

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Essex Pastures		
Street Address: 26-44 Essex Road		
Municipality: Ipswich	Watershed: Ipswich River	
Universal Transverse Mercator Coordinates: Zone 19T, 349723.90E, 4725365.95 N	Latitude: 42°39'57.8."N Longitude: 70°50'01.7"W	
Estimated commencement date: 2024	Estimated completion date: 2026	
Project Type: Residential/Commercial	Status of project design: 10%complete	
Proponent: Essex Pastures, LLC		
Street Address: 48 County Street		
Municipality: Ipswich	State: MA	Zip Code: 01938
Name of Contact Person: David Hewett		
Firm/Agency: Epsilon Associates, Inc.	Street Address: 3 Mill & Main, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: dhewett@epsilonassociates.com
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting: N/A		
a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes <input type="checkbox"/> No	
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)		
Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? 301 CMR 11.03(6)(b)14: Generation of 1,000 or more New ADT on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.		
Which State Agency Permits will the project require? Department of Housing and Community Development Housing Appeals Committee Appeal Approval Massachusetts Department of Transportation Highway Access Permit		
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: No State funding or Land Transfer.		

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	13.25		
New acres of land altered		7.72	
Acres of impervious area	1.9	4.95	6.85
Square feet of new bordering vegetated wetlands alteration		0.0	
Square feet of new other wetland alteration		0.0	
Acres of new non-water dependent use of tidelands or waterways		0.0	
STRUCTURES			
Gross square footage	32,500	223,626	256,126
Number of housing units	7	184	191
Maximum height (feet)	19	20	39
Vehicle trips per day*	296	1,336	1,662
Parking spaces	80	284	364
Water Use (Gallons per day)	2,448	36,507	38,505
Water withdrawal (GPD)	0.0	0.0	0.0
Wastewater generation/treatment (GPD)	2,448	36,507	38,505
Length of water mains (miles)	0.0	0.25	0.25
Length of sewer mains (miles)	0.0	0.0	0.0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			

* Note, that due to timing of the analysis, the traffic study was conservatively based upon two additional residential units.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

Essex Pastures, LLC (the “Proponent”) intends to construct a mixed-use development on approximately five parcels of land totaling 13.25 acres. The five parcels are located at 26-44 Essex Road in Ipswich, MA (“The Project site”). The Project site is bordered by residential properties to the west, north, and east. Route 133 (Essex Road) borders the Project site to the south. Please see Attachment 1, Figure 1 for a USGS Locus Map and Figure 2 for an Aerial Locus Map of the Project site. The surrounding neighborhood is primarily residential with a few small commercial properties located throughout, including Corliss Brothers Garden Center and Gordon Florist & Greenhouses, Inc.

The Project site consists of five contiguous parcels. (Parcel 1) a 1.77-acre parcel (Ipswich Tax Map Property ID 54A-014A-0); (Parcel 2) a 7.09-acre parcel (ID 54C-022-0); (Parcel 3) a 2.47-acre parcel (ID 54C-022A-0); (Parcel 4) a 0.99-acre parcel (ID 54C-023-0); and (Parcel 5) a 0.99-acre (parcel ID 54C-024-0). The site includes Bruni Marketplace (a small mixed-use development which includes 8,500 square feet (sf) of commercial space), the Lahey Health Primary Care Ipswich facility (approximately 6,900 sf of medical office space), four apartments above the Lahey Health Primary Care building and three single-family residences. There are currently five driveways into the site (two at Bruni Market Place and three serving the single-family homes. The existing conditions site survey are shown on Attachment 1, Figure 3.

The Project site contains a wetland located within the boundary of parcels 1 and 2. Because of the proximity of the Project to the wetland, the Project will require an Order of Conditions (OOC) from the Ipswich Conservation Commission, solely, however for buffer zone impacts. The Project will not require any direct filling of wetlands. The Project Site is not within any other environmental resource areas, including estimated or priority habitat, ACECs, or historic properties/areas. Environmental constraints are shown on Attachment 1, Figure 4. The Project site is located within the Rural Residential Zoning District (approx. 1.9 acres of the Project Site) and the Highway Business Zoning District (Approx. 11.3 acres of the Project site).

The Project has received a Comprehensive Permit from the Ipswich Zoning Board of Appeals under the state’s affordable housing law, Massachusetts General Laws Chapter 40B. Following the approval, the Proponent has filed an appeal with the Housing Appeals Committee to waive the local wetlands bylaw (Chapter 224 of the General Bylaws of the Town of Ipswich). The proposed Project will still be required to conform to Massachusetts Department of Environmental Protection Standards.

Based on a review of the MEPA Environmental Justice (EJ) map on the MEPA web site, the Project site is not within or near any Environmental Justice Block Groups.

Describe the proposed project and its programmatic and physical elements:

The Project will construct 173 residential apartment units, 18 residential townhouse style units and 1,000 square feet (sf) of additional medical office space. Twenty-five percent of the residential units (48 units) are proposed to be affordable housing units. The Lahey Health Primary Care Ipswich facility (approximately 6,900 sf of medical office space) and four apartments located above the Lahey Health Primary Care building will remain on the site. The three single family homes and approximately 1,600 sf of commercial retail space will be razed to make way for the new development. The proposed development also includes site amenities for the residential units, including a pool, clubhouse, a maintenance building, bike storage and five detached garages. Two new full-movement driveways will be provided to serve the site. A total of 364 parking spaces will be provided. The proposed site plan is shown on Attachment 1, Figure 5. A complete plan set is included as Attachment 2.

The Project Site was originally chosen by the Town of Ipswich as a site suitable for affordable housing development, noted in a letter to the Proponent, dated November 14, 2005. The Town identified 36 Essex Road as an appropriate site for affordable housing based on a number of characteristics, including the site's proximity to public amenities, its existing infrastructure, complementary land uses, and size of the overall parcel. This property is one of 20 total parcels chosen in Ipswich as a favorable parcel for affordable housing.

Site improvements and the proposed stormwater management system were designed to meet the Stormwater Management Standards described in the MassDEP Stormwater Handbook. The proposed stormwater management system will collect and treat surface and roof runoff, while mitigating any increase in peak flows due to development of the site. The system will achieve this goal by utilizing deep sump catch basins, hydrodynamic separators, underground infiltration areas, and a centrally located detention basin. Roof drainage will be collected at the individual buildings and routed through one of the infiltration areas to promote groundwater recharge before flowing to the central detention basin. Surface runoff will be collected by deep-sump catch basins; suspended solids will be removed by hydrodynamic separators, prior to being routed through infiltration areas and discharged to the central detention basin.

Sewer will be connected to the municipal system located in Essex Road via a proposed upgraded on-site sewer pump station. Water will be supplied to the Project via the municipal system located in Essex Road. An 8-inch main will be looped through the site connecting at two locations in Essex Road. Municipal water will only be used for domestic and firefighting supply. A proposed irrigation system will utilize a proposed underground cistern that will be connected to some of the proposed building's roof drains and supplemented by trucked in water. The proposed pool and hot tub will also be filled with trucked-in water.

The Project's water and sewer impacts have been fully vetted by the Ipswich Water Commission, Sewer Department, Public Works Department, and their respective peer review engineers. These reviews concluded while there is ample sewer capacity, the water system would have to be upgraded through the replacement of 1,300 linear feet of new 8-inch main in Essex Road. The Proponent has committed to installing this water main.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.