

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13947</u>
MEPA Analyst:	<u>Briony Angus</u>
Phone:	617-626- <u>1029</u>

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: Chebacco Woods Land Exchange		
Street: Partridgeberry Lane/Chebacco Road		
Municipality: Towns of Hamilton and Manchester	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: Daly: North 4717820.11553, East 350000.03708 (UTM) Peterson: North 4718424.96352, East 350294.91383 (UTM)	Latitude Daly: 42° 35' 53.60754" Longitude: 70° 49' 42.26585" (NAD 83) Latitude Peterson: 42° 36' 13.41366" Longitude: 70° 49' 29.90469" (NAD 83)	
Estimated commencement date: Spring 2007	Estimated completion date: Fall 2007	
Approximate cost: \$0	Status of project design: 100 %complete	
Proponent: Towns of Hamilton and Manchester		
Street: Manchester Town Hall, 10 Central Street,		
Municipality: Manchester	State: MA	Zip Code: 01944
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lisa Press, Conservation Administrator		
Firm/Agency: Manchester Conservation	Street: Town Hall, 10 Central Street	
Municipality: Manchester	State: MA	Zip Code: 01944
Phone: 978-526-4397	Fax:	E-mail: pressl@manchester.ma.us

- 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): State Self-Help grant received in 1998, \$300,000 received per town.

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 Approvals: Conservation Commissions: Hamilton and Manchester

Board of Selectmen: Hamilton and Manchester

Town Meeting: Hamilton and Manchester (see attachment)

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 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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Needs State Legislature Approval
Total site acreage	27,100 square feet			
New acres of land altered		N/A		
Acres of impervious area	N/A			
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	N/A	N/A	N/A	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	N/A	N/A	N/A	
<b>TRANSPORTATION</b>				
Vehicle trips per day	N/A	N/A	N/A	
Parking spaces	N/A	N/A	N/A	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	N/A	N/A	N/A	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	N/A	N/A	N/A	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

**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 \_\_\_\_\_ Please see attachment \_\_\_\_\_)  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

**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.*)

#### CHEBACCO WOODS LAND EXCHANGE TO CORRECT TWO PRE-EXISTING ENCROACHMENTS

In June 1998, the Towns of Manchester and Hamilton jointly acquired a 113 acre parcel of land from Gordon College. The two towns used a combination of tax dollars, Self-Help funds from the Division of Conservation Resources, the Hamilton Conservation Fund and private donations from both individuals and organizations. The Trust for Public Land administered the option agreement and all transactions with Gordon College. Although a Title search was done, the land was not surveyed prior to the transaction.

After the land was purchased the two towns combined the parcel with the Manchester Water Supply land and named the 365 acre parcel "Chebacco Woods". The Chebacco Woods Land Management Committee was established to manage the land. In 2003, the Chebacco Woods Land Management Committee received a grant, which was used for several purposes including surveying the property and placing property markers along the boundaries.

After the surveying was completed, it became apparent that there were two encroachments into the conservation land. One encroachment, on Chebacco Road consisted of a septic system built on 7,114 square feet of Chebacco Woods land. The other encroachment on Partridgeberry Lane was an established lawn and well on 20,008 Square feet of Chebacco Woods. Upon further investigation, both encroachments occurred years before the Towns purchased the land. The septic system on Chebacco Road was installed for the former home owner in the wrong place due to a surveying mistake by the septic contractor. The Partridgeberry Lane owner believes that Gordon College may have sold the same parcel twice, once to his father-in-law in the early 80's and then to the two towns in 1998. Because a series of land swaps was involved in the 1980's transaction, the paper trail was unclear. In addition, Gordon College did not have records that far back.

In 2004, Nancy Peterson of 111 Chebacco Road offered to exchange a contiguous wooded parcel of

the same square footage for the parcel with the existing septic. Both the Hamilton and Manchester Conservation Commissions and Boards of Selectmen voted to accept the exchange as proposed. In the Spring of 2004 voters at both town meetings voted to approve the exchange. (See plan and town meeting vote)

In 2005, Patrick Daly of 3 Partridgeberry Lane offered to exchange a contiguous wooded parcel of with double the square footage for the parcel with the existing lawn and well. Both the Hamilton and Manchester Conservation Commissions and Boards of Selectmen voted to accept the exchange as proposed. In the Spring of 2005 voters at both town meetings voted to approve the exchange. (See plan and town meeting vote).

The next two steps for the exchanges to successfully take place is the filing of an ENF and approval by the State Legislature.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)    Yes    No; if yes, specify each threshold: 11:03 (1) (b) #3 and #5

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	_____	_____	_____
Roadways, parking, and other paved areas	_____	_____	_____
Other altered areas (describe)	_____	_____	_____
Undeveloped areas	_____	_____	_____

B. Has any part of the project site been in active agricultural use in the last three years?    Yes    No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?    Yes    No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?    Yes    No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?    Yes    No; if yes, does the project involve the release or modification of such restriction?    Yes    No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?    Yes    No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes    No    ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: N/A

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes    No    ; if yes, what is the Release Tracking Number (RTN)?