

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: 13907  
 MEPA Analyst: Deirdre Buckley  
 Phone: 617-626-1044

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: Abuzahra Land Transfer		
Street: 982 Haverhill Street		
Municipality: Rowley, Massachusetts	Watershed: Parker River	
Universal Transverse Mercator Coordinates: N: 4729867 E: 339695 (Zone 19)	Latitude: 42°42'24"	Longitude: -70°57'25"
Estimated commencement date: 2006	Estimated completion date: 2006	
Approximate cost: \$85,000	Status of project design: N/A %complete	
Proponent: Sheriff Abuzahra, Trustee – Spring-R Realty Trust		
Street: 29 Mackenzie Lane		
Municipality: Wakefield	State: MA	Zip Code: 01880
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Evelyn Friedrich		
Firm/Agency: Rackemann Strategic Consulting	Street: One Financial Center	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 617/951-1123	Fax: 617/542-7437	E-mail: efriedrich@rackemann.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): Land transfer of 0.94± acres from the Department of Conservation and Recreation to Abuzahra.

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

List Local or Federal Permits and Approvals: None.

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	14.9			
New acres of land altered		0.94		
Acres of impervious area	1.00	3.12*	4.12*	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
<b>STRUCTURES</b>				
Gross square footage	15,700	73,000*	88,700*	
Number of housing units	1	-1*	0	
Maximum height (in feet)	30	0*	30*	
<b>TRANSPORTATION</b>				
Vehicle trips per day	70	186*	257*	
Parking spaces	9	42*	51*	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	530	530*	1,060*	
GPD water withdrawal	530	530*	1,060*	
GPD wastewater generation/ treatment	480	480*	960*	
Length of water/sewer mains (in miles)	0.00	0.00	0.00	

\* Estimated for potential future development. See Project Description.

**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: See Project Description for a discussion of the transfer.)  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 Abuzahra family now owns three Lots at 982, 992, and 1002 Haverhill Street in Rowley. These three Lots total 13.25 acres and now contain one residence (on Lot 19) and a small office building (4,200 sf) and mini-warehouse (9,925 sf) on Lot 20. The proposed land transfer, authorized by Chapter 234 of the Acts of 2006, involves:

- Transfer of Lot 19-1 (0.94 acres) from the Division of Conservation and Recreation to Abuzahra;
- Permanent Easement on 0.49 acres to the Division on Lot 19 for access to the Georgetown-Rowley State Forest and parking for five Park visitors;
- Permanent Restriction on 0.31 acres to the Division on Lots 19, 19-1, and 20 to provide a “no-build” buffer to the Georgetown-Rowley State Forest; and
- Funding for the acquisition of the so-called Pierce Parcel (21 acres) and Warwick Parcel (5 acres) for incorporation into the Georgetown-Rowley State Forest.

Taken together, the easements and restrictions provide 0.81 acres of land for the benefit of the Forest on site and the acquisitions add 26 acres to the Forest.

At present, the Abuzahra Family has no plans for additional development of the site, which will total 14.19 acres after the transfer of Lot 19-1. However, the Abuzahra Family is mindful of the segmentation provisions of the MEPA Regulations and, therefore, provides information in this ENF about one possible development scenario. In order to estimate potential development effects for the impact table above, it was assumed that the remaining land on Lot 20 might be developed as mini-warehouses as currently approved and that the remainder of the site might be developed under Rowley zoning to uses similar to those on Lot 20, but with the current limit of 15% impervious surface. Please see the attached USGS Map and Site Plan for the location and layout of the Lots and for the location of the parcels to be acquired within the Georgetown-Rowley State Forest.