

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

*For Office Use Only
Executive Office of Environmental Affairs*
EOEA No.: 13080
MEPA Analyst: Bill GAGE
Phone: 617-626-1025

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: Stone Castle		
Street: Tyler Street & Arrowwood Street		
Municipality: Methuen	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates:	Latitude: 42°42'43" N Longitude: 71°14'03"	
Estimated commencement date: 9/01/03	Estimated completion date: 9/01/08	
Approximate cost: \$8,000,000	Status of project design: 100% complete	
Proponent: Alcro Development L.L.C.		
Street: 1 Jefferson Drive		
Municipality: Londonderry	State: NH	Zip Code: 03053
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Christopher M. Lorrain, P.E.		
Firm/Agency: LANDTech Consultants Inc.	Street: 484 Groton Road, Unit #1	
Municipality: Westford	State: MA	Zip Code: 01886
Phone: (978) – 692 – 6100	Fax: (978) – 692 – 6668	E-mail: Clorrain@LANDTech.com

- 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 301 CMR 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: Order of Conditions from Conservation Commission pursuant to the State Wetland Protection Act, Sewer Extension Permit, Zoning Board of Appeals Comprehensive Zoning Decision, 401 Water Quality Certification

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 checked="" type="checkbox"/> Wastewater | <input 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input 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 Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Chapter 40B – Comprehensive Permit
Total site acreage	77.94			
New acres of land altered		40.10		
Acres of impervious area	0.52	10.54	11.06	
Square feet of new bordering vegetated wetlands alteration		4,010		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	18,674	210,991	229,665	
Number of housing units	1	89	90	
Maximum height (in feet)	36	36	36	
TRANSPORTATION				
Vehicle trips per day	0	1,334	1,334	
Parking spaces	6	374	380	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	19,580	19,910	
GPD water withdrawal	None	None	None	
GPD wastewater generation/treatment	330	19,580	19,910	
Length of water/sewer mains (in miles)	None	1.4	1.4	

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.*)

(a) Description of Project Site: The property is located along the northern and southern boundaries of Tyler Street approximately one mile north of Route 113 and one mile east of the Dracut Town Line in Methuen Massachusetts. Adjacent to the project site are several residential subdivisions such as Arrowwoods Estates, Westwind Drive and Pheasant Hill Lane. The property consists of two parcels of land, one on the north side of Tyler Street and the other on the south side of Tyler Street. The northern parcel contains 57.1± acres of land, of which 16.7± acres are wetlands. The southern parcel contains 20.4± acres of which 6.97± acres are wetlands. The southern parcel also contains an unnamed perennial stream which has an associated bank and riverfront area.

The land to be developed as Stone Castle is primarily unimproved land consisting of woodland, meadow and wetlands. The site also contains an existing farmhouse, barn, and three inactive chicken coops. The farmhouse and one of the barns are to remain. The only active use of the property is the use of the farmhouse as a single family residence. There are no agricultural or forestry uses currently associated with the property, nor does the property currently serve as a chicken housing operation.

The meadow and wooded portions of the site are interspersed with wetland areas existing in the low-lying regions of the property. The resource areas on the property have been delineated, surveyed, and mapped for planning purposes. Resource areas on the site include bordering vegetated wetlands, intermittent streams, an unnamed perennial stream, and flood plain areas as depicted on the Flood Insurance Rate Maps for the City of Methuen. The City of Methuen Conservation Commission has approved the extent and delineation of these on site resource areas.

The southern parcel is mostly flat meadow with two major low points along the eastern and western boundaries. The perennial stream flows from north to south along the western boundary of the southern parcel. Along the northern and eastern side of the parcel is an intermittent stream surrounded by wetlands. This intermittent stream runs in an easterly direction and off site to the east. The center portion of the site is open meadow with very slight slopes of one to three percent.

The northern parcel contains hills and knolls with slopes in excess of ten to fifteen percent. Most of the land is wooded with the exception of old cart and walking paths that meander throughout the site. An intermittent stream, which is surrounded by wetlands, flows east to west through the center of the site

eventually connecting to the previously mentioned perennial stream to the south of Tyler Street. A large wetland encircles the site and wraps around the south, west and northern boundaries. Two isolated wetland pockets exist along the eastern side of the site.

The on-site subsurface soil conditions vary from excessively drained coarse soils to poorly drained hydric soils. The Soil Conservation Service (SCS) mapping and soil descriptions have been studied for planning purposes so that only those soils suitable for development are utilized. Further on site physical testing of subsurface soil conditions has provided results that confirm the SCS descriptions. The existing on site soil types are: Hinckley Loamy Sand, hydrologic group "A"; Windsor Loamy Sand, hydrologic group "A"; Pipestone Loamy Sand, hydrologic group "A"; Chariton-Rock outcrop, hydrologic group "B"; Canton extremely stony fine sand, hydrologic group "B"; Wareham Loamy Sand, hydrologic group "C"; Ridgebury and Leicester Extremely Stony Fine Sandy Loams, hydrologic group "C" and Scarborough Muck Fine Sandy Loam, hydrologic group "D" (*As per Soil Survey Report, Essex County, Massachusetts, Northern Part, issued February 1981)

(b) & (c) - On and Off-Site alternatives and Impacts

The project site is zoned AG-CON, (Agricultural Conservation Residential). This zone requires two acres of land area as a minimum per building lot. Accordingly, the alternative to the current proposal would be a conventional residential subdivision. An analysis of the site indicated that the site would support approximately 18 residential building lots. However, it would be necessary to construct approximately 6,000 feet of roadway to service these lots. The roadway also would require three wetland crossings in the about the same locations as the current proposal. Due to the excessive road length to serve only 18 homes, this option was determined to not be an economically viable alternative.

A second alternative would be a Chapter 40-B development without the currently proposed age restriction. This type of residential development would generate more traffic, and put more demand on all town services, including water and sewer, schools, and police and fire. Because of the increased demand on town services this option not chosen.

The currently proposed age-restricted Chapter 40B development was selected as an economically viable option that would have the least impact on town services, while at the same time meeting the demand for affordable housing in the town.