Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 14167
MEPA Analyst: Nick 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: Regency at Methuen		
Street: Wheeler Street		
Municipality: Methuen	Watershed: Merrimac	
Universal Tranverse Mercator Coordinates:	Latitude: 42° 41' 6-50" N Longitude: 071° 14' 6-50" W	
Estimated commencement date: Fall 2008	Estimated completion date: 2016	
Approximate cost: 67 million	Status of project design: 25 %complete	
Proponent: Jason Witham, Toll Brothers, Inc.		
Street: 134 Flanders Road, Suite 275		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton		
Firm/Agency: LEC Environmental Consultants	Street: 107 Audubon Road, Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500 / Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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:
Order of Conditions under the local wetlands Bylaw
Site Plan Approval by the Planning Board

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

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☒ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☒ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	73.1 +/-		
New acres of land altered		59.9 +/-	
Acres of impervious area	0	22 +/-	22 +/-
Square feet of new bordering vegetated wetlands alteration		3,533 +/-	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0 (negligible)	444,000 1,850/unit	444,000 1,850/unit
Number of housing units	0 (negligible)	240	240
Maximum height (in feet)	0 (negligible)	35	35
TRANSPORTATION			
Vehicle trips per day	0 (negligible)	826[a]	826[a]
Parking spaces	0	42[b] (at clubhouse)	42[b]
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0 (negligible)	117,000	117,000
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	64,350	64,350
Length of water/sewer mains (in miles)	0	0.58/0.44[c]	0.58/0.44[c]

State Permits & Approvals

- ☒ Order of Conditions,
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☒ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

a The above daily traffic generation is based on actual peak hour traffic counts conducted at 3 other age restricted residential condominium communities. The Village at Great Hill in Topsfield, Eagles Landing in Tewksbury, and Danford Village in Billerica. The daily traffic generation was calculated based on the ratio of average peak hour to daily trip rates from Institute of Transportation Engineers (ITE) Rates for Residential Condominium/ Townhouses Land Use Code (LUC) #230 and applied to the observed average peak hour trip rates from the 3 other age restricted residential communities.

b. The proposed project is a private condominium community with no designated on-site or community parking except that associated with the clubhouse. However, garages and driveways provide 960 spaces.

c. The proposed project is a private condominium community that will grant ROW easements to the City but the Condominium Association will maintain the water and sewer lines within the community. Length of new water line: Off-Site = 0.58 mi (all within existing roadways); On-Site Private Water line = 1.61 mi. for a total of 2.19 mi. Length of new sewer line/main: Off-Site = 0.44 mi (all within existing roadways); On-Site Private sewer line = 1.6 mi for a total of 2.04+/- mi.

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/Priority Habitat Polygons EH819/PH1222) ☐No

A small portion of the Wheeler Street repaving will occur within Estimated/Priority Habitat (see Appendix B).

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

According MHC the project site may contain significant archaeological resources (see Appendix C).

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 *Regency at Methuen* is a 73 +/- acre parcel that contains a family owned and operated active sand and gravel pit encompassing 24.5 acres. The remainder of the property contains relatively undisturbed forested uplands and wetland with historic cart paths or logging roads meandering through the forested uplands.

The *Regency at Methuen*, will transform this sand and gravel pit and forested upland into an active adult age restricted residential community comprised of 134 individual single-family dwellings and 106 attached townhouse dwellings for a total of 240 units. The *Regency at Methuen* offers the residents a community building, swimming pool, tennis court, and open space with walking trails. Access to the 240 dwelling units is provided via a network of internal private roadways. Traffic generated by the community will travel Wheeler Street and Lowell Street to acess Lowell Boulevard (Route 110). Sewer, water, and

gas within the community will be provided by connecting to a sewer main and gas line located within Lowell Street, and by looping the water supply from Lowell Street, through the site, and to Wheeler Street.

The Alternatives Analysis considered the No-Build Alternative, continuing with the current sand and gravel operation; an Industrial Development Alternative under the prior Limited Industrial zoning; a Non-Age Restricted, Single-Family Home Alternative, and lastly the Preferred Age Restricted Active Adult Residential Community. Ultimately, Toll proceeded forward with the preferred plan based on discussions with the City Manager and Planning and Economic Development staff regarding housing demands in the area and the proposed diversity of housing types within the community.
Toll also designed the preferred plan to address some of the deficiencies inherent to the alternative plans. The Alternatives Analysis may be found in Section 4.0 with a more detailed discussion of the preferred plan in Section 3.0 Project Description.

Potential impacts include land alteration, sewer and water infrastructure, wetlands, and traffic. This project is in the early stages of planning and Toll realizes that the following text may not include the full extent of potential impacts or mitigation required for this project. The Regency at Methuen will connect to City sewer via Lowell Street and water supply via the water line in both Wheeler and Lowell Street. Extension of the sewer line will allow several residents along Lowell Street to tie into the City sewer. The water line will extend from Lowell Street, through the project site to Wheeler Street thereby looping the water supply. This looping will provide improved water quality and eliminate "dead ends" where water can become stagnant. Wetland impacts will result from connecting the water and sewer lines from Lowell Street to the site, and for roadway widening improvements along Wheeler Street. The project will avoid and minimize wetland impacts where feasible and provide mitigation in compliance with Wetlands Protection Act performance standards for such work. Wheeler Street varies in width from 18-22 feet. Wheeler Street will be widened and repaved between the project site and the intersection with Lowell Street and City right-of-way will be established. The section of Wheeler Street between Lowell Street and Lowell Boulevard will be repaved. Potential CO_2 emissions were evaluated for the Regency at Methuen Project with no TDMs or energy efficiency measures, and with TDMs and five energy efficiency measures. With all of the proposed mitigation measures included, total CO_2 emissions are reduced 21.8% from 5,655.5 tons/year down to 4,421.1 tons/year. Stormwater management impacts will comply with DEPs Stormwater Management Policy and incorporate LID standards where feasible. Open Space within the site will be preserved and protected to the greatest extent practicable, walking trails will be provided, and potential connections to nearby recreational amenities will be evaluated. Construction Related Impacts and Mitigation Measure both during construction and post construction will be managed to reduce or eliminate impacts.