

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12829</u>
MEPA Analyst:	<u>KEANDREA JAMES</u>
Phone:	617-626- <u>1028</u>

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: Avalon Village		
Street: 150 & 162 Andover Street		
Municipality: Peabody / Danvers	Watershed: 18 North Coastal	
Universal Transverse Mercator Coordinates: 337884E, 4712965N	Latitude: 42-33-15	Longitude: 70-58-29
Estimated commencement date: 2/03	Estimated completion date: 2/05	
Approximate cost: \$50M	Status of project design: 95% complete	
Proponent: AvalonBay Communities Inc./Beacon Residential Properties Limited Partnership		
Street: 1250 Hancock Street		
Municipality: Quincy	State: Mass.	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott W. Thornton		
Firm/Agency: Vanasse & Associates, Inc. (VAI)	Street: New England Business Center Drive, Suite 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: sthornton@rdva.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):

- Permanent Financing from MassHousing at approximately \$45M.

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

List Local or Federal Permits and Approvals:

- Comprehensive Permit – Danvers Zoning Board of Appeals
- Comprehensive Permit – Peabody Zoning Board of Appeals
- Order of Conditions from Danvers Conservation Commission

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 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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" 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>  MHD Signal Permit <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	63.3			
New acres of land altered		0		
Acres of impervious area	8.6	9.04	17.64	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		8,500 <sup>1</sup>		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	108,800	493,750	602,550	
Number of housing units	0	387	387	
Maximum height (in feet)	35	54	54	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1,832	2,774	4,606	
Parking spaces	201	705	906	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	6,715	82,401	89,116	
GPD water withdrawal	--	--	--	
GPD wastewater generation/ treatment	6,105	74,910	81,015	
Length of water/sewer mains (in miles)	0.33	0.19	0.52	

<sup>1</sup> Two small isolated wetlands occur in Peabody; these small disturbed isolated wetlands are too small to be classified as Isolated Land Subject to Flooding (ILSF) resources, and also have been determined by the US Army Corps of Engineers to not be regulated wetlands under Section 404 of the federal Clean Water Act.

**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.)

Description of Project Site and Proposed Project

The project site is located on a 63.3-acre contiguous parcel of land located in the communities of Peabody and Danvers. The parcel straddles the City/Town Line with approximately 19.8 acres of land in Peabody and 43.5 acres of land in Danvers. The parcel is approximately bounded by Route 114 and Crane Brook in Danvers to the North, the Boston & Maine Railroad to the east, an existing manufactured home park development to the south and a private road (Private Road) serving that development and Route 95 to the west. The site is the location of an industrial complex formerly used by Morton Thiokol, and as such the site currently contains several existing structures. An existing 44,000 square foot (sf) office building, along with a 45,000 sf warehouse, a 6,000 sf laboratory building, and two other ancillary storage buildings totaling approximately 11,700 sf are located on the Morton site, with access to these uses provided by one full-access driveway with Route 114. Also included as part of the existing site is a Sunoco gas station located at 140 Andover Street (Route 114)<sup>2</sup>. There is an existing large diameter gas line, which crosses the parcel in an east-west direction, parallel to and adjacent to the City/Town Line. There are also overhead power lines located on the northerly end of the parcel paralleling Crane Brook. The Peabody portion of the site is substantially overgrown at this time; however it exhibits signs of past use from gravel and earth removal operations. A plan of existing conditions on the site is attached to this ENF.

<sup>2</sup>The gas station is currently in operation, while the office building and storage buildings have been occupied within the last three years, and are therefore included in the existing activities on the site per 301 CMR 11.02. The laboratory building will be demolished as part of the project. The warehouse building has not been occupied within the last three years and is therefore considered to be "new" for MEPA purposes.

Of the total 63.3-acre parcel, 19.8 acres are located within the City of Peabody and the remaining 43.5 acres is situated within the Town of Danvers. The Avalon Village South neighborhood will be entirely located on the 19.8 acre Peabody parcel and will provide 309 apartment homes, while the Avalon Village North neighborhood will be utilize approximately 4.3 acres of the 43.5 acre Danvers parcel and will provide 78 apartment homes. The development will feature a variety of one, two, and three bedroom floor plan options with detached garages. The primary entrance to Avalon Village will be from the Private Road, which intersects Route 114 from the south in the vicinity of the Interstate Route 95 (I-95) interchange with Route 114. A secondary, emergency access drive from the community to Route 114 is proposed using the existing driveways and Route 114 curb-cut on the Morton site. A plan of proposed conditions is attached to this ENF.

#### Alternatives

The alternatives to the project are either No Build or Build. The project proponent is in the business of constructing rental housing and this parcel can be developed in a manner consistent with the proponent's objectives.

#### Mitigation

Based on impacts from the proposed project on the Route 114 corridor, mitigation measures consisting of improvements to the intersection of Private Road and Route 114, along with traffic signal system modifications have been identified. The proponent is committed to continuing to work with MassHighway to resolve these issues. Further details are provided in the TIAS, included in Appendix A of this ENF. In addition, mitigation for sewer impacts is provided through Pump station improvements to the Park Avenue station are planned as part of the proposed connection route. Capacity is or will be made available for the proposed flows so that there are no adverse impacts to the existing system. Finally, mitigation for water impacts is provided through the replacement of the existing water main in the median of Route 1 from North of Lowell Street to the proposed connection point for the project site. This existing 8" diameter main will be replaced with a new 12" diameter main and will represent an upgrade in service to existing adjacent users while ensuring adequate water supply to the project site.