

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13362**
MEPA Analyst: **Rick Bourée**
Phone: 617-626- **1130**

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: <i>Knowles Property (55+) Elderly Housing Condominium Project</i> | | |
| Street: 823 Main Street | | |
| Municipality: West Newbury | Watershed: Artichoke River / Merrimack River | |
| Universal Transverse Mercator Coordinates: | Latitude: 19 340576E Longitude: 4741307N | |
| Estimated commencement date: Nov. 2004 | Estimated completion date: July 2006 | |
| Approximate cost: \$20,000,000 | Status of project design: 50 %complete | |
| Proponent: DHB, Inc. | | |
| Street: 63 Range Road | | |
| Municipality: Windham | State: NH. | Zip Code: 03087 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Christopher York | | |
| Firm/Agency: Millennium Engineering, Inc. | Street: 62 Elm Street | |
| Municipality: Salisbury | State: MA. | Zip Code: 01952 |
| Phone: 978-463-8980 | Fax: 978-429-0029 | 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. _____) 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: **Required: Order of Conditions (W. Newbury Conservation Commission); Special Permit and Site Plan Approval (W. Newbury Planning**

Board); Category 1 (Corps of Engineers); NPDES Stormwater; State Highway Access Permit (MassHighway).

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 checked="" 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 | 54 | | | |
| New acres of land altered | | 13.35 | | |
| Acres of impervious area | 0.10 | 6.24 | 6.14 | |
| Square feet of new bordering vegetated wetlands alteration | | 850 | | |
| Square feet of new other wetland alteration | | 135 | | |
| Acres of new non-water dependent use of tidelands or waterways | | | | |
| STRUCTURES | | | | |
| Gross square footage | | 130,600 | | |
| Number of housing units | | 58 | | |
| Maximum height (in feet) | | 35 | | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 8 | 261 | 261 | |
| Parking spaces | 4 | 149 | 149 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | | 8,700 | 8,700 | |
| GPD water withdrawal | | | | |
| GPD wastewater generation/treatment | | 8,700 | 8,700 | |
| Length of water/sewer mains (in miles) | | 0.62 | 0.62 | |

*Water (3,300 lf)
Sewer (2,800 lf)*

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.*)

Site Description: The project is located in the northeastern quadrant of the Town of West Newbury. Presently existing on the property is a dwelling, barn, and several outbuildings of varying dimensions. Access to the utilized part of the parcel is from an existing gravel driveway, approximately 350 linear feet in length, leading from Main Street to the dwelling and ancillary buildings. The property abuts Main Street (Rte 113) to the north, Chase Street to the west, and Middle Street to the south (Reference USGS Locus).

The northern portion of the property surrounding the buildings consists primarily of cultivated farmland with some woods to the east and west, accompanied by an extensive wetland resource area to the southeast. This resource area generally runs in a southeast direction and connects to other wetland areas off the property to the east. An intermittent stream bordered by wetlands (BVW) enters the northern portion of the property from the west and traverses the property connecting to this resource area. This resource area eventually flows to the Merrimack River.

A dense wetland resource area, also classified as BVW, dominates the southern portion of the property. An intermittent stream enters this portion of the property from the north and continues in a southerly direction until it leaves the property at Middle Street. Generally, this portion of the property, including the resource area, is heavily wooded. This stream travels several hundred feet southwest of Middle Street and eventually connects into the upper Artichoke reservoir.

The dominant soil on the fifty-four acre parcel is Charlton (CmB) with Watley (Wf) found within the majority of the flagged / identified resource areas (see attachment B).

Project Description: The proponent proposes the construction of a privately owned 58-unit elderly (55+) condominium development on the parcel presently owned by the Knowles family. The project has been designed to conform to the Town's Comprehensive Plan for residential development. Elderly housing, affordable housing, open space preservation, recreational facilities, potential municipal water supply development and fiscal benefits to the Town are features of the project that are assumed to benefit the community in the future. Open space preservation and the avoidance of significant alterations to existing wetland resource areas are features of the proposed design. Over 70% of the parcel, including over half of the property uplands, will be protected with permanent conservation restrictions. With the exception of one minor

wetland crossing, all of the development has been located to avoid existing resource areas.

The proposed project will require the crossing of an intermittent stream located 1,050 feet south of Main Street. Forty-five linear feet of bank will be altered for the construction of a roadway across the stream. In addition, an estimated 850 square feet of wetland vegetation adjoining the stream will be altered. Replication is proposed for the altered resource areas at 2.5:1, or approximately 2,200 square feet. The replication area will be constructed adjacent to other existing resource areas (see sheet 2 of 2 – Roadway and Drainage Plan) in compliance with 310 CMR 10.55 (4) (b) 1 to 7. Plantings, elevations, etc. are to be designed by West Environmental Inc. and will be included as part of the Notice of Intent submission to the West Newbury Conservation Commission and Massachusetts Department of Environmental Protection, Wetland Division. With the exception of the roadway crossing and construction of two stormwater treatment areas for compliance with Stormwater Management Regulations (State and Federal), the majority of the project shall be constructed outside of the 100-foot buffer zone of the existing resource areas. In addition, all of the buildings and roadways will be over 100 feet from any area subject to the wetland regulations.

ALTERNATIVES: Offsite Alternatives (1): No off-site alternatives exist for the property owners. The Knowles family owns the existing parcel with no off-site lands owned by, or available to them. Effectively, the off-site alternative would constitute a “no build” situation for the Knowles family, and deny them the legally permitted use of their land.

Alternative (2) – Maximum Yield for OSPD By-law: Unit calculations for the parcel based on the by-law suggest that seventy-five units could be allowed. This alternative was dismissed in that the construction of 75 units would entail the alteration of an additional four to five acres, plus require an additional wetland alteration of an estimated four thousand square feet (SF). To minimize site and wetland alterations, and to allow for open space, the proponent proposes the construction of fifty-eight units and to convey twenty-five acres (southern portion of parcel) to the Town.

Alternative (3) – Standard subdivision: A potential of thirty lots could be created by a complete subdivision of the property. This alternative would basically utilize the entire site and require the alteration of approximately 15,000 square feet of Bordering Vegetated Wetland, plus stream crossings. The subdivision would also require the construction of additional road/sidewalk surfaces, resulting in a significant loss of open space and existing woodlands. This alternative was discarded due to environmental considerations: loss of trees, vegetation and major wetland alterations.

Alternative (4) – Proposed project: The proposed project is to construct 58 units of (55+) elderly housing to be located entirely within uplands found on the fifty four acre parcel. Of the 58 units, 6 will be available as affordable housing. The proponent plans to construct a private roadway network from Main Street for access to the site; all of which shall be in the upland. Three hundred fifty feet south from Main Street, a loop will be constructed westerly for approximately four hundred fifty feet, and then turn southeasterly to reconnect with the main entrance road. From this point, a smaller loop will run easterly where two duplexes are to be constructed. The main entrance road shall continue south where a crossing of the intermittent stream will be required for access to the upland located south of the stream. Six duplexes containing twelve units, and a storm water treatment area are proposed for this south upland area. Although the proposed access to the upland at the rear of the site could classify as a “limited project”, the proponent proposes to replicate a minimum of 2,200 SF in compliance with the Performance Standards set forth in 310 CMR 10.55.

The project proposes to connect to an existing Town water line located within Main Street. An estimated 8700 gallons daily shall flow into the complex through water lines to be placed with the main access roadway [approval pending]. Also to be placed within the roadway will be sewer lines connecting to a Title V and Town Board of Health approved septic field. The field will be located to the extreme north of the site.