

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: *13586*
 MEPA Analyst: *Nick ZAVOLAS*
 Phone: 617-626-*1030*

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: Ridgecrest Residential Development		
Street: At South End of Presidential Drive		
Municipality: Haverhill, Massachusetts	Watershed: Merrimack River Watershed	
Universal Transverse Mercator Coordinates: 19 328850E; 47 35630N	Latitude: 42.7541° North Longitude: 71.0914° West	
Estimated commencement date: Autumn, 2006	Estimated completion date: Summer, 2010	
Approximate cost: \$85,000,000.00	Status of project design: 10% complete	
Proponent: Bradford Holdings, LLC		
Street: 231 Sutton Street		
Municipality: North Andover	State: MA	Zip Code: 01845
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James P. Guarente, P.E.		
Firm/Agency: GZA GeoEnvironmental, Inc.	Street: 380 Harvey Road	
Municipality: Manchester	State: NH	Zip Code: 03103
Phone: 603-623-3600, ext. 4229	Fax: 603-624-9463	E-mail: jguarente@gza.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes **Land** 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)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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): **Not Applicable**

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

List Local or Federal Permits and Approvals:

- (1) Zoning Board of Appeals M.G.L. Chapter 40 B for a Comprehensive Permit (Secured with Haverhill Zoning Board of Appeals with no appeals – July 7, 2005).
- (2) Haverhill Conservation Commission Order of Conditions.
- (3) Department of Environmental Protection Sewer Connection Permit.
- (4) Executive Office of Environmental Affairs Policy Act (MEPA) Review.
- (5) Various local permits.

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
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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <ul style="list-style-type: none"> • M.G.L. Chapter 40B – Comprehensive Permit secured July 7, 2005 from Haverhill Zoning Board of Appeals. No Appeals were filed. • Various local permits including Building Permit, Water, Sewer, Occupancy Permit, etc.
Total site acreage	113 acres			
New acres of land altered		44.8 acres		
Acres of impervious area	0.0 acres	13.8 acres	13.8 acres	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		150+/- lf. of "Bank"		
Acres of new non-water dependent use of tidelands or waterways		Not Applicable		
STRUCTURES				
Gross square footage (ft ²)	0	680,000 +/-	680,000 +/-	
Number of housing units	0	360	360	
Maximum height (in feet)	0	35 ft +/-	35 ft +/-	
TRANSPORTATION				
Vehicle trips per day	0	1,908	1,908	
Parking spaces	0	796	796 ¹	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0 (estimated)	88,750	88,750	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	88,750	88,750 ²	
Length of water/sewer mains (in miles)	0	0	0 ³	

1. There is a total of 796 parking spaces; 439 spaces are marked (painted), 173 spaces are underneath garden-style buildings, 156 spaces are underneath townhouse style buildings and 28 spaces are in detached garages.
2. Includes totals for 800 bedrooms (88,000 gpd) plus estimated volume generated from the Community Building (750 gpd).
3. Site will have its own sanitary sewer pipe network. Zero linear feet of new mains off-site are planned as Development's sanitary sewer will tie into existing main at end of Presidential Drive.

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 project parcel is located in the Bradford section of Haverhill with frontage along Willow Avenue to the south and Presidential Drive to the north. The parcel consists of approximately 113 acres with approximately 7 acres of wetlands. The parcel can be classified as a small glacial drumlin and is vacant, hilly, undeveloped, moderately wooded forest land consisting mostly of deciduous trees. A network of thin pathways, which appear to be utilized by off-road vehicles, traverse the parcel. Topography over the property ranges from gently to moderately sloping terrain on top portions of the drumlin to steeper grades with 3 horizontal to 1 vertical (3H:1V) to 2H:1V slopes around site edges. The surrounding land uses consist of single family homes located to the south, east and west. Two large multi-unit dwelling developments (Presidential Gardens and Forest Acres) abut the project parcel to the north along Presidential Drive and Forest Acres Drive. A Site Locus Plan and Existing Conditions Plan is attached as Figures 1 and 2 respectively.

