

**Commonwealth of Massachusetts**  
**Executive Office of Energy and Environmental Affairs ■ MEPA Office**

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*Executive Office of Environmental Affairs*

MEPA Analyst:

Phone: 617-626-

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

|   |   |   |                                      |   |  |   |  |   |                                       |   |
|---|---|---|--------------------------------------|---|--|---|--|---|---------------------------------------|---|
| EEA #: <b>13865</b>   |   |   |                                      |   |  |   |  |   |                                       |   |
| Project Name: <b>Strongwater Crossing Residential Subdivision (formerly Osborne Hills Residential Subdivision)</b>  |   |   |                                      |   |  |   |  |   |                                       |   |
| Street Address: <b>Off Marlborough Road</b>   |   |   |                                      |   |  |   |  |   |                                       |   |
| Municipality: <b>Salem</b>  | Watershed: <b>North Coastal</b>                                     |   |                                      |   |  |   |  |   |                                       |   |
| Universal Transverse Mercator Coordinates:<br><b>UTM Zone 19 (X,Y) 341770, 4707888</b>  | Latitude: <b>42.30.25</b><br>Longitude: <b>70.55.34</b>             |   |                                      |   |  |   |  |   |                                       |   |
| Estimated commencement date: <b>in active construction since 2006</b>   | Estimated completion date: <b>2025</b>                              |   |                                      |   |  |   |  |   |                                       |   |
| Project Type: <b>Residential Subdivision</b>  | Status of project design: <b>75% complete</b>                       |   |                                      |   |  |   |  |   |                                       |   |
| Proponent: <b>Osborne Hills Realty Trust</b>  |   |   |                                      |   |  |   |  |   |                                       |   |
| Street Address: <b>PO Box 780</b>   |   |   |                                      |   |  |   |  |   |                                       |   |
| Municipality: <b>Lynnfield</b>  | State: <b>MA</b>  | Zip Code: <b>01940</b>                      |                                      |   |  |   |  |   |                                       |   |
| Name of Contact Person: <b>Michael Howard</b>   |   |   |                                      |   |  |   |  |   |                                       |   |
| Firm/Agency: <b>Epsilon Associates, Inc.</b>  | Street Address: <b>3 Mill &amp; Main Place, Suite 250</b>           |   |                                      |   |  |   |  |   |                                       |   |
| Municipality: <b>Maynard</b>  | State: <b>MA</b>  | Zip Code: <b>01754</b>                      |                                      |   |  |   |  |   |                                       |   |
| Phone: <b>978.461.6247</b>  | Fax: <b>978.897.0099</b>  | Email: <b>mhoward@epsilonassociates.com</b> |                                      |   |  |   |  |   |                                       |   |
| <p>With this Notice of Project Change, are you requesting:</p> <table style="width: 100%;"><tr><td>a Single EIR? (see 301 CMR 11.06(8))</td><td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>a Special Review Procedure? (see 301CMR 11.09)</td><td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>a Waiver of mandatory EIR? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr><tr><td>a Phase I Waiver? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td></tr></table> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? <b>11.03(3)(b) – alteration of 5,000 or more square feet of bordering or isolated vegetated wetlands.</b></p> <p>Which State Agency Permits will the project require? <b>MassDEP 401 Water Quality Certificate</b></p> <p>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: <b>No</b></p> |   |   | a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| a Single EIR? (see 301 CMR 11.06(8))  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |   |  |   |  |   |                                       |   |
| a Special Review Procedure? (see 301CMR 11.09)  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |   |  |   |  |   |                                       |   |
| a Waiver of mandatory EIR? (see 301 CMR 11.11)  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |   |  |   |  |   |                                       |   |
| a Phase I Waiver? (see 301 CMR 11.11)   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |   |  |   |  |   |                                       |   |

## **PROJECT INFORMATION**

In 25 words or less, what is the project change? **The project change involves the elimination of two previously proposed residential subdivision roadways identified as Diandra Drive and Kate Way and related wetland crossings, and the realignment of one residential subdivision roadway referred to as Strongwater Drive and related wetland crossings. There are no changes proposed to the project limits and project site (162 acres), nor are there any changes proposed to the lot density (131 single family home lots). Please refer to the attached narrative for additional detail.**

See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: **(Date: 8/23/06)**

Was an EIR required? **X** Yes

☐ No; if yes,

Was a Draft EIR filed? **X** Yes (Date: **12/15/06 & reviewed as final EIR w/ Phase 1 waiver**) ☐ No

Was a Final EIR filed? **X** Yes (Date: **12/15/06**) ☐ No

Was a Single EIR filed? ☐ Yes (Date: **X** No

Have other NPCs been filed? ☐ Yes (Date(s): ) **X** No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **ATTACHMENTS & SIGNATURES**.

