

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: 1-4466
 MEPA Analyst: Purvi Patel
 Phone: 617-626-1029

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: Boston Hill Premises		
Street: 1275 Turnpike Street (Route 114)		
Municipality: North Andover	Watershed: Ipswich	
Universal Transverse Mercator Coordinates:	Latitude: N 42° 38' 57"	Longitude: E 71° 05' 35"
Estimated commencement date: 09/2009	Estimated completion date: 12/2009	
Approximate cost: n/a	Status of project design: n/a	%complete
Proponent: Town of North Andover		
Street: North Andover Town Offices, 120 Main Street		
Municipality: North Andover	State: MA	Zip Code: 01845
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Marchionda or Matthew Leidner		
Firm/Agency: Marchionda & Associates	Street: 62 Montvale Avenue, Suite 1	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: (781)438-6121	Fax: (781)438-9654	E-mail:

- 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. 7628) 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): **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:

- **Conservation Commission Approval to Amend Conservation Restriction**
- **Board of Selectmen Approval to Amend Conservation Restriction**
- **Town Meeting Approval to Amend Conservation Restriction**

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Approval of the Amended Conservation Restriction by the Massachusetts Legislature
Total site acreage	33.35			
New acres of land altered		0		
Acres of impervious area	0	0	0	
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	0	0	
Number of housing units	0	0	0	
Maximum height (in feet)	0	0	0	
TRANSPORTATION				
Vehicle trips per day	0	0	0	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

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: **Amendment of a Conservation Restriction – See Project Description**) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify: **Amendment of a Conservation Restriction – See Project Description**) 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: **Priority Habitat of Frosted Elfin – See Project Description**) 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 is to reconfigure and enlarge a previously established Conservation Restriction (CR) on a 33.35-acre site in North Andover, Massachusetts. The Project site is located at 1275 Turnpike Street (Route 114) and is the location of the former Boston Hill Ski Area (refer to Figure 1 - *Locus Map* and Figure 2 - *Site Plan*). The current 18.74-acre Conservation Restriction was established in 2006 in conjunction with a proposed 96-unit townhouse development that has not been constructed to date. Since that time, interest has been expressed in developing the site as a Continuing Care Retirement Center (CCRC) as allowed for under the Town's current zoning bylaw. The Town views a CCRC development scenario as being preferable since it would result in less site disturbance and allow for a larger CR area than the townhouse scenario. However, the configuration of the current CR does not leave sufficient space along Turnpike Street to accommodate a CCRC facility and therefore precludes the development of the site under this preferred use. The proposal is to therefore remove the existing CR in its entirety and replace it with the larger reconfigured CR to accommodate the use of the site as a CCRC while also providing much improved open space. The process of replacing the current CR triggers a MEPA "Land" threshold requiring the filing of an Environmental Notification Form.

Figure 3, *Proposed Modification to Conservation Restriction*, shows a side by side comparison of the existing and proposed CR configurations. The reconfigured CR is significantly larger than the current CR (25.14 acres compared to 18.74 acres) and includes most of the land that is in the current CR (approximately 14 of the 18.74 acres). In addition to being larger, the reconfigured CR is less fragmented than the current CR thereby providing a higher quality open space. Furthermore, unlike the current CR, the reconfigured CR will protect the entire portion of the site that is mapped on the Natural Heritage Atlas as priority habitat of the Frosted Elfin (*Callophrys irus*), a butterfly species of special concern.

Continued.

The proposed CR amendment has been approved by the North Andover Conservation Commission and Board of Selectmen, and by the Town through a vote at its Annual Town Meeting. Approval of the amendment by the Massachusetts Legislature is required and will be requested in conjunction with the MEPA process.