

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 BOEA No.: 13309
 MEPA Analyst: LEANDREA DAMES
 Phone: 617-626-1028

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: Johnson Woods Condominiums		
Street: 468 West Street		
Municipality: Reading	Watershed: Aberjona River	
Universal Transverse Mercator Coordinates: 19 325030E 4710299N	Latitude: 42°31'31" Longitude: 071°07'49"	
Estimated commencement date: 09/01/04	Estimated completion date: 12/31/08	
Approximate cost: 35 Million Dollars	Status of project design: 100 %complete	
Proponent: Johnson Woods Realty Corporation		
Street: 8 Doaks Lane		
Municipality: Marblehead	State: MA	Zip Code: 01945
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Bergeron, P.E.		
Firm/Agency: Hayes Engineering, Inc.	Street: 603 Salem Street	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-246-2800	Fax: 781-246-7596	E-mail: bbergeron@hayeseng.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): None

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

List Local or Federal Permits and Approvals: Site Plan Approval from Reading Community Planning and Development Commission granted June 14, 2004; Order of Conditions from Reading Conservation Commission and Local By-Law. NOI for Storm Water Discharge Associated with Construction Activity Under an NPDES General Permit applied for June 28, 2004.

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 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"/> Superceding 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	27 acres			
New acres of land altered		23.0±		
Acres of impervious area	0.99	9.28	10.3	
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	29,500±	300,500±	330,000±	
Number of housing units	2	159	161	
Maximum height (in feet)	35	45	45	
TRANSPORTATION				
Vehicle trips per day	20	950	970	
Parking spaces	16	427	443	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	770	38,940	39,710	
GPD water withdrawal				
GPD wastewater generation/ treatment	770	38,940	39,710	
Length of water/sewer mains (in miles)	0	0.98 / 0.85	0.98 / 0.85	

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 Johnson Woods property involved in this application consists of approximately 27 acres of land and is situated in Reading on the westerly side of West Street, southerly of Enos Circle and northerly of Longwood Road and easterly of the municipal boundary with the City of Woburn. The land is in a residential zone and within a Planned Unit Development-Residential (PUD-R) overlay district. The site consists predominantly of open fields and treed areas, with two dwellings, chicken coops and other buildings. A vast majority of the land is gently sloping in character with small areas of wetland.

The CPDC and Town staff has thoroughly reviewed this project and its impact. During the numerous public hearings and assessment, the Town engaged peer review consultants who looked at infrastructure and traffic impacts. Town staff (including the Town's Development Review Team) reviewed the plan and impacts. As a result of a full review, the CPDC issued a decision granting approval of the PUD-R plan for this project.

Johnson Woods will create 161 attractive dwellings on 27 acres. This will create a new, welcoming residential neighborhood in the Town. The dwellings will be of an appealing design and will be owned under a residential condominium concept. Johnson Woods will be developed in phases. Sixteen of the dwellings shall be affordable units, so restricted in perpetuity.

The scale and character of this new neighborhood is designed to be compatible with Reading's traditional homes. The type of building for the townhouse units will allow maximum flexibility in moving along with the topography and minimizing the grading impact. The scale of the buildings is proposed to be of a low profile. The townhouses will be built with the majority of its floor area on the first level and second floor rooms essentially designed into the roof form with the use of gables and dormers. The character of the architecture takes its cue from a New England-style with the use of wood corner boards and trim, cedar clapboards and double-hung traditional windows. The color palette will include natural earth tones and avoid high contrast combinations. The garden-style units ("flats") will be in two 3-story buildings that have multiple single-level suites in each. The character, materials and color will be compatible with the townhouses.

In addition to the proposed driveway design, the applicant intends to provide a comprehensive sidewalk and trail system that will sometimes be along the driveway, but also serve as a link between small, formal park areas and natural open space areas. It is also planned to provide a system of trails that will be open to the residents of the condominium complex as well as the surrounding neighborhoods. The sidewalk trail system is intended to connect to Kelch Road and Longwood Road, as well as Enos Circle, to encourage local use. The development of the site will change the use of the site. However, no significant air or noise level impact is anticipated from Johnson Woods, once completed. The site is within a neighborhood that is also used for residential purposes and generate the similar environmental noise and air quality impacts.

Other potential environmental impacts are addressed through mitigative and design measures. Controls are imposed to address affects during the development phase. This includes control of construction access, hours of operation and protective measures. The site layout, extensive drainage controls and open space requirements are imposed to address long-term impacts. These are manifested in the plans and reports submitted. Mitigative measures required in the decision and funded by the Applicant also address impacts. This includes funding the elimination of stormwater inflow into the sewer system, which lessens the impact on the sewer outflow into Massachusetts Bay. Funding the municipal tie-in to MWRA water resources enables the Town to lessen inter-basin transfer of water from the Ipswich River aquifer. The drainage characteristics have been addressed by extensive hydrology analysis and drainage controls.

The Applicant has filed a Notice of Intent under the State Wetlands Protection Act (MGL c. 131, Section 40) and the Reading Wetlands Protection By-Law. The Reading Conservation Commission has had four public hearings and have indicated that the Order of Conditions will be issued at their July 14, 2004 meeting under DEP File #270-0424. The project design avoids any disturbance to the resource areas identified by the Reading Conservation Commission.

Water System: The section of West Street in the vicinity of the site is serviced by an existing 6-inch water main that dead ends near the Wilmington/Reading municipal line. The existing sections of Longwood Road, Kelch Road and Enos Circle are all dead-end mains off of West Street. As a consequence, the existing water distribution in this general area currently has limited circulation and poor fire flow capabilities. The Applicant understands that the existing water distribution system has deficiencies that will be corrected with the proposed improvements funded by this project.

Sewer: The proposed sewer system will involve two separate connections to the existing sanitary sewer system. Even though there are no known sewer problems within this section of the sewer system, the Applicant will participate in the 2 for 1 inflow infiltration removal program.

Johnson Woods will result in a significant fiscal benefit to the Town. Oral and written reports from Connory Associates were presented to the CPDC during the public hearing on the application. The Town engaged an independent consultant to review such information and analysis. As is reflected in that report, the annual return to the Town from the project will be significantly positive, and those strong, positive fiscal benefits will be maintained over the life of the project. The Town will benefit also from permit fees.

The project will address community needs. It will provide 16 units of affordable housing. It will provide multiple types and levels of housing. It results in a creative and well-integrated use of land that preserves meaningful open space. Such space would be lost with a conventional, "as-of-right" use of the land. It enables the Town, through the Special Permit process, to have a better control on the design of the project. The project will result in a positive cash flow to the Town, which would not be the case if the site were developed with a single-family home project. The exactions imposed on the Applicant enable the Town to address existing conditions; that is, conditions not caused by the project, such as current dead-end water lines and a traffic intersection issue.