### **PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **MassDEP Individual 401 Water Quality Certificate**

Are you requesting a finding that this project change is insignificant? A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth, or other relevant measures of the physical dimensions of the Project of less than 10% overestimates previously reviewed, provided the increase does not meet or exceed any review thresholds. A change in a Project is also ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded. (see 301 CMR 11.10(6)) **X** Yes ☐ No; if yes, provide an explanation of this request in the Project Change Description below. **See attached narrative, Section 5.0.**

### **FOR PROJECTS SUBJECT TO AN EIR**

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded? **N/A**

☐ Yes **X** No; if yes, provide an explanation of this request\_\_\_\_\_.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate? **N/A**

☐ Yes **X** No; if yes, provide an explanation of this request\_\_\_\_\_.

## **SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS**

| <b>Summary of Project Size<br/>&amp; Environmental Impacts</b> | <b>Previously<br/>reviewed</b> | <b>Net Change</b>   | <b>Currently<br/>Proposed</b>                             |
|--|--------------------------------|---|---|
| <b>LAND</b>  |                                |   |   |
| Total site acreage   | 162                            | 0   | 162   |
| Acres of land altered  | 69                             | -26   | 43  |
| Acres of impervious area                                       | 21                             | -2.2  | 18.8  |
| Square feet of bordering vegetated wetlands alteration         | 2,110 <sup>(1)</sup>           | 6,115 <sup>(2)</sup>                                      | 8,545 <sup>(3)</sup>                                      |
| Square feet of other wetland alteration                        | 0 <sup>(4)</sup>               | 1,902 (IVW) <sup>(5)</sup><br>68 l.f. Bank <sup>(5)</sup> | 1,902 (IVW) <sup>(5)</sup><br>68 l.f. Bank <sup>(5)</sup> |
| Acres of non-water dependent use of tidelands or waterways     | 0                              | 0   | 0   |
| <b>STRUCTURES</b>  |                                |   |   |
| Gross square footage ( <b>housing</b> )                        | 273,000                        | 0   | 273,000   |
| Number of housing units  | 131                            | 0   | 131   |
| Maximum height (in feet)                                       | 32                             | 0   | 32  |
| <b>TRANSPORTATION</b>  |                                |   |   |
| Vehicle trips per day  | 1,314                          | 0   | 1,314   |
| Parking spaces   | 260                            | 0   | 260   |
| <b>WATER/WASTEWATER</b>  |                                |   |   |
| Gallons/day (GPD) of water use                                 | 63,000                         | -5,360  | 57,640  |
| GPD water withdrawal   | 0                              | 0   | 0   |
| GPD wastewater generation/ treatment                           | 57,200                         | 440   | 57,640  |
| Length of water/sewer mains (in miles)                         | 2                              | -0.37   | 1.73  |

**Notes:**

(1) To date, ~830 s.f. of BVW has been filled at the Project site to construct Amanda Way & Osborne Hill Drive. Regarding Stormwater Drive which has not yet been constructed, based on a review of present-day site conditions at the two previously proposed bridge spans, it has been determined that the total wetland impact estimates described in the 2006 MEPA filing (~960 s.f.) likely underestimate the full extent of impacts at this location if the bridge spans were constructed today. These additional wetland impacts are likely closer to 17,500 s.f. Please refer to the enclosed Project Change Narrative for additional detail.

(2) These net change impacts include the proposed plan change for Strongwater Drive that would result in 8,545 s.f. of BVW fill and the reduction of -320 s.f. of BVW impacts through the elimination of Diandra Way, resulting in a net change of 6,115 s.f. relative to previously reviewed BVW impact estimates.

(3) The currently proposed total includes 8,545 s.f. of BVW fill associated with the plan change for Strongwater Drive.

(4) As noted in the Secretary's Certificate on the EIR, IVW wetland series G (1,470 s.f.) was the subject of a Jurisdictional Determination from the Army Corps of Engineers finding that it was not a water of the U.S. subject to regulation under Section 401/404 of the U.S. Clean Water Act. This resource area was also not subject to protection under the Wetlands Protection Act. Wetland G was subsequently filled in during Phase 1 construction activities.

(5) These IVW and Bank impacts are associated with the proposed plan change for Strongwater Drive.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? ☐Yes ☒No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? ☐Yes ☒No

3. impacts on Rare Species? ☐Yes ☒No

4. demolition of all or part of 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 ☒No

5. impact upon an Area of Critical Environmental Concern? ☐Yes ☒No

If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) if applicable, the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).

**Please see attached narrative for a detailed description of the proposed project change.**

## ATTACHMENTS & SIGNATURES

### Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:



4-30-21

4-30-21

Date Signature of Responsible Officer  
or Proponent

Date Signature of person preparing  
NPC (if different from above)

Paul DiBiase

Michael Howard

Name (print or type)

Name (print or type)

Osborne Hills Realty Trust

Epsilon Associates, Inc.

Firm/Agency

Firm/Agency

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