

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13252
 MEPA Analyst: Arthur Pogsley
 Phone: 617-626-1029

ENF Environmental Notification Form

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 APR 1 2004
 MEPA

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: Freedom Estates Cluster Subdivision		
Street: South Road		
Municipality: Bedford	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: 4705136N, 313248E (Zone 19 North)	Latitude: 42°28'34" N Longitude: -71°16'19" W	
Estimated commencement date: July 2004	Estimated completion date: November 2008	
Approximate cost: \$ 18,000,000	Status of project design: 90% complete	
Proponent: Freedom Development Construction Corporation		
Street: One New England Executive Park		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gregory Sampson		
Firm/Agency: BSC Group	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4327	Fax: 617-896-4301	E-mail: gsampson@bscgroup.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 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): **The project does not involve any financial assistance or land transfer from an agency of the Commonwealth.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify DEP - WPC) No

List Local or Federal Permits and Approvals:
Federal - Construction General Permit (EPA - NPDES Program),
Local - Definitive Subdivision Approval (Bedford Planning Board), Cluster Special Permit (Bedford Planning Board), Order of Conditions (Bedford Conservation Commission), Public Shade Tree Hearing (Bedford Tree Warden)

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 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 <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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	±61.1			
New acres of land altered		25.1		
Acres of impervious area	0	7.1	7.1	
Square feet of new bordering vegetated wetlands alteration		0		
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	168,000	168,000	
Number of housing units	0	56	56	
Maximum height (in feet)	0	37'	37'	
TRANSPORTATION				
Vehicle trips per day	0	640	640	
Parking spaces	0	112	112	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	24,640*	24,640*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	24,640*	24,640*	
Length of water/sewer mains (in miles)	0	0.86/ 0.73	0.86/ 0.73	

* Water/Wastewater calculations based upon Title V design flows.

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 _____) 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.)

The proposed project involves the construction a three new roadways and associated utilities for a 59-lot cluster subdivision. A Definitive Cluster Subdivision application has been filed with the Town of Bedford Planning Board on March 26, 2004. The cluster subdivision application includes the layout of 59 lots, the provision of approximately 35.6 acres of land to be gifted to the Town of Bedford (28.3 acres of which will be dedicated open space), the construction of three new roads, and the construction of the associated utilities, including water, sewer, electric/cable/phone, and stormwater management. In addition, 1 new single family house lot will be created by an Approval-Not-Required subdivision.

The layout of the lots include the following:

- 59 new lots that will be created as part of the subdivision
- 55 of the lots will be retained by the applicant for future house construction
- 4 lots will be gifted to the Town of Bedford
- 1 new lot will be created by ANR
- 28.1 acres of land will be deed restricted for open space
- A trail easement is provided across several of the lots to ensure that access to the open space can be provided.

