

ENF

**Environmental
 Notification Form**

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **12866**
 MEPA Analyst: **Nicholas 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: Meetinghouse Commons at Smolak Farm | | |
| Street: Dale Street and South Bradford Street | | |
| Municipality: North Andover | Watershed: Ipswich River | |
| Universal Transverse Mercator Coordinates: East-West: 0330339.03 North: 4728050.80 Zone: 19 | Latitude: 42.686168 Longitude: 71.071069. | |
| Estimated commencement date: May 2004 | Estimated completion date: 2006 | |
| Approximate cost: \$20 million | Status of project design: 95% complete | |
| Proponent: Meetinghouse Commons, LLC | | |
| Street: 185 Hickory Hill Road | | |
| Municipality: North Andover | State: MA | Zip Code: 01845 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michael D. Howard | | |
| Firm/Agency: Epsilon Associates, Inc. | Street: 150 Main Street | |
| Municipality: Maynard | State: MA | Zip Code: 01754-0700 |
| Phone: (978) 450-7147 | Fax: (978) 897-0099 | Email mhoward@epsilonassociates.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): **N/A**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Comprehensive Permit, Order of Conditions.**

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 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 Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> * A deed restriction limiting the amount of cumulative wetland fill to less than 5,000 sf, will be prepared in lieu of an individual 401 WQC filing with DEP per 314 CMR 9.04(3). |
| Total site acreage | 30.20 | -- | 30.20 | |
| New acres of land altered | -- | 16.88 | 16.88 | |
| Acres of impervious area | -- | 7.77 | 7.77 | |
| Square feet of new bordering vegetated wetlands alteration | -- | 4,564 sf | 4,564 sf | |
| Square feet of new other wetland alteration | -- | -- | -- | |
| Acres of new non-water dependent use of tidelands or waterways | -- | -- | -- | |
| STRUCTURES | | | | |
| Gross square footage | -- | 177,551 | 177,551 | |
| Number of housing units | -- | 88 | 88 | |
| Maximum height (in feet) | -- | 65' (barn) | 65'(barn) | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | -- | 294 | 294 | |
| Parking spaces | -- | 280 | 280 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | -- | 23,040 | 23,040 | |
| GPD water withdrawal | -- | -- | -- | |
| GPD wastewater generation/ treatment | -- | 23,040 | 23,040 | |
| Length of water/sewer mains (in miles) | -- | .98 (water) 1.15(sewer) | 2.13 | |

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: **There is no mapped estimated habitat. Two non-certified vernal pools were identified through Conservation Commission approval process. No rare species were found.**) 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.*)

Project Overview – The Meetinghouse Commons at Smolak Farm project is an age restricted, affordable housing development incorporating approximately 46 single family cottage units (each of which are approximately 2,000 s.f. in size), 2 townhouse style condominium buildings (barn and farmhouse, providing an additional 42 units), a 7,500 s.f. meetinghouse, associated parking areas, stormwater management system, utilities (sewer with a single pump station, water, electric and gas) and access roadways. Approximately 4,564 square feet of wetland fill and 10,000 square feet of wetland replication associated with the construction of two limited project access roadways is proposed.

The project has received necessary local approvals from the Town of North Andover, including issuance of a Comprehensive Permit from the North Andover Zoning Board of Appeals per MGL c.40B (760 CMR 30.00 and 31.00), and an Order of Conditions from the North Andover Conservation Commission in accordance with the MA Wetlands Protection Act (MGL C.131 s.40) and regulations (310 CMR 10.00).

The project requires one state permit, a sewer extension permit from the MA Department of Environmental Protection (MADEP).

Site Description - The site contains approximately 30.20 acres, and is adjacent to an existing agricultural property otherwise known as Smolak Farm. The property is zoned Residential One (R-1) allowing for single-family residential dwellings with a minimum two acre lot size. Existing access to the site is provided via the unpaved section of S. Bradford Street located along the western boundary of the property.