The proposed development consists of two different housing types and designs to be situated on the northern half of the parcel on the top portions of the drumlin. A total of 204 one- and two-bedroom garden-style units are located in three rectangular three-story buildings and one L-shaped four to five-story building organized around a central formal courtyard space. This area will contain both garaged parking (either underneath the buildings or in one of six small stand-alone garage structures), and on-site parking. In addition, a total of 156 two- and three-bedroom units grouped into twenty-nine, two- to six-unit, two and one-half story stand-alone townhouse style buildings are located off of a series of vehicular access drives. Parking arrangements for these building types will consist of garage space below each unit, a driveway in front of the garage and on-site. Centrally located within the development will be a one and one-half story community building and the residential grounds will be accentuated with a network of walkways/pathways amenable to pedestrian and bicycle transportation. Access/egress into the development will be at the northeastern corner via an extension of Presidential Drive. Proposed water, sewer, gas, cable, telephone and electric will be extended from existing utilities located within Presidential Drive. Refer to attached Figure 3 - Conceptual Site Plan for more detail on proposed conditions.

The Proponent has presented this project to City of Haverhill officials under the auspices of the State's Comprehensive Permit Law, also known as Chapter 40B. In the spirit of Chapter 40B, both parties have been closely cooperating to create a reasonable and responsible development plan sensitive to community concerns and the surrounding environment. This process has resulted in consideration and dismissal of several alternatives of varying housing style and density, most of which have been discussed only on a conceptual basis. During the later stages of negotiation, two

alternatives progressed beyond conceptual stages and were considered in greater detail. The first of these development plans included a 438-unit condominium development project with access from both Willow Avenue and Presidential Drive. Under this alternative improvements to Willow Avenue were considered for off site mitigation. However, during the negotiation process and in consideration of issues raised during the local review process, this alternative was reduced to a 360-unit project with access from Presidential Drive only. The Comprehensive Permit for the 360 Unit Alternative was secured from the Haverhill Zoning Board of Appeals on July 7, 2005 (with no appeals). Features proposed for the 360 Unit Alternative have been designed to reduce or eliminate impacts on the surrounding environment. These measures and benefits are highlighted as follows:

LAND

The Proponent will provide a permanent Conservation Restriction on a large portion of the development property land for the benefit of the City of Haverhill. The Conservation Restriction is expected to apply to approximately 46 of the 113 total site acres and will include several wetland resource areas within property limits.

TRANSPORTATION

Offsite mitigation measures include signalization of the South Main Street/Presidential Drive intersection, which is located 1,200 feet north of the project parcel. South Main Street would also be widened from two lanes to four lanes of traffic within the intersection area. Signalized pedestrian crossings will be provided across South Main Street and Presidential Drive. During the Comprehensive Permitting process, the proponent worked closely with the Presidential Garden Neighborhood Association and the owners of Forest Acres to develop a traffic-calming plan for both Presidential Drive and Forest Acres Drive. Current plans which are depicted in detail on Figures 4A to 4E attached include the following items:

- Reconstruction of four corners along Presidential Drive (2 at Forest Acres Drive and 2 at Evergreen Drive).
- Construction of a pavement overlay along Presidential Drive.
- Construction of four raised traffic calming islands located in the center of Presidential Drive (3 islands) and Forest Acres Drive (1 island).
- Construction of two speed humps along Presidential Drive.
- Construction of eight bump outs along Presidential Drive.
- Replacement of a total of six crosswalks and installation of four new crosswalks along Presidential Drive (8), South Main Street (1) and Forest Acres Drive (1).
- Painting of a double yellow centerline along both Presidential Drive and Forest Acres Drive
- Painted parking spaces along both Presidential Drive and Forest Acres Drive.
- Construction of 25 additional parking spaces along Presidential Drive.
- Installation of fifty new traffic/parking control signs.
- Design and construction of a new 8-foot by 10-foot open shelter with a picnic table along the east side of Presidential Drive north of the Evergreen Drive intersection.

WASTEWATER

The Proponent has agreed to upgrade the existing sewer main located within Presidential Drive by replacing approximately 500 linear feet of 8"-diameter pipe to 12"-diameter pipe.

DRAINAGE

The Proponent has entered into an agreement with the Owners of Forest Acres to design and construct significant upgrades to Forest Acres existing surface drainage infrastructure. These measures depicted in detail on Figures 5, 6 and 7 attached will serve to correct deficiencies which have existed along the southern property line bordering the project parcel since construction of the original Forest Acres Development some 35 years ago.