

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13865
 MEPA Analyst: *Briony Angus*
 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: Osborne Hills		
Street: Off of Marlborough Road		
Municipality: Salem	Watershed: North Coastal Watershed	
Universal Transverse Mercator Coordinates: UTM Zone 19 (X,Y) 341770, 4707888	Latitude: 42-30-25	Longitude: 70-55-34
Estimated commencement date: 2006	Estimated completion date: ~2014	
Approximate cost: \$65 million	Status of project design: 75% %complete	
Proponent: Osborne Hills Realty Trust		
Street: PO Box 780		
Municipality: Salem	State: MA	Zip Code: 01940
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (987) 897-0099	E-mail: csnowdon@epsilonassociates.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): n/a

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

List Local or Federal Permits and Approvals: Local: Final Order of Conditions, Site Plan Approved, Sewer Connection

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 checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	162			
New acres of land altered		69		
Acres of impervious area	0	21	21	
Square feet of new bordering vegetated wetlands alteration		2110		
Square feet of new other wetland alteration		1470		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (housing)	0	273,000	273,000	
Number of housing units	0	131	131	
Maximum height (in feet)	0	32	32	
TRANSPORTATION				
Vehicle trips per day	0	1314	1314	
Parking spaces	0	260	260	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	63,000	63,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	57,200	57,200	
Length of water/sewer mains (in miles)	0	2.0	2.0	

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 _____) 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 19-ES-515, 19-ES-516) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify To Be Determined) 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.)

Osborne Hills is a residential cluster subdivision consisting of 131 family homes on a 162-acre site in Salem, Massachusetts. Approximately 93 acres of the project site will be permanently protected open space. Over a mile of a low impact publicly accessible trail network designed for passive recreational uses (e.g., hiking, jogging, bird watching, snowshoeing, etc.) has been laid out linking the open space elements. Please see Figure 1.

The project site is in northwestern Salem adjacent to the Peabody municipal line. The site is bounded to the north by the Peabody/Salem municipal line, a municipal golf course and a municipal water supply tower. Existing residential neighborhoods, Marlborough Road and Route 107 exist to the east and south respectively. Spring Pond and adjoining wetland resource areas exist to the west. An approximately 250 foot wide New England Power transmission line easement bisects the project site in an east-west direction. The site ranges in elevation from 109 feet to 217 feet above sea level. Strongwater Brook originates on the site and flows to the east. Please see Figure 2, USGS Locus Map.

The development program emphasizes the open space and wetland values of the site. Average lot size for the homes is ½ acre, and every home borders on dedicated open space. The project has received Subdivision Approval and Special Permits from the Salem Planning Board and a Final Order of Conditions from the Salem Conservation Commission.

Pursuant to the Final Order of Conditions, approximately 2,110 square feet of Bordering Vegetated Wetland and approximately 1,470 square feet of Isolated Vegetated Wetland will be altered by

access road and footbridge construction. A total of six jurisdictional wetlands will be crossed using a combination of bridge spans, arch culverts and conventional roadway construction practices. As a result, 5,400 square feet of wetland replication will be carried out as provided in the Final Order of Conditions. The stormwater management system has been designed in accordance with the Department of Environmental Protection's ("DEP") Stormwater Management Policy.

The project will be constructed in ten phases. Phase 1 includes 19 homes, together with all roads, utilities, stormwater management system components and wetland mitigation areas for the entire project. Phase 1 completion is anticipated in 2007. Phases 2 through 10 are the build-out of the remaining homes, and will not proceed until (i) MEPA has been complied with, and (ii) the Salem Conservation Commission has issued a Certificate of Compliance for the completion of Phase 1 (See Figure 3 and Appendix B, Phasing Plan).

Pursuant to 314 CMR 9.04 (3), sales of lots containing wetlands will be conditioned by a Restrictive Covenant that runs with the land limiting the total wetlands alteration for the entire Osborne Hills project to less than 5,000 square feet of Bordering Vegetated Wetlands, and to zero impact on Outstanding Resource Waters (ORW). No lots have ORW on them, and all lots with wetlands on them have an ample buildable site and upland access so that no need to alter BVW is envisioned. Nonetheless, the Restrictive Covenant will ensure that total wetland impacts of the entire subdivision do not exceed 5,000 square feet of BVW.

Wastewater will be conveyed via the Salem municipal system to the South Essex Sewage District (SESD) for treatment. Wastewater from the first 19 homes to be constructed will flow by gravity to a connection with Salem sewer in Marlborough Road. This sewer will be privately owned until completion of Phase 1. Wastewater from Phases 2 through 9 will be conveyed via force main to the Salem system located approximately 300-feet south of the primary entrance along Marlborough Road.

