

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13133**
 MEPA Analyst: **ANNE CANADAY**
 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: The Villages on Bradford Campus		
Street: Kingsbury Avenue		
Municipality: Haverhill, Massachusetts	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: UTM WGS84: 670152 E, 4736233 N	Latitude: 42 45' 35.1" N Longitude: 71 04' 45.9" W	
Estimated commencement date: 5/2004	Estimated completion date: 5/2009	
Approximate cost: \$35,000,000.00	Status of project design: 95 %complete	
Proponent: AG/GFI Bradford, LLC		
Street: 133 Pearl Street, Suite 400		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kelly Doyle		
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: 781-792-2249	Fax: 781-982-5490	E-mail: kdoyle@col-col.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):

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

List Local or Federal Permits and Approvals:
Order of Conditions, Haverhill Conservation Commission
DEP Sewer Extension 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 checked="" 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 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 (including Legislative Approvals) – Specify:
Total site acreage	54.8			
New acres of land altered		19.2		
Acres of impervious area	2.67	+ 7.94	10.61	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	13,505	200,615	214,120	
Number of housing units	56 ^a	+ 116	172	
Maximum height (in feet)	30	0	30	
TRANSPORTATION				
Vehicle trips per day ^b	4869	1022	5891	
Parking spaces	71	561 ^c	632 ^c	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	~17,248	35,728	52,976	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	~12,320	25,520	37,840	
Length of water/sewer mains (in miles)	Water: 0.29 Sewer: 0.19	Water: 1.10 Sewer: 0.68	Water: 1.40 Sewer: 0.87	

a) Regarding existing dormitory units: 2 dorm beds are equivalent to 1 unit. All proposed units are to be 2 bedroom.

b) Kingsbury Avenue

c) including spaces within proposed garages

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 **Former Bradford College buildings**

listed within the Bradford Historic District are not located within the project area and are not part of the project.

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

Yes (Specify _____) No The buildings to be razed are not listed as historic.

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.*)

AG/GFI Bradford LLC proposes to construct The Villages on Bradford Campus (the "Village"), a residential community on a portion of the former Bradford College property. The subject property is located south of Main Street (Route 125) and east of Kingsbury Avenue in Haverhill, Massachusetts. The Village is proposed on the portion of the campus south of the campus pond as well as on the playing fields located southeast of the main campus. North of the pond, buildings listed in the National Register of Historic Places are present but have not been incorporated into the project design and this portion of the former campus will remain in its current state. Five existing dormitory buildings located on the southern portion of the campus and the former President's House will be demolished as part of the proposed project.

The proposed community will consist of 80 townhouses, 60 estate detached housing units and 16 duplex townhouse units (172 units total), associated access roads, parking, landscaping, stormwater management facilities and underground utilities. Of the 80 townhouses, 12 units will be located within existing dormitories on the former College campus to be renovated as townhouse units.

The following alternatives have been considered for the site:

- **No Build:** This alternative does not achieve the project's objectives of providing housing in the City of Haverhill, or of protecting the existing, historic academic buildings in the vicinity of South Main Street. The no build alternative would result in abandonment of a buildable site.
- **Maximum Build Out:** If additional townhouses were proposed, additional strain to the City of Haverhill infrastructure would occur. Additionally, if maximum build out was proposed, there would be an addition to impervious area resulting in additional environmental disturbance. The increase in impervious area would have an immediate impact on the stormwater management and the sewer and water management plans of the site.
- **Minimize Number of Housing Units:** A possible alternative to the project is to minimize the number of housing units. A reduction in the number of townhome units and buildings does not meet the objective of providing sufficient value to protect the historic structures that abut South Main Street. The project proponent is willing to mitigate combined sewer overflow problems within the City in the vicinity of the project by installing new stormwater control structures, as well as improvements to the City's water supply system. The project proponent has also committed to other donations to the City of Haverhill including the Kimball Tavern (a historic structure located at the intersection of South Main Street and Salem Street), and a cash donation for affordable housing. In order to complete the environmental improvements, as well as other donations that will benefit the City as a whole, the number of units must remain as shown on the Project Plans.
- **Preferred Design:** The current design provides housing in the City of Haverhill, is protective of the historical campus structures and is financially feasible for the project proponent. The preferred alternative includes an appropriately sized townhome community designed to minimize wetland alteration to the extent practicable. Additionally, the proposed project will preserve 36 acres of open space. The subject property is residentially zoned and the use of the property as a residential development will provide needed housing for the City of Haverhill as well as a significant increase in the tax base.