

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13246
 MEPA Analyst: Arthur Popsley
 Phone: 617-626-1029

ENF Environmental Notification Form

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: Nazarian Golf Club		
Street: Howe Street		
Municipality: Methuen	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates: 4737201 North 324343.88 East	Latitude: 42° 46' 2" North Longitude: 71° 8' 49" West	
Estimated commencement date: July 2004	Estimated completion date: August 2006	
Approximate cost: \$35 – \$40 Million	Status of project design: 5 %complete	
Proponent: R & D Realty Development, LLC		
Street: 203 South Broadway, Suite 2		
Municipality: Salem	State: NH	Zip Code: 03079
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Andrew Magee		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-461-6248	Fax: 978-897-0099	E-mail: amagee@epsilonassociates.co

- 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:

Local: Special Permit; Definitive Subdivision Plan Approval; Order of Conditions

Federal: NPDES Construction Stormwater Discharge Permit, Section 404 Programmatic General Permit

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" 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 checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <input checked="" type="checkbox"/> Review By NHESP
Total site acreage	225 +/-			
New acres of land altered		P1*: 7.7 P2*: 156.8		
Acres of impervious area	0.3	P1: 4.5 P2: 15.0	19.5	
Square feet of new bordering vegetated wetlands alteration		P1: 1,200 P2: TBD		
Square feet of new other wetland alteration		P1: 0 P2: TBD**		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	7,600 ***	P1: 43,500 P2: 190,200	233,700	
Number of housing units	4 ***	P1: 15 P2: 48	63	
Maximum height (in feet)	2-story	2 - 3 story	2 - 3 story	
TRANSPORTATION				
Vehicle trips per day	49***	P1: 182 P2: 1,262	1,444	
Parking spaces	8***	P1: 30 P2: 416 +/-	446 +/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use ****	1,452 ***	P1: 7,260 P2: 35,057	42,317	
GPD water withdrawal ***** (Seasonal use)	0	P1: 0 P2: 149,000	149,000	
GPD wastewater generation/treatment	1,320***	P1: 6,600 P2: 31,870	38,470	
Length of water/sewer mains (in miles)	0	P1: 1.5 +/- P2: 4.0 +/-	4.0 +/-	

NOTES:

*P1: Phase 1 of the Project
 *P2: Phase 2 (to Full Build Out)

** Riverfront Area

*** Four existing structures to be razed

**** Potable water from Methuen Municipal Water Department

***** Golf Course irrigation water from six on-site wells

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: *The Phase 2 portion of the site includes an area mapped in 2003 as both Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife by the Massachusetts NHESP.*) 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.)

Project Site

The Nazarian Golf Club Project site is an approximately 225 acre parcel of land located in northeastern Methuen on the border with the Town of Haverhill (see Figure 1 "Project Locus"). The site is primarily undeveloped woodlands and fields (see Figure 2 "Project Locus - Aerial Photograph"). A large bordering vegetated wetland associated with Hawkes Brook and several associated intermittent tributaries marks the southwestern border of the parcel, and a bordering vegetated wetland associated with one of these tributaries crosses the property at its northern third (see Figure 3 "Existing Overview Plan"). As described below, this wetland marks the limit between the Phase 1 portion of the Project to the north and Phase 2 portion of the Project to the south (see also Figure 1).

Four residential homes are located along Howe Street at the northern end of the property, while an electric transmission power line easement crosses north to south on the eastern side of the site. The houses will be removed in order to create access to the property, while the power line is to be moved closer to the property's northeastern boundary and placed underground.

Proposed Project

The proposed Project is a Residential Golf Community comprised of several clustered residential home sites interspersed around a signature 18-hole golf course (see Figure 4 "Project Overview Plan"). Approximately 63 four-bedroom homes will be located along the entrance drive and within four associated cul-de-sacs. The golf course will be located primarily in the southern portion of the site, but will include several holes that wind into the northern portion as well. The golf community will include a full-service clubhouse with a restaurant, function hall, lounge and pro shop, as well as ancillary golf-related structures (e.g. maintenance, cart storage and equipment storage buildings). Potable water for golf community residences and the clubhouse will be supplied by the municipality, while irrigation water for the golf course will be obtained from six onsite wells. Similarly, the golf community will be served by the municipal wastewater utility.

