

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13383**
 MEPA Analyst: **Bill Gage**
 Phone: 617-626-**1025**

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: ArborPoint at Burlington		
Street: Wheeler Road		
Municipality: Burlington	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: 47 04 801 N, 3 18 631 E	Latitude: 42° 28' 24" N Longitude: 71° 12' 22" W	
Estimated commencement date: March, 2005	Estimated completion date: September, 2008	
Approximate cost: \$45 million	Status of project design: 30% complete	
Proponent: Burlington Residential LLC c/o National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Justin Fay		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: jfay@vhb.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): The project does not involve any financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: **Local:** See Chapter 1, Project Description, of the attached Expanded ENF document. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities

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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	69.25 ac.			
New acres of land altered		NA*		
Acres of impervious area	0.78 ac.	+15.60 ac.	16.38 ac.	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		~41,000 sf		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	13,300 sf	+586,700 sf	600,000 sf	
Number of housing units	NA	+425 units	425 units	
Maximum height (in feet)	25 ft.	+30 ft.	55 ft.	
TRANSPORTATION				
Vehicle trips per day	300 trips	+2,400 trips	2,700 trips	
Parking spaces	~40 spaces	+867 spaces	907 spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	17,500 gpd	+63,240 gpd	80,740 gpd	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	450 gpd	+80,290 gpd	80,740 gpd	
Length of water/sewer mains (in miles)	NA	+1.98 mi.	1.98 mi.	

* The site has been used for approximately 50 years for concrete/sand and gravel operations. The redevelopment of this site will be accommodated entirely within the previously disturbed area.

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.)

Burlington Residential LLC proposes to develop a new residential community on the 70-acre Burlington Sand & Gravel parcel in Burlington, Massachusetts. The site, which presently employs minimal water quality measures, will be redeveloped into 425 unit condominiums and apartments, arranged in a village style design, which will utilize state of the art water quality techniques. Site development will occur on approximately 40 acres that have been disturbed by the concrete plant/sand and gravel operations. Over 30 acres of the site will remain as open space with a bicycle path, wooded trails, and ponds. The site has been fully rezoned by the Town of Burlington for the proposed project.

The site is located on Wheeler Road in Burlington, Massachusetts and is bounded by Wheeler Road to the north, Old Concord Road to the west, and Muller Road to the south and east. Figure 1-1 is a United States Geodetic Survey (USGS) map showing the location of the proposed site.

The majority of the 70-acre site consists of disturbed uplands associated with the concrete plant/sand and gravel operation. In addition to vast areas of exposed soils, a 5,000 square foot concrete plant building, large crane, and two open concrete storage structures are located in the south central portion of the site. An 8,000 square foot maintenance garage that was located on the site has been demolished.

This long-awaited project has already undergone extensive local review. A comprehensive package of mitigation and public benefits has been negotiated as part of the rezoning process for the site, and the Town of Burlington is eager to see this project move forward towards groundbreaking and the realization of these benefits. Summary highlights of these benefits include the following:

Drainage Improvements

As the site exists today, the property is heavily disturbed, compacted and covered with concrete processing debris. There are currently no stormwater controls on site. As part of this development, the proponent will implement drainage improvements that meet or exceed Massachusetts Department of Environmental Protection Stormwater Management Standards, resulting in a net reduction in the peak flow rate of runoff from the site, a reduction in the total volume of runoff from the site and treatment of stormwater runoff where none currently exists. Overall, in an area with many adjacent wetland areas that are prone to flooding, this project will result in improvements to stormwater quality, and improved flood control.

❑ **Infiltration and Inflow Removal**

The proponent will perform inflow and infiltration (I/I) work as required by the Town of Burlington Department of Public Works in order to mitigate sewer impacts at an 11:1 ratio. Given the proposed project's estimated daily wastewater generation of 80,740 gallons, this project will remove (or contribute funds to remove) almost 890,000 gallons per day of I/I.

❑ **Bicycle and Pedestrian Pathways**

The proponent will design and construct multiple bicycle and pedestrian facilities on and adjacent to the site including a multi-use bicycle and pedestrian path traversing the entire site and providing a vital, safer, off-street connection within the larger Burlington Bikeway system.

❑ **Traffic Signal and Roadway Improvements**

While the proposed development has limited impact on adjacent street traffic operations, through the rezoning process in the Town of Burlington, the proponent has agreed to implement a series of roadway improvements at a significant cost to the proponent. Specifically, the proponent has agreed to the implementation of a coordinated traffic signal system covering seven existing traffic signals along Middlesex Turnpike located near the site. In addition, to address project traffic impacts, the proponent will also widen Wheeler Road at the intersection with Middlesex Turnpike and improve the intersection of Muller, Blanchard and Wheeler Roads per the direction of the Town. The proponent will provide improvements sought by the Town of Burlington for over a decade.

❑ **Water System Improvements**

The proponent will improve water service in the vicinity of the project site by constructing a "looped" municipal water service through the area, connecting the existing water line located beneath Wheeler Road to the water line located beneath Muller Road, thereby improving water pressure for many existing homes near the site.

❑ **Affordable Housing**

To provide housing opportunities for a broad range of residents, the proponent has committed to designate ten percent of the ArborPoint at Burlington units as affordable.

❑ **Monetary Contributions**

Through the local rezoning process, the proponent has agreed to make a number of monetary contributions to the Town to facilitate other infrastructure improvements, enhance recreational opportunities and help further offset any additional project impacts. The total value of these contributions is up to \$250,000.