The subject parcel generally consists of two lots: Map 104C - Lot 31 and Map 104C - Lot 28. The property is bounded by Dale Street, a Christmas tree farm and residential dwellings to the north. To the east is Winter Street, Hollow Tree Lane, and a large open space parcel owned by the Essex County Greenbelt Association. To the south lie Coventry Lane and the paved section of S. Bradford Street that terminates in a cul-de-sac. A working apple orchard associated with Smolak Farm lies to the west. That portion of Smolak Farm is protected in perpetuity under the Agricultural Preservation Restriction (APR) program administered by the Commonwealth of Massachusetts, Department of Food and Agriculture.

Site Development Alternatives

No-Build Alternative – The no-build alternative would preclude highly sought after affordable, age restricted housing in the Town of North Andover (each unit will be occupied by at least one person over the age of 55). According to the latest Department of Housing and Community Development (DHCD) subsidized housing inventory (April 24, 2002), the Town of North Andover has 5.35% of its housing stock defined as affordable (substantially below the 10% required by state law). By almost any measure, North Andover's local housing market is both expensive and limited. Almost every new home is priced over \$650,000. Current homes for sale range from \$210,000 to \$2 million. At the low end of the condominium

market are a handful of small one and two bedroom, one-bath units in older complexes, most without handicapped access. When available, these units sell for approximately \$125,000 – \$150,000.

Off-site Alternatives - There are no additional off-site alternatives available to the proponent for this project. The proposed development corresponds to surrounding zoning designations and land use patterns along Dale Street and meets the affordable housing needs of North Andover. Incorporating an age restricted, affordable housing development at the project site further compliments an already well defined residential corridor.

On-site Alternatives - The alternative use of the site is limited to single family detached homes on larger lots. The cost of such housing in North Andover is typically greater than \$650,000, which does not provide opportunities for moderate-income buyers. By offering a variety of housing options, the project provides a significant benefit to area senior residents at the moderate-income level and a local option in the limited senior affordable housing stock. No financial assistance will be needed from the Town of North Andover, and the completed project will have a positive impact on the local tax base without burdening the local school system.

Mitigation Measures

Wetland Mitigation Measures - While the project is not subject to review under the local wetland bylaw, proposed work nevertheless adheres to a 25-foot No-Disturbance Zone and 50-foot No-Construction Zone from the edge of jurisdictional wetland resource areas and a 50-foot No-Disturbance Zone and 75-foot No-Construction Zone from the edge of two vernal pools, as defined by the policies of the North Andover Conservation Commission. Approximately 4,564 square feet of wetland fill associated with the construction of two limited project access roadways (see 310 CMR 10.53(3)(e)) is proposed within bordering vegetated wetlands situated along the western portion of the site. Wetland replication at a 2:1 ratio is provided for, also in accordance with the local bylaw performance standards. Wetland impacts have been avoided, minimized and mitigated to the best extent practicable.

Stormwater Management Mitigation Measures - The proposed stormwater management system fully complies with the standards set forth under DEP's Stormwater Management Policy. There is no increase in post-development runoff rates, and Best Management Practices (BMPs) will be deployed and incorporated into a long term operation and maintenance plan.

Sedimentation/Erosion Control Measures - Siltation barriers will be installed between the boundaries of all wetland resource areas and proposed construction activities. These siltation barriers will demarcate the limit of work and provide assurance that construction equipment will not enter on-site wetlands.

Prime and Important Agricultural Soils – While the site is entirely forested with mature deciduous trees and does not contain “land in active agricultural use” per 301 CMR 11.03(1)(b), approximately 14.5 acres of state important (Charlton, Deerfield, Sutton and Canton series) and USDA prime soils (Paxton series) are mapped on-site. Of this total, approximately 2.8 acres will be permanently impacted by impervious surfaces and 2.75 acres will be disturbed by grading and construction of stormwater management system components. Mitigation of state important and USDA prime soils is voluntary under MEPA regulations when the land area in question is not in active agricultural use, state-owned land is not involved and/or funding from the Commonwealth of Massachusetts is not made part of the project. Based on the above, the proponent will continue to coordinate with MADFA in an effort to voluntarily mitigate prime and important soils in accordance with MADFA's *Agricultural Land Mitigation Policy* (dated November 30, 2001), provided a practicable and feasible on-site or off-site alternative can be achieved.