During Planning Board review, the alternative of a conventional subdivision was presented, demonstrating site capacity to accommodate 112 homes. Under a conventional subdivision, the 93 acres of open space would not be preserved, and the extensive network of conservation trail would not be possible.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

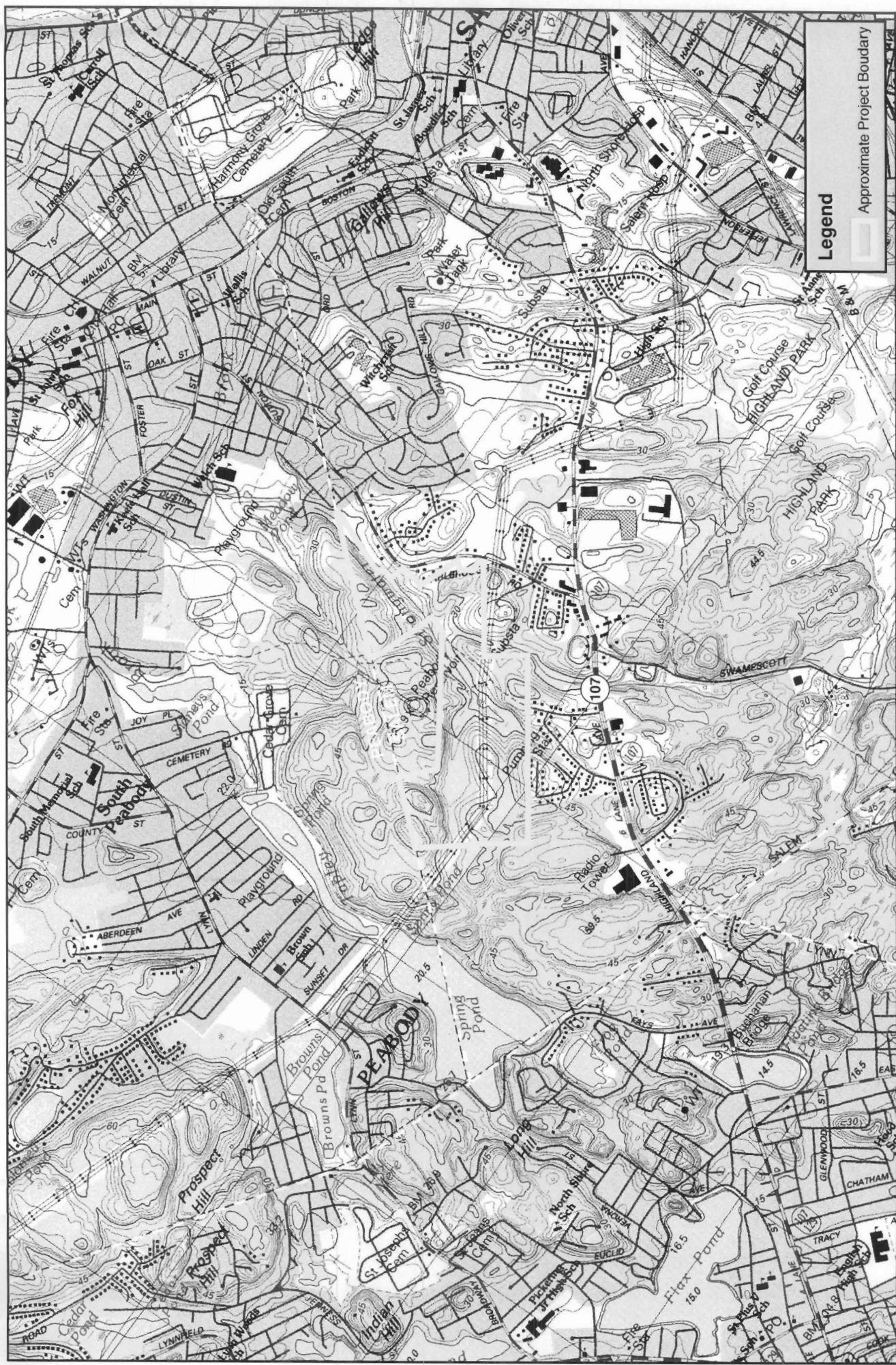
A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes ___ No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0 _____	7 _____	7 _____
Roadways, parking, and other paved areas	0 _____	14 _____	14 _____
Other altered areas (describe)	0 _____	48 _____	48 _____
Undeveloped areas	162 _____	-69 _____	93 _____

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?



Legend

Approximate Project Boundary

Basemap: 1985 USGS Quadrangles, MassGIS

Figure 2
Locus USGS
Osborne Hills Subdivision
Salem, Massachusetts

Scale 1:24,000
 1 inch = 2,000 feet

1,000 0 1,000 2,000 Feet

Epsilon
 ASSOCIATES INC.

10/31/05