

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

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: *14193*  
 MEPA Analyst: *Aisling Eglinton*  
 Phone: 617-626-*1024*

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: <b>Tirrell Woods – A 48 Unit Planned Unit Development</b>                           |   |  |
| Street: <b>Off Tirrell Street</b>   |   |  |
| Municipality: <b>Weymouth</b>   | Watershed: <b>Boston Harbor, Charles</b>                |  |
| Universal Transverse Mercator Coordinates:  | Latitude: <b>42 12 00</b><br>Longitude: <b>70 57 53</b> |  |
| Estimated commencement date: <b>Unknown</b>   | Estimated completion date: <b>Unknown</b>               |  |
| Approximate cost: <b>\$10 Million</b>   | Status of project design: <b>100 %complete</b>          |  |
| Proponent: <b>Ryder Development Corp</b>  |   |  |
| Street: <b>847 Washington Street</b>  |   |  |
| Municipality: <b>Weymouth</b>   | State: <b>MA</b>  | Zip Code: <b>02189</b>                         |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br><b>Alexander Trakimas</b> |   |  |
| Firm/Agency: <b>SITEC Environmental, Inc.</b>   | Street: <b>769 Plain Street, Unit C</b>                 |  |
| Municipality: <b>Marshfield</b>   | State: <b>MA</b>  | Zip Code: <b>02050</b>                         |
| Phone: <b>781 319 0100</b>  | Fax: <b>781 834 4783</b>                                | E-mail: <b>atrakimas @site-engineering.com</b> |

- 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): **None**

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

List Local or Federal Permits and Approvals:  
**Weymouth Conservation Commission – Order of Conditions (to be filed)**

**RECEIVED**

**FEB 6 2008**

**MEPA**

**Weymouth Zoning Board of Appeals and Planning Board (Approved)  
Army Corps of Engineers - Under Section 404 - PGP Category 2 Reporting (to be filed)**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" 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 checked="" type="checkbox"/> Order of Conditions<br><input type="checkbox"/> Superseding Order of Conditions<br><input type="checkbox"/> Chapter 91 License<br><input checked="" type="checkbox"/> 401 Water Quality Certification<br><input type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit<br><input checked="" type="checkbox"/> Other Permits<br><i>(including Legislative Approvals) – Specify:</i> |
| Total site acreage   | 57.14    |        |        |   |
| New acres of land altered                                      |          | 5.31   |        |   |
| Acres of impervious area                                       | 0        | 1.98   | 1.98   |   |
| Square feet of new bordering vegetated wetlands alteration     |          | 12,033 |        |   |
| Square feet of new other wetland alteration                    |          | 0      |        |   |
| Acres of new non-water dependent use of tidelands or waterways |          | 0      |        |   |
| <b>STRUCTURES</b>  |          |        |        |   |
| Gross square footage (multi)                                   | 0        | 64,200 | 64,200 |   |
| Number multi-family of housing units                           | 0        | 46     | 46     |   |
| Maximum height (in feet)                                       | 0        | 35     | 35     |   |
| <b>TRANSPORTATION</b>  |          |        |        |   |
| Vehicle trips per day (multi-family)                           | 0        | 332    | 332    |   |
| Parking spaces   | 0        | 112    | 112    |   |
| <b>WATER/WASTEWATER</b>  |          |        |        |   |
| Gallons/day (GPD) of water use                                 | 0        | 13,420 | 13,420 |   |
| GPD water withdrawal   |          |        |        |   |
| GPD wastewater generation/ treatment                           | 0        | 13,420 | 13,420 |   |
| Length of water/sewer mains (in miles)                         | 0        | 0.25   | 0.25   |   |

**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

**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  No (Note: Potential Vernal Pool - located approximately 750' from multi-family)

**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.)

### Proposed Project

The proposed Tirrell Woods project is a clustered residential development composed of 46 multi-family units within 8 buildings plus two detached single-family dwellings. The subject property is primarily forested and totals approximately 66 acres. The proposed multi-family residential development area will be limited to approximately 5.31 acres on the southeast corner (Tirrell Street side) of the property. The two proposed detached single-family dwellings will be limited to approximately 8.15 acres in the northeast corner (Aster Circle and Cottage Lane side) of the property. Of the 8.15 acres, approximately 3.3 acres are upland with the remaining 4.8 acres being undeveloped wetland. The remaining approximately 51.83 acres will be protected as open space under a conservation easement. Access to the eight building multi family residential development will require one wetlands crossing. This crossing will result in the filling and replication of approximately 12,033 SF of Bordering Vegetated Wetland (BVW), which triggers the requirement to file this ENF with MEPA. (Ref. Attachment J, Drawings, Site Plan, sheet 4 of 9, dated 9/8/06, revised 1/11/08).

Tirrell Street is an existing street which runs off Front Street and is improved to its intersection with Sportsmans Way (formerly Duke Street). Beyond the Sportsmans Way intersection Tirrell Street is an unimproved "paper" street. The proposed residential cluster will be tied into public sewer in Sportsmans Way. This portion of Sportsmans Way is paved and provides access to the Weymouth Sportsmen's Club.

Extensive analysis of development alternatives has been completed with the town boards (see below, Alternatives). The result of this process has been a) the reduction of the development foot print from 14.75 acres to 5.74 acres (5.31 acres multi-family and 0.43 acres single family detached), b) the preservation of 51.83 acres of open space, c) the reduction of the number of wetlands crossings from four to one (the proposed Tirrell Street crossing), which reduces the total required filling of BVW from approximately 33,970 SF to approximately 12,033 SF, and d) the avoidance of working within 100 feet of a potential vernal pool (not certified by MA NHESP).

