

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *14096*
MEPA Analyst: *Anne Canada*
Phone: 617-626-*1035*

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: Meadow Walk at Lynnfield		
Street: Walnut Street		
Municipality: Lynnfield and Wakefield	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 4708859N, 332884E	Latitude: 42 30' 57" N Longitude: 71 02' 03" W	
Estimated commencement date: Spring 2008	Estimated completion date: Spring 2010	
Approximate cost: \$67,500,000	Status of project design: 30 %complete	
Proponent: PHF-ND Colonial, LLC c/o National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: fschwarz@vhb.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 anticipated**

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

List Local or Federal Permits and Approvals:

LOCAL: Town of Lynnfield (Planning Board - Site Plan Approval, Conservation Commission - Order of Conditions), Town of Wakefield (Conservation Commission - Order of Conditions), MWRA Amended Sewer Agreement.

FEDERAL: US EPA (NPDES General Permit for Stormwater Discharge from Construction Activities)

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	203± ac.			
New acres of land altered		-5.5± ac.		
Acres of impervious area	18± ac.	+37± ac.	55± ac.	
Square feet of new bordering vegetated wetlands alteration		1,700± SF		
Square feet of new other wetland alteration		+18,750± SF		
Acres of new non-water dependent use of tidelands or waterways		n/a		
STRUCTURES				
Gross square footage	306,000 SF	+718,200 SF	1,024,200 SF	
Number of housing units	0	+220 units	220 units	
Maximum height (in feet)	120 ft.	0 ft.	120 ft.	
TRANSPORTATION				
Vehicle trips per day	644 VPD	+18,435 VPD	19,079 VPD	
Parking spaces	975 sp.	+2,453 sp.	3,438 sp.	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	48,240 GPD	+73,770 GPD	122,010 GPD	
GPD water withdrawal	111,900 GPD	-37,284 GPD	74,616* GPD	
GPD wastewater generation/ treatment	48,240 GPD	+73,770 GPD	122,010 GPD	
Length of water/sewer mains (in miles)	0.45 miles (water) 0.32 miles (sewer)	+1.20 miles (water) +1.18 miles (sewer)	1.65 miles (water) 1.50 miles (sewer)	

* This represents peak rates, not average rates.

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: **Estimated Habitat of Rare Wildlife (EH X215) and a Priority Habitat of Rare Species (PH 838)**) 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: **MHC's files indicates that there are two recorded ancient Native American archaeological sites (19-ES-334 and 19-MD-424) located within the project site,**) 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.*)

PHF-ND Colonial, LLC (the "Proponent") proposes to develop a "traditional New England" mixed-use retail, office and residential village to be known as Meadow Walk at Lynnfield (the "Project") on a portion of the Sheraton Colonial Golf Course located off of Walnut Street in Lynnfield and Audubon Road in Wakefield, Massachusetts.

The Project will be constructed on an approximately 203-acre parcel bound by Interstate 95 (I-95)/Route 128 to the south, Audubon Road in Wakefield to the west, Walnut Street in Lynnfield to the east and Reedy Meadow to the north (the "project site"). The project site has immediate highway access from two exits off of I-95/ Route 128, Exit 42 (Pleasure Island Road) and Exit 43 (Walnut Street). The project site currently contains an 18-hole golf course, 54,000 square feet (SF) conference center buildings, an 10,900 SF clubhouse building, 3,080 SF maintenance buildings, a 55,000 SF Boston Sports Club building, a 280-room Sheraton Hotel (181,400 SF), and approximately 975 parking spaces (all existing gross square footage provided above is approximated).

The Project will feature new retail shops, offices, luxury rental apartments, elderly housing units, and a village green. The Proponent will donate 103 acres of the property as permanent open space to be used by the Town as a nine-hole golf course on the northern portion of the project site. The building program for the Project consists of 395,000 SF of retail space, 80,000 SF of office space, and 220 housing units, of which 40 housing units will be allocated to Lynnfield Initiative For Elders (LIFE). The Project is designed as a pedestrian-oriented village with a "Main Street" shopping experience similar to desirable town centers in Massachusetts. Consistent with Lynnfield's 2002 Master Plan, the development will also provide the Town and region with much needed housing opportunities, roadway improvements, and fiscal benefits that will go to the Lynnfield's schools, parks, public safety, elderly services and other needs.

