

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **13129**
MEPA Analyst: **DEIRDRE BUCKLEY**
Phone: 617-626-**1044**

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: Salisbury Woods		
Street: 125 Bridge Street (Route 1)		
Municipality: Salisbury	Watershed: Town Creek (tidal); and an unnamed tidal creek [Tributaries to the Merrimack River]	
Universal Tranverse Mercator Coordinates: 3,125,116 feet N; 828,697 feet E 952,537 meters N; 252,587 meters E	Latitude: 42°49'18" Longitude: 70°51'25"	
Estimated commencement date: June 2004	Estimated completion date: June 2005	
Approximate cost: \$1,500,000	Status of project design: ~ 95 %complete	
Proponent: Honor & Mason, LLC		
Street: 285 South Road		
Municipality: Kensington	State: NH	Zip Code: 03833
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patrick D. Seekamp, Senior Wetland Scientist; Laurianne Powers, Wetland Scientist		
Firm/Agency: Seekamp Environmental Consulting, Inc.	Street: 29 South Main Street	
Municipality: Newton	State: NH	Zip Code: 03858
Phone: 603-382-3896	Fax: 603-382-9459	E-mail:

- 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): 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: *Salisbury Zoning Board of Appeals approval; Order of Conditions under the Massachusetts Wetlands Protection Act issued by the Salisbury Conservation Commission on April 18, 2003.*

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 <i>(Restrictive Covenant will replace 401 WQC)</i> <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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <i>State Highway Access Permit</i>
Total site acreage	24.72 acres			
New acres of land altered		6.4 acres +/-		
Acres of impervious area	0.07 acres	+ 2.71 acres	2.78 acres	
Square feet of new bordering vegetated wetlands alteration		1,100 s.f. (500 s.f. temporary)		
Square feet of new other wetland alteration		Coastal Bank: 672 l.f.; LSCSF: 950 c.y.		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	~3145 s.f. +/-	+ ~41,382 s.f. (0.95 acres)	44,527 s.f.	
Number of housing units	1 single-family residence / commercial bld.	+ 68 units	69	
Maximum height (in feet)	35 +/-	35 feet	(35 feet)	
TRANSPORTATION				
Vehicle trips per day	60 +/-	+452	512	
Parking spaces	20 +/-	+ 178	198	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	~440 gpd (existing residential / commercial bldg.)	+14,960 gpd	15,400 gpd	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	~440 gpd (existing sfh)	+14,960 gpd	15,400 gpd	

Length of water/sewer mains (in miles)	~0.04 mi. (connect to existing bldg.)	Gravity: 0.32 miles; Force Main: 0.43 miles	0.79 mi. (gravity and force main)
---	---	--	---

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 for Spotted Turtle (Clemmys guttata), according to the 2000-2001 Natural Heritage Atlas, Newburyport East Quadrangle*) 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?

The site is not contained within either the State Register of Historic Places or the National Register of Historic Places, Essex County, MA.

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.)

Site Description:

The site consists of approximately 24.72 acres of both undeveloped woodlands and an existing residential / commercial building, with access from both Bridge Street (Route 1) and Ferry Road (via Island Way), Salisbury. The lot will be subdivided according to the plans prepared by Marchionda & Associates, LP, entitled "Plan of Land: Salisbury Woods" (attached). Lot A (6.7 acres) will encompass the existing commercial / residential development; Lot B will include the remaining 17.9 acre parcel, upon which the proposed 68-unit housing development will be located. Access to Lot B will be provided via a 40' wide Right of Way Easement, which will be located in the vicinity of the gravel driveway associated with the existing residential / commercial building. A State Highway Access Permit will be required.

*The site is bordered to the west by Route 1; to the north by commercial development offset by Bordering Vegetated Wetlands (BVW); to the south by BVW and salt marsh; and to the east by residential development offset by a narrow band of BVW. Vegetation on the site consists primarily of an overstory dominated by black locust (*Robinia pseudoacacia*), red oak (*Quercus rubra*), white pine (*Pinus strobus*), and black cherry (*Prunus serotina*), with tartarian honeysuckle (*Lonicera tartarica*), multiflora rose (*Rosa multiflora*), glossy buckthorn (*Rhamnus frangula*) and greenbrier (*Smilax rotundifolia*) dominating the understory.*

Wetland resources contained within the site include the aforementioned BVW and Salt Marsh; Coastal Bank represented by ledge outcroppings; Land Subject to Coastal Storm Flowage (represented by elevation 9); and an Isolated Freshwater Wetland (federal jurisdiction only). The boundaries of these resource areas were reviewed and approved by the Salisbury Conservation Commission's review agent during the Notice of Intent permitting process.

Project Design and Mitigation Measures:

The proposed project involves construction of a paved roadway and 68 single-family units, with associated clearing, grading, and stormwater management structures. The proposed roadway will utilize an existing driveway access road, located off of Route 1 (Bridge Street), which will be paved and expanded slightly to accommodate traffic associated with the affordable housing units. An emergency egress will be provided via Island Way, located off of Ferry Road, per Salisbury Zoning Board of Appeals specifications. Construction of this gated, secondary road will involve permanent impacts to Bordering Vegetated Wetlands (BVW) in order to construct a 4'x8' box culvert; these impacts will be mitigated at a ratio of approximately 2:1. Impacts to BVW associated with construction of this secondary egress cannot be avoided, and have been minimized to the extent practicable by locating the roadway within an area that is currently used to provide pedestrian access to the site. There are no alternatives that would reduce or eliminate impacts to this resource area.

Construction of the proposed multi-unit dwellings and associated paved parking areas will require the disturbance of approximately 672 l.f. of Coastal Bank, and 950 c.y. of Land Subject to Coastal Storm Flowage (100-year coastal floodplain). Impacts to Coastal Bank will be mitigated at a ratio of approximately 1.5:1 (mitigation: impact) using a combination of boulders, rock, and cobble, in accordance with plans provided by Marchionda & Associates, LP, and Seekamp Environmental Consulting, Inc. Mitigated Coastal Bank will provide similar function as the areas disturbed as a result of project buildout.

Onsite Alternatives:

The project proponents have explored several iterations of the proposed on-site design, including alternative roadway and construction layouts that would allow the applicant to exceed the current buildout scheme. The original design called for construction of 93 individual housing units; that number has been reduced to 68 as a result of the Salisbury Zoning Board of Appeals review process. The current design signifies the culmination of approximately 18 months of review by the Town of Salisbury Conservation Commission and ZBA. It also represents the minimum number of units necessary to maintain the project purpose and to conform to applicable local and state zoning and wetlands regulations (to the maximum extent feasible).

Offsite Alternatives:

The proposed project involves development of the parcel of land located at 125 Bridge Road, Salisbury, for the purposes of constructing a multi-unit residential development. There are no offsite alternatives to developing this property.

Sedimentation / Erosion Control Measures:

Prior to the commencement of construction activities on the site, erosion control in the form of siltation fence and/or doubly staked haybales will be erected at the limits of clearing, in accordance with the plans prepared by Marchionda & Associates, L.P.. These measures will serve to protect adjacent wetland resources from erosion and siltation, and will also function to denote the limit of clearing for the subdivision.