The Project will be completed in two phases, as described in this Environmental Notification Form. Phase 1 will consist of the construction of up to 15 residences and the associated infrastructure on the northern portion of the site. It is anticipated that this work will begin in July of this year. Phase 2 is essentially the full build-out of the Project as described above, and would include the construction of an additional 48 residences (including 21 additional residences in the northern Phase 1 area), the golf course, the clubhouse and the associated infrastructure.

Alternatives

The City of Methuen recently adopted a Residential Golf Course Development zoning category of allowed uses that would apply to this site. The intent of this zoning category addition is to promote open space and recreation in residential settings, and to create employment opportunities within the zoning district. This category also creates an alternative means for developing large parcels of land, and will specifically reduce the number of dwellings that could otherwise be permitted. The principal alternative use of the property would be a full residential build out of approximately 110 to 112 single family homes, or almost twice that proposed by the Project.

In addition to site planning alternatives, alternatives for specific programs have also been contemplated, with particular emphasis on alternative roadway access and golf course routing design to limit wetland crossings and encroachment.

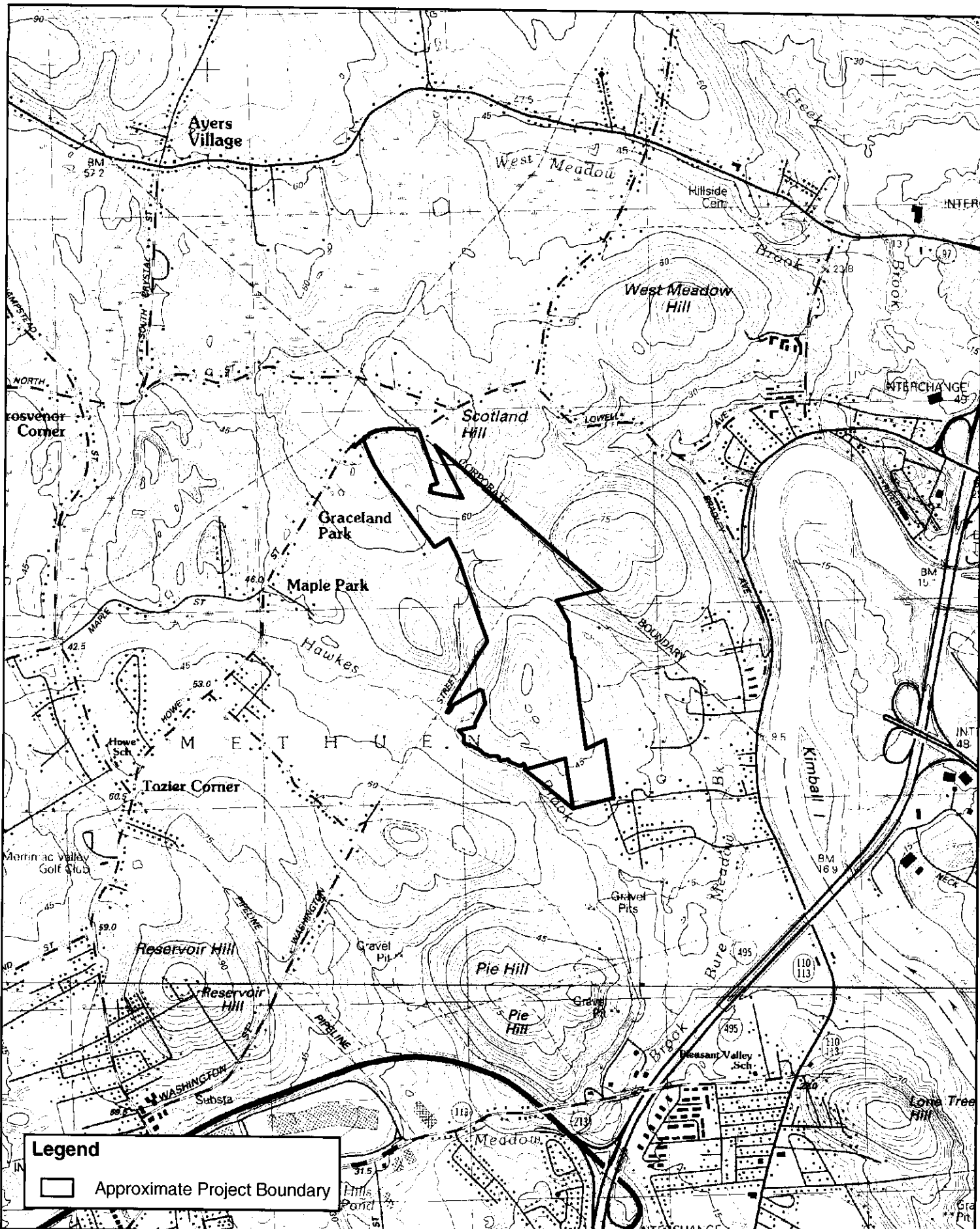
Mitigation Measures

A number of mitigation measures have been incorporated into the Project design in order to limit or preclude environmental impacts. These include:

- **Consistency with Local Planning Goals and Objectives.** As noted above, the Project is consistent with recent zoning changes implemented by the City of Methuen specifically to encourage projects such as proposed herein. It is also consistent with both the 1996 City of Methuen Land Use Plan, the goals of which are to stabilize commercial and residential development, and the City's recently adopted Recreation and Open Space Plan, a key goal of which is increasing the amount of open space and recreational land in the city.
