

**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.: **13723**  
 MEPA Analyst: **NICK ZAVALAS**  
 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: <b>Fox Run II residential subdivision</b>		
Street: <b>Rear 241 Parker Road</b>		
Municipality: <b>Dracut</b>	Watershed: <b>Merrimack River</b>	
Universal Transverse Mercator Coordinates: <b>N:4727521.456 E:685098.383</b>	Latitude: <b>42° 40' 40" N</b> Longitude: <b>71°15' 33" W</b>	
Estimated commencement date: <b>4/06</b>	Estimated completion date: <b>12/08</b>	
Approximate cost: <b>\$26,000,000.00</b>	Status of project design: <b>95% complete</b>	
Proponent: <b>Gerald J. Lussier</b>		
Street: <b>34 Broadway Road</b>		
Municipality: <b>Dracut</b>	State: <b>MA</b>	Zip Code: <b>01826</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Mark O'Hara</b>		
Firm/Agency: <b>O'Hara Engineering Svs, LLC</b>	Street: <b>21 Mansion Drive</b>	
Municipality: <b>Lowell</b>	State: <b>MA</b>	Zip Code: <b>01852</b>
Phone: <b>(617) 312-4629</b>	Fax: <b>(978) 441-1331</b>	E-mail: <b>mark.ohara@verizon.net</b>

- 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  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No  
 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**

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

List Local or Federal Permits and Approvals: **Dracut Definitive Subdivision Approval and Order of Conditions, Sewer Extension Permit (to be filed soon), and NPDES-SWPPP.**

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 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
<b>LAND</b>				<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 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 Extension Permit (application being prepared) <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <ul style="list-style-type: none"> <li>• Definitive Subdivision Approval</li> <li>• MESA Approval</li> </ul>
Total site acreage	77.3 acres			
New acres of land altered		18.7 acres	acres	
Acres of impervious area	0.3	6.6 acres	6.9 acres	
Square feet of new bordering vegetated wetlands alteration	0.0	3008 s.f.	3008 s.f.	
Square feet of new other wetland alteration	0.0	0.0	3830 s.f. (replication)	
Acres of new non-water dependent use of tidelands or waterways	0.0	0.0	0.0	
<b>STRUCTURES</b>				
Gross square footage	2070 s.f. (to be razed)	109,200 s.f.	109,200 s.f.	
Number of housing units	1	52	52	
Maximum height (in feet)	22'	24' +/-	24' +/-	
<b>TRANSPORTATION</b>				
Vehicle trips per day	-0-	520	520	
Parking spaces	-2-	-104-	-104-	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	-330-	20,020 gpd	20,020 gpd	
GPD water withdrawal	-330-	20,020 gpd	20,020 gpd	
GPD wastewater generation/treatment	-330-	20,020 gpd* (see note)	20,020 gpd* (See note)	
Length of water/sewer mains (in miles)	-0-	0.74 mi**	0.74 mi**	

\*440 gpd add'l offsite (abutting home)

\*\* Not including 0.11 mi of sewer forcemain.

**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 Spotted Turtle )  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.)

### Narrative

Draco Homes, Inc., is proposing to construct "Farm Gate" subdivision, a 52 lot single-family Open Space residential subdivision (including 2 "ANR" lots). Farm Gate consists of 77.3 acres located off of Parker Road in Dracut, Massachusetts. The lots consist of 52 single family lots, four drainage parcels, and one Open Space parcel. Municipal sewer and water will service the site. Approximately 52% of the land area or 40.1 acres will remain as open space deeded to the Town of Dracut.

### Existing Conditions

The parcel consists mainly of open fields, forested areas and wetlands. The onsite soils generally consist a glacial outwash material. The bordering vegetated wetlands found on site are Palustrine Forested Wetland or Red Maple Swamps interspersed with intermittent stream flow. The Dracut Conservation Commission issued an Order of Conditions (DEP file #145-669) for the work involving the roadway crossing. The proponent is currently requesting an Amendment to the Order as a result of the current layout.

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## **Alternative Analysis**

Town of Dracut Zoning By-Laws zoned this area as a R-1 with a minimum lot area of 40,000 s.f. and 175 ft of frontage. Therefore, as a result of the existing zoning by-laws the alternative analysis consists of single-family residential developments. The proponent does not want to change the zoning use of the site because the surrounding area is predominately rural residential.

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### **I. Alternative Build Condition – Single Family Conventional Subdivision**

The first alternative is to design the project as a conventional subdivision with a minimum lot area of 40,000s.f. and 175 ft of frontage per the Town of Dracut Zoning By-Laws. A total of 52 single-family dwellings could be developed on the site under current zoning regulations. This alternative would result in more roadways, extension of sewer and water services, and greater lawn areas with no open space.

This alternative is less attractive as the open space concept significantly reduces the impervious areas i.e. roadways, driveways, and rooftops. A convention subdivision design does not provide or preserve open space area.

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### **II. Alternative Build Condition – No Build**

The second alternative is the “no build” alternative and leave the land as is in the natural state. However, this is not a viable economical alternative for the proponent. In addition the Town of Dracut would loose valuable tax revenues from a single-family development.

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### **III. Alternative Open Space Development**

The proposed open space residential subdivision, Farm Gate, is best suited given the site characteristic and surrounding environment. The surrounding area is rural residential and the proposed project will provide 40.1 acres of open space. Approximately 31.5 acres of upland and 8.6 acres of wetland will be protected from future development.

The proposed development is in conjunction with the Northern Middlesex Council of Governments (NMCOG) 2020 Vision of growth management. The proposed development will preserve important wildlife habit, water quality and quantity and enhance the quality of life for the prospective homeowners by providing 40.1 acres of open space for passive recreational activity.