system in accordance with an agreement between the Proponent and the City of Lynn, and by implementing improvements to existing roadway facilities in the vicinity of the project site to mitigate traffic impacts.