- **Wetland Mitigation Measures.** While site access is limited to Howe Street, a number of access roadway configurations have been considered, resulting in crossings occurring at only the narrowest of wetland locations. Similarly, construction techniques such as the use of open bottom box culverts and the construction of vertical wall embankments will be implemented in most crossings. The proposed golf course routing plan has similarly been designed to avoid alteration of wetland resource areas to the extent feasible. Cart path crossings will be located where wetlands are narrow, and cart path bridges will be placed on pilings in order to avoid direct filling of wetland areas. Selective tree removal and pruning of limbs within resource areas will be necessary to play over wetland areas that separate tees and associated greens at several of the eighteen holes. At these locations tree stumps will remain in place to facilitate germination and stump sprouting. This, in turn, will allow disturbed areas to revert back to an early successional, scrub-shrub wetland cover type.

Siltation barriers will be installed between the boundaries of all wetland resource areas and the location of the proposed construction activities, and will demarcate the limit of work. A post-construction stabilization and restoration plan will be incorporated into the Notice of Intent application.

- **Irrigation Water Management/Integrated Pest Management Program.** The golf course will include a computerized irrigation system designed to conserve water by sensing when irrigation is required, rather than by irrigating on a fixed schedule. Further reductions in water demand will be achieved through the selection of turf grasses and landscape plantings. The Proponent is preparing an Integrated Pest Management Program that minimizes the use of herbicides and pesticides. Surface drainage from areas of managed turf will be directed to stormwater treatment basins, thereby precluding direct discharge of untreated golf course runoff to wetland resource areas.
- **Transportation Improvements.** Traffic activity due to the Project will have a nominal impact on area roadways, with no change in operating levels. Nonetheless, the applicant is committed to working with the City of Methuen to implement off-site roadway improvements aimed at increasing visibility along Howe Street at the site driveway and safety enhancements at other area intersections. These include the widening of Howe Street approximately 350 feet either side of the entrance to improve sight distances and improving the travel surface of Methuen Road (the extension of Howe Street into Haverhill) from the Haverhill/Methuen line to West Lowell Avenue. This section of roadway is currently in poor condition and in need of repair independent of the proposed Project.



**Figure 1
Project Locus**

Basemap: 1987 USGS Quadrangles, MassGIS

**R&D Development
Methuen, Massachusetts**

EPSILON ASSOCIATES INC.
Engineers ■ Environmental Consultants