

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13125
MEPA Analyst: Anne Canada
Phone: 617-626-1035

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: Yentile Estates		
Street: Cross Street and Main Street		
Municipality: Wilmington	Watershed: Ipswich River	
Universal Transverse Mercator Coordinates:	Latitude: 42°-32'-16" Longitude: 71°-09'-41"	
Estimated commencement date: March 2004	Estimated completion date: September 2006	
Approximate cost: \$17 million	Status of project design: 25 %complete	
Proponent: Yentile Estates, LLC		
Street: 367 West Main Street Suite F		
Municipality: Northborough	State: MA	Zip Code: 01532
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Forrest C. Lindwall		
Firm/Agency: Mistry Associates, Inc.	Street: 315 Main Street	
Municipality: Reading	State: MA	Zip Code: 01867
Phone: (781) 944-6400	Fax: (781) 944-0180	E-mail: forrest@mistry.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: Wilmington Conservation Commission
Wilmington Planning Board – Special Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|--|
| <input 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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	20.3			
New acres of land altered		10.8		
Acres of impervious area	0.9	+4.0	4.9	
Square feet of new bordering vegetated wetlands alteration		4,471		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	0.75	+2.01	2.76	
Number of housing units	1	+67	68	
Maximum height (in feet)	26	0	26	
TRANSPORTATION				
Vehicle trips per day	88	+310	398	
Parking spaces	15	+265	280	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2300	+16,600	17,600	
GPD water withdrawal (Seasonal for Irrigation)	2,000	+3,000	5,000	
GPD wastewater generation/ treatment	330	14,630	14,960	
Length of water/sewer mains (in miles)	Water 0.061 Sewer 0	Water +0.47 Sewer +0.66	Water 0.53 Sewer 0.66	

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

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 Fowl Meadow and Ponkapoag Bog) 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 consists of the construction of 68 units of "Over 55 Housing" on a 20.3 acre site bounded by Cross Street to the north, Main Street (Route 138) to the west, Maple Meadow Brook to the south and industrial and residential properties to the east.

The site, commonly known as Yentile's Farm, has been an active farm for the past 60 years, but more recently reduced to the growth and sales of seasonal plants, mulch, Christmas trees and the like. Approximately 40% of the site is bordering vegetated wetland with most of the BVW extending northerly from Maple Meadow Brook and a smaller area along the easterly boundary. Existing buildings on the site include a single family house, the farm stand, several greenhouses and residual farm equipment implements.

The proposed housing development will be a gated community, townhouse style with 4 to 6 attached units per structure. There will be a 10% affordable housing component under Massachusetts Chapter 40B program. The complex will be served by municipal water and sewer systems and gas/electric / telecommunications utilities available in Cross Street and Main Street

Off site alternatives were previously considered, but re-zoning of several land parcels for O55 Housing was rejected by Town Meeting. This specific site was re-zoned for O55 Housing at this year's Town Meeting. There are no other sites in Wilmington with such zoning at this time.

The only off-site mitigation anticipated for project impacts is the removal of Inflow/Infiltration from the municipal sewer system.