

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13132  
 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: Hilltop Estates		
Street: Overlook Drive		
Municipality: Danvers	Watershed: North Shore Coastal Drainage Area	
Universal Transverse Mercator Coordinates:	Latitude: 42° 34' Longitude: 070° 54'	
Estimated commencement date: 01/04	Estimated completion date: 01/06	
Approximate cost: \$ 2,000,000.00	Status of project design: 100 %complete	
Proponent: Folly Hill Danvers Nominee Trust		
Street: P. O. Box 1595		
Municipality: Manchester-By-The-Sea	State: MA	Zip Code: 01944
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Peter J. Ogren		
Firm/Agency: Hayes Engineering, Inc.	Street: 603 Salem Street	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-246-2800	Fax: 781-246-7596	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: Approval under Subdivision Control Law, Order of Conditions under local non-zoning wetlands by-law, EPA General Stormwater NPDES Permit.

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
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superceding 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	31			
New acres of land altered		24.8±		
Acres of impervious area	---	5.71	5.71	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	---	160,000 *	160,000 *	
Number of housing units	---	38	38	
Maximum height (in feet)	---	> 40	> 40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	---	380	380	
Parking spaces	---	76 **	76 **	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	---	14,630	14,630	
GPD water withdrawal	---	---	---	
GPD wastewater generation/ treatment	---	14,630	14,630	
Length of water/sewer mains (in miles)	---	.4888	.4888	

\* Assuming two-story residential structures, including garages, but excluding basements.

\*\* Assuming two spaces per house.

**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.)

The project consists of the extension of four existing streets and the creation of one new street in the Town of Danvers to create frontage for thirty eight (38) new building lots. The length of extension and number of lots created are as follows:

Ardmore Road	150± feet	3 lots
Bradley Road	150± feet	3 lots
Garfield Road	400± feet	6 lots
Hilltop Road (new)	650± feet	8 lots
Overlook Road	1,350± feet	18 lots

38 new lots

On-site roadway configurations that linked Overlook Road to Ardmore Road were considered during the process, but the idea was rejected by the Planning Board as a traffic cut-through would be created in an existing neighborhood. The current plan splits traffic among existing roadways with approximately 2/3 of the traffic going to Overlook Road and the remaining 1/3 going half to Garfield Road and half to Ardmore Road and Bradley Road. No off-site mitigation was thought to be necessary.