The Project will be developed under M.G.L. Chapter 40R Smart Growth Zoning and Housing Production legislation ("Chapter 40R"). Over the past nine months, the Proponent has collaborated with the Town of Lynnfield to draft a Chapter 40R Planned Village Development District (PVDD) zoning bylaw and assess the impacts and benefits of the Project under such zoning. The Project was found to be a highly suitable location for smart growth redevelopment under Chapter 40R by the Commonwealth's Department of Housing and Community Development (DHCD). The Project is consistent with Chapter 40R, designed in keeping with smart growth principles and is expected to affect less than 77 acres of land, in total, while creating 180 units of multifamily rental housing,

(45 units of which will be affordable to income-eligible households) and 40 units to be developed by LIFE. In April 2007, the Lynnfield Town Meeting overwhelmingly approved the PVDD zoning and accompanying Design Standards under Chapter 40R to allow the Project to advance.

The Project is designed to minimize potential impacts related to the surrounding wetland resources by developing within previously developed and/or altered areas and providing a compact site design with multi-story mixed-use buildings around a village green. The No-Build Alternative was considered non-viable and, therefore was dismissed as an option for the subject parcel. While the No-Build Alternative would not result in any immediate impacts to the site, it would also eliminate the Project's environmental and community benefits. The No-Build Alternative will effectively prohibit the creation of a more productive use for the project site than what currently exists. Furthermore, the No-Build Alternative deprives the community of significant traffic and stormwater management improvements, as well as increased tax revenue and new housing opportunities. The Proponent considered several alternatives including a Single-Family Home Subdivision Alternative which utilized the as-of-right Residential B (RB) zoning to create approximately 79 single-family housing lots on approximately 90 acres of the project site; a Multi-Family Housing Alternative which consists of 700 for-sale condominium units and 19 single-family homes; and a Retail/Residential Only Alternative which resulted in 600,000 SF of retail space, and 200 residential units on approximately 77 acres of the project site. These alternatives were studied with the Town of Lynnfield during the Chapter 40R review process, and were deemed not viable and undesirable by the Town. The Preferred Alternative development plan aims to improve traffic conditions in and around the project site for both Lynnfield and Wakefield; manage stormwater runoff from impervious surfaces therefore minimizing impacts to nearby wetlands resource areas; and reduce water demand and wastewater generation.

Potential environmental impacts of the Project include stormwater runoff, water/wastewater, project-generated traffic, air quality, and temporary impacts due to construction. The Project requires an Access Permit from the Massachusetts Highway Department (MHD) and a Sewer Connection Permit from the Department of Environmental Protection (DEP). The Project also requires an Order of Conditions from the Conservation Commission in both Lynnfield and Wakefield. Finally, due to the project site being located within a polygon established for an Estimated Habitat of Rare Wildlife (EH X215) and a Priority Habitat of Rare Species (PH 838) for three state listed bird species, the Proponent has conducted extensive surveys and filed a Review Submittal pursuant to the Massachusetts Endangered Species Act (MESA) as administered under the Natural Heritage and Endangered Species Program (NHESP).

Mitigation elements and/or improvements for each impact area are proposed in order to reduce any potential environmental impacts related to the Project. The proposed on-site and off-site traffic mitigation measures aim not only to mitigate Project-related traffic impacts but also contribute to improving overall traffic operations in this area. These measures will involve physical roadway, "capacity-increasing" improvements and traffic control measures as well as investigating 'non-infrastructure' measures to reduce the reliance on private automobiles through implementation of on-site Travel Demand Management (TDM) measures. The Project will incorporate physical roadway improvements, signal timing adjustments, and trip reduction measures to minimize air quality impacts from Project-related traffic. A small portion of the wetlands, LUWW and Bank, associated with Reedy Meadow will be filled/alterd where the Proponent is widening the roadway behind the Sheraton Hotel in Wakefield and Lynnfield; the Proponent is replicating all filled wetlands. The stormwater management plan will incorporate erosion control practices that comply with the standards of the Massachusetts Stormwater Policy aiming to minimize and mitigate adverse impacts to downgradient wetland resource areas from stormwater runoff. Regarding wastewater, the Proponent is working with the Town of Wakefield to allow connection to its municipal sewer system. A comprehensive I/I removal program on the project site will also be implemented as part of the proposed Project. Temporary construction impacts to wetlands will be minimized through the implementation of an Erosion and Sedimentation Control Program which will incorporate Best Management Practices (BMPs) specified in guidelines developed by the Massachusetts Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency (EPA) and in compliance with the requirements of the NPDES General Permit for Storm Water Discharges from Construction Activities.