## **Project Site**

The property is composed of parcels which back up to the Aster Circle/ Worthen Avenue single family home neighborhood to the north (the Worthen parcels) and a parcel which fronts of the Tirrell Street "paper" right-of-way to the southeast (the Tirrell parcel).

The Worthen parcels comprise about 80% and the Tirrell parcel comprises the remaining 20% of the total 66 +/- acre property. The property is zoned R-1, single family residential and falls within the Weymouth Watershed Protection Overlay District. The Worthen parcels include an extensive wooded wetland system. This wetland is bounded by steeply sloped, undeveloped forested uplands and by the Aster Circle/Worthen Avenue single family homes. The Worthen property includes a large older estate home formerly owned by Judge Nash which has access to Aster Circle to the north. It also includes a lot with frontage on Cottage Lane to the east.

The Tirrell Street parcel includes Boston Edison electric transmission lines with a 150' wide easement which runs through the center, from the northeast to southwest. Continued cutting within this easement has resulted in the maintenance of a 150' wide swath of meadow habit. The remainder of this parcel is primarily wooded upland and wetland. The wetlands on the Tirrell parcel drain south under Route 3 into the Mill River, which in turn flows northeast toward Whitman's Pond, a public water supply. The Weymouth Sportsman's Club property abuts the Tirrell parcel to the east, south east. (Ref. Attachment J, Drawings, Existing Conditions Plan, sheet 3 of 9, dated 9/8/06, revised 4/10/07).

An extensive effort has been put into determining the regulatory boundary of wetlands on the entire 66 +/- property. Beginning in January, 2003 an Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Conservation Commission for the Tirrell parcel. The Conservation Commission issued an Order of Resource Area Delineation (ORAD) on February 27, 2003 for the Tirrell parcel (DEP file no. 81-891). An ANRAD was filed with the Commission on November 22, 2005 for the Worthen parcels. The Commission issued an ORAD for these parcels on May 5, 2006 (DEP file no. 81-971). Copies of the ANRADs, ORADS and consultant reports for both parcels are provided with this ENF as Attachment D.

## **Alternatives**

The applicant approached the Weymouth Sportsmen's Club, the first alternative, and received the Club's approval to use a portion of their abutting property to gain access to the proposed development. Gaining access completely through the Tirrell Street "paper" right-of-way would have required filling 19,330 SF of BVW. This realigned Tirrell Street access reduces the amount of BVW fill required to 12,033 SF (i.e.; by 7,297 SF).

The second alternative considered was a 48 lot, single family residential subdivision which extended throughout the upland portions of the entire 66 +/- acre parcel. This subdivision was laid out to be allowed "by right" under the applicable R-1 zoning. Preliminary plans were filed with the Weymouth Planning Board for this subdivision on January 28, 2005. The purpose of this filing was

to determine the density for a Planned Unit Subdivision allowed under Section 120-63 of the Weymouth Zoning Ordinance (the PUD Zoning Ordinance). A copy of the Planning Board decision is provided with this ENF as Attachment F. This "by right" subdivision layout would require four wetlands crossings which in turn would require filling a total of 26,673 SF of BVW. It also would require work within 25' of the potential vernal pool.

The third alternative considered was for a mixed residential and recreational use complex allowed by Special Permit from the Zoning Board of Appeals (ZBA) under the PUD Zoning Ordinance. This alternative proposed a) 16 single family homes, including the existing Judge Nash home, on the Worthen parcels and b) six multi-family residential buildings and a commercial hockey rink building on the Tirrell Street parcel. Plans were filed with the ZBA under the PUD Zoning Ordinance on November 28, 2006. This alternative eliminated two of the four wetlands crossings required for the 49 lot subdivision, thereby reducing the amount of BVW filling required from 26,673 SF to 14,713 SF. Work within 25' of the potential vernal pool, however, was still required for this alternative.

The fourth alternative considered was for the eight building, 46 unit residential cluster development which is described above. This is the alternative proposed and is shown on the accompanying SEI plans. This alternative requires only one wetlands crossing, requires no work within 100 feet of the potential vernal pool and provides for the preservation of 51.83 acres of open space. The ZBA approved this alternative in a Special Permit issued on October 17, 2007. A copy of this ZBA Special Permit is provided with this ENF as Attachment E.

On-site and off-site alternatives considerations

No work is proposed within the lion's share of the Worthen parcels. This "no-build" portion of the property will be permanently preserved as open space through a conservation easement recorded at the Registry of Deeds in the chain of title. This extensive open space area will provide maximum protection of both on-site and adjacent off-site wetlands and associated wetland and upland wildlife habitat. It will also provide a 1,200-1,800 foot wide forested buffer separating the off-site Aster Circle/Worthen Avenue single-family residential neighborhood from the proposed Tirrell Woods multi family residential cluster.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 \_\_\_ Yes  X  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

|   | <u>Existing</u> | <u>Change</u> | <u>Total</u> |
|---|-----------------|---------------|--------------|
| Footprint of buildings                          | 0               | 0.082         | 0.082        |
| Roadways, parking, and other paved areas        | 0               | 1.29          | 1.29         |
| Other altered areas (grass and landscape areas) | 0               | 3.33          | 3.33         |
| Undeveloped areas                               | 57.14           | 5.31          | 51.83        |

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes  X  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?