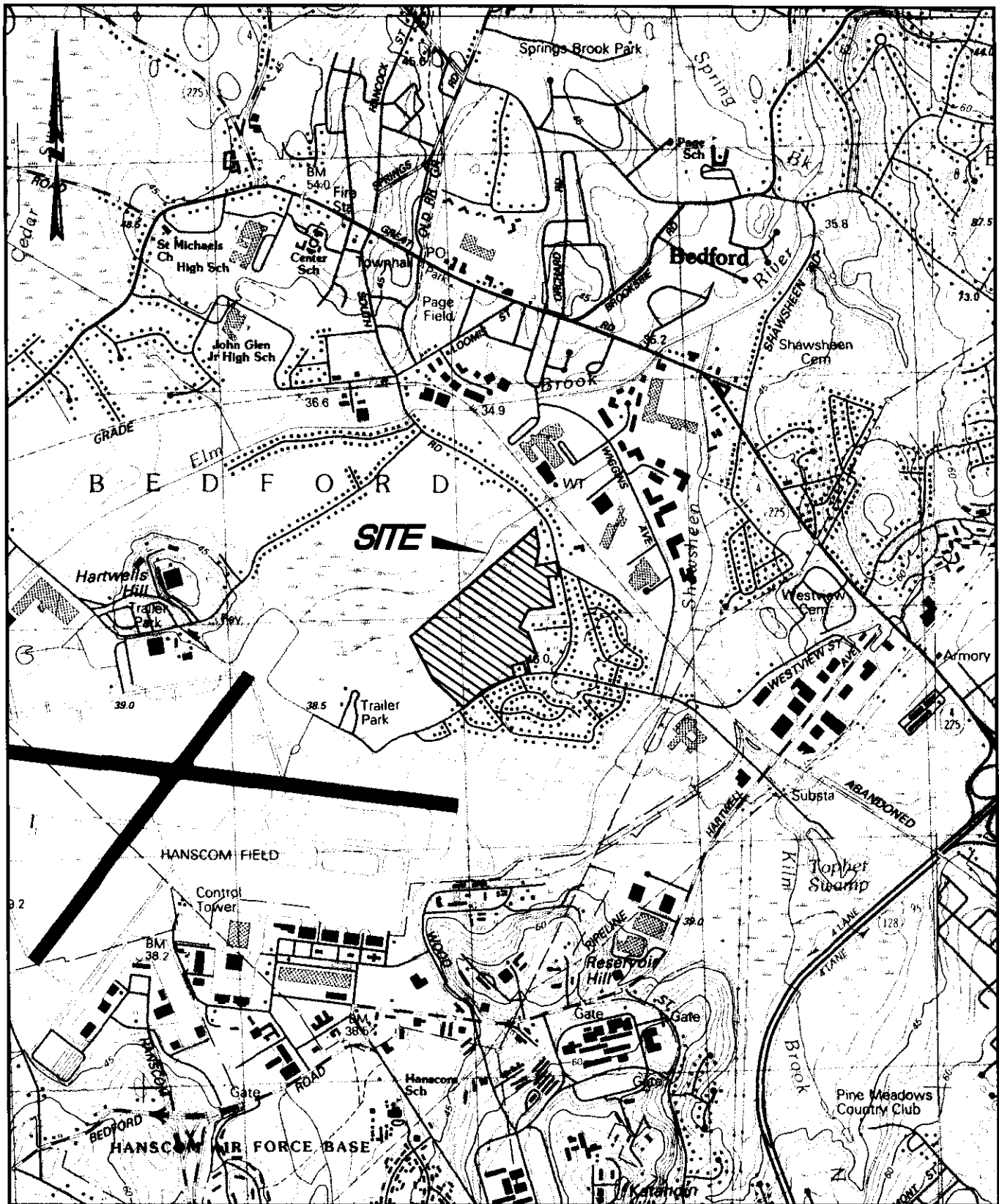
The proposed roads are located entirely outside of the 100-foot buffer zone to wetland resource areas. Construction of the roads will entail use of portions of the buffer zone for construction staging and stockpiling. A Stormwater Management System is proposed as part of the project design. The system includes the use of a system of deep sump catch basins within the street layouts, two detention basins, two infiltration trenches, and three Vortechs® units. Portions of the stormwater management system will be constructed within the 100-foot buffer zone. No impacts to wetland resource areas are proposed as part of this project.

(a) The project site is an approximately 61-acre site located off South Road in Bedford Massachusetts. Approximately half of the site is maintained as open fields, which were previously utilized for microwave radar testing by the Massachusetts Institute of Technology. The testing required the fields to be level and open and the land remains in this state.

Wetland resource areas have been identified and include bordering vegetated wetland and riverfront area associated with an unnamed perennial stream located offsite. No work will take place within the wetlands or riverfront area.

(b) The primary alternative that was considered to the proposed cluster subdivision was a conventional subdivision of 42 lots on standard lots of 40K s.f. or greater. The impacts associated with the alternatives were similar in the land area that would potentially be altered. However, the benefits associated with the cluster subdivision include the permanently restricted open space that is proposed to be donated to the Town, and the provision of new housing that meets market needs identified by the Town of Bedford. A no-build alternative is not an economically feasible alternative.

(c) On-site mitigation for the preferred alternative includes the donation of the land to the Town of Bedford and the provision of a trail easement across the property to allow for passive recreational use of the open space. Larger lots for a conventional subdivision would not allow for the extent of land preservation that is proposed for the preferred alternative.



PREPARED FOR:

FREEDOM DEVELOPMENT
 ONE NEW ENGLAND
 EXECUTIVE PARK
 BURLINGTON, MA 01803

LOCUS MAP

FREEDOM ESTATES
 BEDFORD, MA



15 Elkins Street
 Boston, Massachusetts
 02127

617 896 4300

Job No.: 7-0185.27 Date: 03/22/04

Scale: 1" = 2000' Revised:

Dwg. No.: _____ Sheet: 1 of 1