

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13466**
 MEPA Analyst: **RICK BOURRE**
 Phone: 617-626-1020 **1130**

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: Residential Subdivision/40B		
Street: Center Street (Map 40, Lot 9; Map 33; Lot 9)		
Municipality: Groveland	Watershed: Argilla Brook and Johnson's Creek [Tributaries to the Merrimack River]	
Universal Transverse Mercator Coordinates: N4734263.711 E3333390.755	Latitude: 42° 44' 41" N Longitude: 71° 02' 08" W	
Estimated commencement date: Summer 2005	Estimated completion date: 2011	
Approximate cost: \$66,000,000 +/-	Status of project design: ~ 85 %complete	
Proponent: Meadowbrook Construction Corp.		
Street: 89 Belmont St		
Municipality: North Andover	State: MA	Zip Code: 01845
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patrick D. Seekamp		
Firm/Agency Seekamp Environmental Consulting, Inc.	Street: 129 Route 125	
Municipality: Kingston	State: NH	Zip Code: 03848
Phone: 603-642-8300	Fax: 603-642-8500	E-mail: seekampp.sec@adelphia.net

- 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: *Order of Conditions (Massachusetts Wetlands Protection Act and the Groveland Wetland Protection Bylaw), issued by Groveland Conservation Commission; Comprehensive Permit issued by the Groveland Zoning Board of Appeals.*

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 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>Conservation Permit</i>
Total site acreage	108.8 acres			
New acres of land altered		46 acres +/-		
Acres of impervious area	0 acres	+16.9 acres	16.9 acres	
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		
STRUCTURES				
Gross square footage	0 s.f.	+250,470 s.f.	250,470 s.f.	
Number of housing units	0	+264 units	264 units	
Maximum height (in feet)	n/a	48 feet	48 feet	
TRANSPORTATION				
Vehicle trips per day	143+/-	+1,714+/-	1,857	
Parking spaces (paved)	0	+680	680	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0 gpd	+75,460 gpd	75,460gpd	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	0 gpd	+79,960 gpd*	79,960 gpd*	
Length of water/sewer mains (in miles)	0 miles	+2.01 miles**	2.01 mi.**	

* +/- 75,460 gpd generated onsite, and an estimated +/- 4,500 gpd from new discharges on Center Street.
 ** 1.5-mile sewer main extension on site, plus 0.51-mile sewer extension along Center Street to reach the subject site.

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 number WH 7, according to the June 1, 2003 Natural Heritage Atlas, South Groveland 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?

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.)

(a) Site Description:

The site fronts on Center Street (to the south), and is bordered to the north and east by Argilla Brook and associated BVW, to the west by Johnson's Creek, and to the north by a mix of undeveloped upland, Bordering Vegetated Wetland (BVW) and private residential property. Wetland resources at the site include state-jurisdictional Isolated Land Subject to Flooding (ILSF), BVW, Bank and Riverfront associated with both Argilla Brook and Johnson's Creek, and local/federal-jurisdictional Isolated Vegetated Wetlands. The boundaries of portions of the resource areas have previously been reviewed and accepted by the Groveland Conservation Commission (GCC) under the aforementioned Order of Resource Area Delineation. Remaining resource boundaries will be reviewed by the GCC as part of the Notice of Intent application.

The overall site contains approximately 108.8 acres, which will be divided according to the plans prepared by MHF Design Consultants Inc., entitled "Proposed Residential Development for Meadowbrook Development Corp.," and dated February 11, 2005 (attached). Parcel 1 (100.00 acres) will encompass 180 proposed townhouses (which will be offered for sale), 84 rental units, and three open space areas. Open Space Areas #1 and #2, representing 32.1 acres and 16.5 acres, respectively, will be subject to a deed restriction limiting future use/development. A third open space area (9 acres) will be deeded to the Town of Groveland. Parcel 2 encompasses 8.8 acres, and is reserved for future development.

Existing site conditions include approximately 67 acres of previously developed land (see below), and 41.8+/- acres of undeveloped wetland and woodland areas. The previously developed area includes: a recently abandoned sand and gravel pit, portions of which are in an early-succession state of re-vegetation, and two soccer fields, with associated gravel access road and parking area. It is important to note that all new construction is proposed within previously disturbed areas (gravel pit). In addition, the total developed/utilized area will decrease as a result of the proposed project, from 67 acres of current alteration, to 46 acres. The remaining area will be re-planted (in places) and kept as open space.

(b) Project Design and Mitigation Measures:

The proposed 40B (affordable housing) project involves construction of a paved roadway, 84 rental units (apartments) and 180 townhouse units (for sale), with associated parking and stormwater management structures, and a community center with associated parking. The proposed access is generally located within the footprint of the existing gravel access to the soccer fields. An emergency gravel access road is proposed, as well as a new sewer easement (see below for additional information regarding the sewer main extension). With the exception of the new sewer easement, the site entrance, grading and paving in two limited areas, all of above activities are proposed outside of the 100-foot Buffer Zone (BZ) to BVW. No activities are proposed within the 200-foot Riverfront Resource Area (RRA) to Argilla Brook or Johnson's Creek.

The residences within this section of town, which lie within the Aquifer Protection District for the Town of Groveland, are currently served by private septic systems. Most of these residences were built in the Levittown construction style of the postwar era (c. 1945). These septic systems, due to their age and construction methods, are currently at great risk of failure, and it is likely that few, if any, of these systems could pass a Title V inspection. As such, the septic systems in the area have the potential to adversely impact the Town's drinking water supply. For this reason, the Town of Groveland wishes to extend the sewer system to this part of town, however, adequate funds have not been available. As part of the proposed project, the applicant has agreed to assist (financially) the Town of Groveland's sewer main extension, which will connect nearby houses to the town sewer system. The sewer main extension is expected to be 0.51 mile in length within Center Street, plus an additional 1.5 miles of sewer extension on the subject property. (It should be noted that applications for all required permits related to the sewer extension on Center Street will be prepared and submitted by the Town of Groveland.) The overall affect of the project is to eliminate potentially failing septic systems, thereby resulting in improved water quality within the surrounding Aquifer Protection District.

As noted above, the property has been designated by the Massachusetts Natural Heritage and Endangered Species Program (NHESP) as estimated habitat for two species. The applicant has hired Oxbow Associates, Inc. to work with NHESP to accommodate their concerns for the site. Oxbow Associates will continue to coordinate discussions and review of the project with NHESP.

(c) Onsite Alternatives:

Prior to designing the project, the applicant retained Oxbow Associates to evaluate the site, and recommend the least invasive development plan, with respect to state-listed threatened or endangered species. In addition, the applicant contracted with Seekamp Environmental Consulting, Inc. to delineate all wetland resource areas on site, such that these areas, as well as their associated Buffer Zones and Riverfront Resource Areas, could be avoided to the maximum extent possible. Most recently, additional land adjacent to the original parcels was purchased, to allow for a greater amount of open space. Therefore, from the

beginning, the project has been designed to avoid impacts to sensitive areas (i.e., BVW, RRA, local and state-jurisdictional ILSF, and rare species habitat), and maximize open space to the extent practical.

(d) Offsite Alternatives:

The proposed project involves development of a parcel of land located on Center Street (Tax Map 33, Lot 9, and Map 40, Lot 9), Groveland, Massachusetts, for the purpose of constructing a multi-unit residential development. There are no off-site alternatives to developing this property.

(e) 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 MHF Design Consultants, Inc. These measures will serve to protect adjacent wetland resources from erosion and siltation, and will also function to denote the limit of work for the subdivision.