

# ENF Environmental Notification Form

<i>For Office Use Only</i>	
<b>Executive Office of Environmental Affairs</b>	
EOEA No.:	12859
MEPA Analyst:	ARTHUR Pugsley
Phone:	1029

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>The Village at Winning Farm and Murray Hills Subdivision</b>		
Street: <b>Off Lexington Street &amp; Off Blueberry Lane</b>		
Municipality: <b>Woburn &amp; Lexington</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: NAD83 15427597N, 1048736E NAD83 15427491N, 1050900E	Latitude: <b>42° 27' 05.9"</b> Longitude: <b>71° 11' 20.2"</b>	
Estimated commencement date: <b>2003</b>	Estimated completion date: <b>2006</b>	
Approximate cost: <b>\$15.3 Million</b>	Status of project design: <b>75% complete</b>	
Proponent: <b>Winning Farm Trust</b>		
Street: <b>27 Cambridge Street, Suite 200</b>		
Municipality: <b>Burlington</b>	State: <b>MA</b>	Zip Code: <b>01803</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Matt Long</b>		
Firm/Agency: <b>Coler &amp; Colantonio, Inc.</b>	Street: <b>101 Accord Park Drive</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Phone: <b>(781) 982-5460</b>	Fax: <b>(781) 982-5490</b>	Mlong@col-col.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 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: DEP – 401 Water Quality Certificate, US. ACOE – PGP II Review, EPA – National Pollution Discharge and Elimination System Permit, Woburn PB – Special Permit Conservation Commission Approval, Planning Board Approval, State – Sewer Connection Permit and Curb Cut Permit

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 checked="" 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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	<b>68*</b>			
New acres of land altered		<b>23</b>		
Acres of impervious area	<b>0</b>	<b>11.8</b>	<b>11.8</b>	
Square feet of new bordering vegetated wetlands alteration		<b>2,942</b>		
Square feet of new other wetland alteration		<b>1,310</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				<u>U.S. EPA – NPDES Permit</u>  <u>Corrective Action Plan – MA Solid Waste Regulations 310 CMR 19.00</u>  <u>ACOE 404 Permit – Category I</u>  <u>Woburn Zoning By-Law – Section 14 Special Permit</u>
Gross square footage	<b>0</b>	<b>202,760</b>	<b>202,760</b>	
Number of housing units	<b>0</b>	<b>151</b>	<b>151</b>	
Maximum height (in feet)	<b>0</b>	<b>35</b>	<b>35</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>0</b>	<b>999</b>	<b>999</b>	
Parking spaces	<b>0</b>	<b>279</b>	<b>279</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>0</b>	<b>41,360</b>	<b>41,360</b>	
GPD water withdrawal	<b>0</b>	<b>41,360</b>	<b>41,360</b>	
GPD wastewater generation/ treatment	<b>0</b>	<b>41,360</b>	<b>41,360</b>	
Length of water/sewer mains (in miles)	<b>0</b>	<b>1.10</b>	<b>1.10</b>	

\* Numbers in the table combine the size and impacts of the two projects. Please refer to Narrative for a detailed description of the scope and impact analysis for each project.



**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 **Certified Vernal Pool located on the Village at Winning Farm property.**

**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.*)

Winning Farm Trust is proposing to build a residential cluster community known as the Village at Winning Farm in the City of Woburn and a four (4) lot subdivision known as Murray Hills in the Town of Lexington. The cluster community will include 147 townhomes, a tennis court, a swimming pool, clubhouse and related amenities and will be serviced by a paved drive off Lexington Street in Woburn. The proposed private, paved drive will loop through the property, linking the townhomes and amenities. The property was once an active farm, later a recreational facility and is currently abandoned. The majority of the property is undeveloped and includes bordering vegetated wetlands, a perennial stream, an intermittent stream and a pond/vernal pool. Care has been taken to design the townhome community and infrastructure to preserve and enhance the existing conditions. The four-lot subdivision will be sited adjacent to the proposed 20-foot wide access roadway off Blueberry Drive in Lexington and will consist of separate single-family residential homes.

Approximately 6.3 acres of the southwest portion of the Village at Winning Farm property was previously used as a disposal area for construction debris. As a part of this project, the existing fill will be excavated and disposed of in accordance with the State issued Corrective Action Design Plan dated September 29, 2000 and approved July 5, 2002 (See Section V, Appendix E).

The project has been designed to maintain significant natural buffers (200 – 400 feet) between the adjacent residents and the development. Approximately 29.9 acres of the Village at Winning Farm property will be donated to City of Woburn as open space. Stormwater will be treated in accordance with DEP's Stormwater Management Policy through the use of deep sump catch basins fitted with oil/grease separators, stormceptors and several detention ponds.

The project is currently undergoing extensive review within the municipalities of Woburn and Lexington. Impacts to wetland resources areas have been avoided where possible. Where impacts are unavoidable, impacts have been minimized, and permanent impacts will be mitigated through the construction of wetland replication areas. An Order of Conditions has been obtained from the Woburn Conservation Commission for the Village at Winning Farm. A Superceding Order of Conditions is

currently being sought from DEP Northeast Region for the proposed subdivision in the Town of Lexington for the Murray Hills Subdivision.

## ALTERNATIVES ANALYSIS

This project has undergone an extensive alternatives analysis. Described below are the alternatives that have been considered.

### No Action Alternative

The “no action” alternative would result in abandonment of the site, and the solid waste “Winning Farm Dumping Ground” would remain in place. The use of the Village at Winning Farm property as a clustered residential development will provide needed housing for the City of Woburn as well as a significant increase in the tax base. Additionally, the reclamation of approximately 6.3 acres of previously disturbed land and added benefits of the donation of 29.9 acres of open space to the City of Woburn would not be realized. The no action alternative does not meet the objectives of the proposed project.

### Single Family Subdivision at Winning Farm / Maximum Build Out Alternative

According to the City of Woburn zoning regulations, maximum “build out” would be achieved at 147 homes. The majority of the single-family homes would be owned by families with children. This would add additional strain to the City of Woburn’s infrastructure such as adding capacity to schools, etc. Additionally, if maximum “build out” were to be achieved, there would be an addition to impervious area resulting in less land being donated to the City of Woburn and additional land/forest disturbance. The increase in impervious area would have an immediate impact on the stormwater management and the sewer and water management plans of the proposed project.

### Preferred Alternative

The preferred alternative includes a Townhome community and a small residential subdivision designed to minimize alteration to undisturbed land while restoring upland areas historically impacted by the use of the site as the “Winning Farm Dumping Ground”. The proposed project will preserve 29.9 acres of open space that will be donated to the City of Woburn and increase the values of abutting residential neighborhoods through the elimination of the disposal area and proper management of stormwater. It is anticipated that the majority of the townhome units will be utilized by “empty nesters” and retired couples thus limiting the strain on infrastructure such as school systems. Overall, the project represents an environmental benefit due to the restoration efforts that have been incorporated into the project design and the donation of a portion of the property to the City of Woburn as open space.