

12874
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ENF Environmental Notification Form

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: The Meadows		
Street: 2357 Turnpike Street (Route. 114)		
Municipality: North Andover, MA	Watershed: Stearns Pond	
Universal Transverse Mercator Coordinates: X = 331,194; y = 4,720,950	Latitude: 42° 37.47' North Longitude: 71° 3.60' West	
Estimated commencement date: 02/03	Estimated completion date: 2006	
Approximate cost: \$60,000,000	Status of project design: 10% complete	
Proponent: Valley Realty Development, LLC		
Street: 342 North Main St., P.O. Box 3039		
Municipality: Andover	State: MA	Zip Code: 01810
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dermot J. Kelly, PE, PTOE		
Firm/Agency: DJK Associates, Inc.	Street: 280 Main St., Suite 204	
Municipality: North Reading	State: MA	Zip Code: 01864
Phone: 978-664-2205	Fax: 978-664-2444	E-mail: djkinc@aol.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes **Land** 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): NA

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

List Local or Federal Permits and Approvals:

- (1) Zoning Board of Appeals MGL. Chapter 40 B for a Comprehensive Permit..
- (2) North Andover Conservation Commission Order of Conditions.
- (3) Department of Environmental Protection Sewer Connection Permit.
- (4) Massachusetts Highway Department Access Permit.
- (5) Executive Office of Environmental Affairs Policy Act (MEPA) Review.
- (6) Various local permits.

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 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
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 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> <ul style="list-style-type: none"> • MGL. Chapter 40B – Comprehensive Permit from North Andover ZBA • Various local permits including Building Permit, Water, Sewer, Occupancy Permit, etc.
Total site acreage	47.14*			
New acres of land altered				
Acres of impervious area	0.31*	11.29*	11.60*	
Square feet of new bordering vegetated wetlands alteration		<5,000* sf		
Square feet of new other wetland alteration		<5,000* sf		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	12,204 sf	171,517sf	183,721	
Number of housing units	1	269	270	
Maximum height (in feet)	25 ft +-	30 ft +-	55 ft +-	
TRANSPORTATION				
Vehicle trips per day	10	1,504	1,514	
Parking spaces	12+-	650	662	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	880 (estimated)	62,150	63,030 gpd	
GPD water withdrawal	Unknown	0	0	
GPD wastewater generation/treatment (N/A)	Unknown	63,000	63,030	
Length of water/sewer mains (in miles)	None, existing well and septic system	5,000 feet within Route 114 R.O.W.	5,000 feet within Rte. 114 R.O.W.	

*A 1,950 square foot section of the existing parcel of land is located in Middleton. This piece of land will be subdivided and is not part of the current proposed project. All land areas noted in this EENF are located in North Andover and are included as part of this proposed 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 Vernal pools) 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 project as presently planned consists of the construction of a total of 270 residential condominium dwelling units. The proposed access to the site would consist of two curb cuts along Route 114. The North Site Drive would be located opposite Sharpner's Pond Road with the South Site Drive located approximately 300 feet further to the south.

The project site is approximately 47.14 Acres in area located in North Andover, MA on the southwestern side of Route 114 at the Middleton and North Andover Town Line. A 1,950 square foot section of the existing parcel of land is located in Middleton. This piece of land will be subdivided and is not part of the current proposed project. All land areas noted in this EENF are located in North Andover and are included as part of this proposed project. The site is highly irregular in shape, there is approximately 863.35 feet of frontage along Route 114. The side boundaries abut private residential and private commercial properties and the rear of the lot the lines abut a public forest known as the Harold Parker State Forrest. The existing topography ranges in elevation from approximately 160' to 138' on the 10 Acre plateau portion of the site located off of Route 114 referred to as the "Upper Meadows" portion of the property. The "Upper Meadows" area has been mostly developed and is used as a dog kennel. The balance of the property or approximately 37 Acres drops off steeply from the upper area to elevations of between 110' to 120' in the lower section to the rear of the property surrounded mostly by wetlands and the Harold Parker State Forrest. There is a large flat meadow area on the lower section of the property that is generally surrounded by wetlands and some forested area. Portions of the property have been filled in the past.

The Proposed Development consists of two different housing types and designs located in the "Upper Meadows" and the Lower Meadows". The 10-Acre Upper Meadows site contains 192 one- and two-bedroom garden-style units located in four buildings of three- and four-stories high organized around a central formal courtyard space. This area contains both enclosed garaged parking areas and onsite parking areas. The "Lower Meadows" is located in the rear of the property and is accessed from a cul-de-sac off of Route 114. There are 78 three bedroom 2½ story townhouse units located in the lower meadows area. The townhouses are grouped into three-unit to 7-unit buildings and garage structures around a common landscaped parking courtyard area with the rear yards generally facing into the undeveloped land.

Off site improvements consist of extending the existing water and sewer approximately 5,000 feet from Palomino Drive southerly to the project site. Gas is proposed to be extending into the property from the south via a gas line located in Route 114 just over the town line in Middleton. Proposed off-site traffic mitigation includes the possible widening of Sharpener's Pond Road to provide two separate approach lanes at the Route 114 intersection.