



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13155
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: Fairfield at Dearborn Road		
Street: Dearborn Road		
Municipality: Peabody	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 47 09 506 N 3 36 450 E	Latitude: 42° 31' 21" N	Longitude: 70° 59' 28" W
Estimated commencement date: Fall, 2004	Estimated completion date: Fall, 2006	
Approximate cost: \$55 million	Status of project design: 50 %complete	
Proponent: FF Development LP		
Street: 7200 Wisconsin Avenue, Suite 1108		
Municipality: Bethesda	State: MD	Zip Code: 20814
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edmund Starzec, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: estarzec@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. 12003) 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): The project involves no 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:** Community Development Auth. Site Plan Review, Conservation Commission Order of Conditions and potentially an Amended Order of Conditions. **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 (including Legislative Approvals) – Specify:
Total site acreage	24.75 ac.			
New acres of land altered		±20.25 ac.		
Acres of impervious area	±0.25 ac.	+12.25 ac.	12.5 ac.	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		±1,550 sf		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	±2,500 sf	+525,500 sf	528,000 sf	
Number of housing units	2 units	+444 units	446 units	
Maximum height (in feet)	±20 feet	+35 feet	55 feet	
TRANSPORTATION				
Vehicle trips per day	±10 trips	+2,800 trips	2,810 trips	
Parking spaces	±6 spaces	+870 spaces	876 spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	±200 gpd	+83,800 gpd	84,000 gpd	
GPD water withdrawal	NA	+12,000 gpd*	12,000 gpd	
GPD wastewater generation/ treatment	±180 gpd	+76,820 gpd	77,000 gpd	
Length of water/sewer mains (in miles)	NA	+ 0.2 miles	0.2 miles	

*Pending water quality testing, withdrawal is proposed for on-site irrigation.

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.*)

In accordance with Section 11.05(7) of the Massachusetts Environmental Policy Act (MEPA) regulations at 301 CMR 11.00, FF Development LP (the "proponent") is submitting this Expanded Environmental Notification Form (ENF) for a 446-unit apartment development proposed for a 24.75-acre site in Peabody, Massachusetts. The project is known as Fairfield at Dearborn Road. The proponent is seeking permission to file a Single Environmental Impact Report (SEIR) for the project.

As it presently exists, the site is generally undeveloped although two single-family residences and a number of associated outbuildings exist in the southeastern corner of the site, accessed via a paved driveway off of Dearborn Road. A gated dirt driveway off of Dearborn Road provides access to the central and western portions of the site.

The proposed project includes 446 garden-style luxury apartment units in 18 separate three- to four-story buildings. The project includes approximately 218 one-bedroom units, 194 two-bedroom units, and 34 three-bedroom units, for 708 bedrooms in total. A centrally-located two-story clubhouse building will provide residents with gathering spaces and a variety of amenities, including an in-ground pool and patio area. The clubhouse will also include space for a leasing office and various maintenance functions. Figure 1-3 depicts proposed conditions on site.

The site design arranges the residential buildings around a system of curvilinear site drives. A network of pedestrian pathways and crosswalks supplements the site drives and will encourage residents to walk to the clubhouse and pool instead of driving. The site will be generously landscaped with at least 15 new deciduous trees to be located along the site's Dearborn Road frontage and at least 146 new evergreen or deciduous trees to be located along the internal site drives. These trees will be complemented by plantings in the vicinity of each building as well as shrubs and planted berms used as landscape buffers along the site's Dearborn Road and Route 128 Connector frontages.

Access to the site will be provided via two, two-way driveways off of Dearborn Road. Parking is provided in perpendicular spaces along many of the site drives as well as in attached, ground-floor garages in all of the residential buildings. 876 spaces are proposed in total, including 200 spaces in garages and 676 on-street spaces.

Alternatives evaluated as part of this Expanded ENF include a no-build alternative, a retail and cinema complex, an industrial park, a warehouse, and a park and ride facility in addition to the preferred residential concept. With the exception of the preferred alternative, all of the other alternatives have been previously proposed for the site and

abandoned due to site constraints including topography and traffic issues. The preferred residential alternative requires far less land disturbance than the other alternatives and results in less impact on the surrounding transportation system. All of the “build” alternatives would have similarly minor wetlands impacts. While the residential alternative will likely require more water and generate more wastewater than the other alternatives (with the potential exception of the industrial park alternative), it appears to have the least environmental impacts of the build alternatives.

Proposed mitigation includes upgrading Dearborn Road in front of the project site to meet City of Peabody requirements, working with the City to identify a logical and safe location for a bus stop along Dearborn Road and construction of the shelter, coordination with the City and MassHighway to identify opportunities to upgrade the access to and from Dearborn Road, and implementation of a Transportation Demand Management (TDM) plan. Additionally, the proponent has committed to installing 3,600 feet of 12-inch water main to connect the existing 10-inch line in Dearborn Road to the 10-inch main in Farm Avenue to address flow and pressure concerns in the vicinity of the project and provide capacity for the proposed development. The proponent is also in the process of having discussion with the City regarding inflow and infiltration (I&I) mitigation for the proposed project.