

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

**ENF**

**Environmental**  
**Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEA No.: 13493
MEPA Analyst: Beiony Angus
Phone: 617-626-1029

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: Ames Run Cluster Subdivision		
Street: North Street, Catamount Road, and Overlook Drive		
Municipality: Tewksbury	Watershed: Ames Pond/Strong Water Brook/Shawsheen River/Merrimack River	
Universal Transverse Mercator Coordinates: 4722500N, 317050E	Latitude: 42°38'06" Longitude: 71°13'53"	
Estimated commencement date: 05/05	Estimated completion date: 09/08	
Approximate cost: \$52,000,000	Status of project design: 100 %complete FOR PHASE 1; 20% COMPLETE FOR PHASE 2	
Proponent: Ames Hill Development, LLC		
Street: 1880 Main Street		
Municipality: Tewksbury	State: MA	Zip Code: 01876
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Marc Paquette		
Firm/Agency: Cuoco & Cormier Eng. Assoc.	Street: 170 Main Street, Unit 112	
Municipality: Tewksbury	State: MA	Zip Code: 01876
Phone: 978-851-9807	Fax: 978-851-8444	E-mail: mpaquette@cuocoandcormier.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 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:

Order of Resource Area Delineation (Town)

See attached decision

Notice of Intent (Town)

See attached Order of Conditions

Cluster Subdivision Special Permit

See attached draft permit

Sewer Extension Permit (State)

Prepared; anticipated filing 03/18/05

NPDES (Federal (construction only))

General permit notification only

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

Land

Rare Species

Wetlands, Waterways, & Tidelands

Water

Wastewater

Transportation

Energy

Air

Solid & Hazardous Waste

ACEC

Regulations

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 <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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	122			
New acres of land altered		36.35		
Acres of impervious area	0	10.43	10.43	
Square feet of new bordering vegetated wetlands alteration		4900		
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	0	147,552	147,552	
Number of housing units	0	87	87	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	517	517	
Parking spaces	0	348	348	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	38,280	38,280	

GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	38,280	38,280
Length of water/sewer mains (in miles)	0	1.38	1.38

**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.)

Ames Run is a proposed 87-lot single-family, residential cluster subdivision located on North Street, Catamount Road, and Overlook Drive, adjacent to Ames Pond in Tewksbury, Massachusetts. The overall parcel is 198+/- acres consisting of 76+/- acres pond surface area, 113+/- acres of wooded uplands, and 9 +/- acres of Bordering Vegetated Wetlands. The site is abutted by existing residential neighborhoods on the east, south, and west; an industrial development and Ames Pond are to the north.

The project will be constructed in two phases: the first consists of 50 lots on two cul-de-sac streets, one off North Street (proposed Prospect Hill Road) and the other an extension of existing Catamount Road; the second would contain the remaining 37 lots on a cul-de-sac extension of existing Overlook Drive. The first phase has been approved by the Town Planning Board; the second phase layout indicated on the attached exhibit is purely speculative at this point in time.

All homes will be serviced by extensions of existing Town of Tewksbury municipal water and sewer lines. All surface runoff from developed areas will be captured by a closed drainage system to be installed

within the proposed streets, routed through mechanical separators and stormwater detention ponds and finally discharged to adjacent wetland areas. No increase in the peak rate of runoff will result from the development, in accordance with Town Ordinances. The proposed closed drainage system complies with DEP's Stormwater Management Policy. Runoff from roof drainage will be infiltrated directly into the ground on each individual lot to provide the recharge required.

Tree clearing and grading will be minimized through the use of the open space/cluster development. This allows concentrated development on smaller lots than required under the traditional Zoning Bylaw, thus creating the opportunity to permanently preserve open space, trees, and wetland areas off the individual lots. All lots are 20,000 square foot minimum; however the overall density for the project creates lot sizes greater than the 1 acre minimum under traditional zoning. The creation of open space parcels ensures that approximately half of the site remains in permanent conservation. All wetland areas are located within the open space parcels. Disturbances will occur within the 100-foot conservation buffer; no clearing is proposed within the 25-foot "no disturb" buffer directly adjacent to the wetlands. Wetland areas will be conservation restricted within each homeowner's property deed and appropriate demarcation/signage will be posted along the 25-foot buffer line along the rear of the effected lots. The open space parcels are anticipated to be deeded to the Town's Conservation Commission.

A proposed 4,900 s.f. filling of wetlands is necessary for multiple reasons. Primarily it allows for the installation of a water line which provides increased capacity, pressure, and a redundant connection (looping) to increase availability of fire protection for future residents of the subdivision and the existing homeowners on Catamount Road and Overlook Drive. Second, the wetland crossing provides a location for a connection to the existing gravity sewer located adjacent to Ames Pond Drive. Third, this crossing will allow Town DPW maintenance all-weather access to the utility lines mentioned above. Size, surface material, and grading of this crossing have been discussed at length and were dictated by the Town DPW Director. The proposed crossing is the minimum acceptable to the DPW Director. Fill slopes for this crossing have been minimized through the use of retaining walls, significantly reducing the extent of fill within the wetlands. In addition, the proponent has agreed to provide upgrades to the existing water booster station at Catamount Road and Cayuga Road to increase water pressures for residents on Catamount Road

**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 \_\_\_ No; if yes, specify each threshold: Disturbance of more than 25 acres, creation of more than 5 acres of impervious area

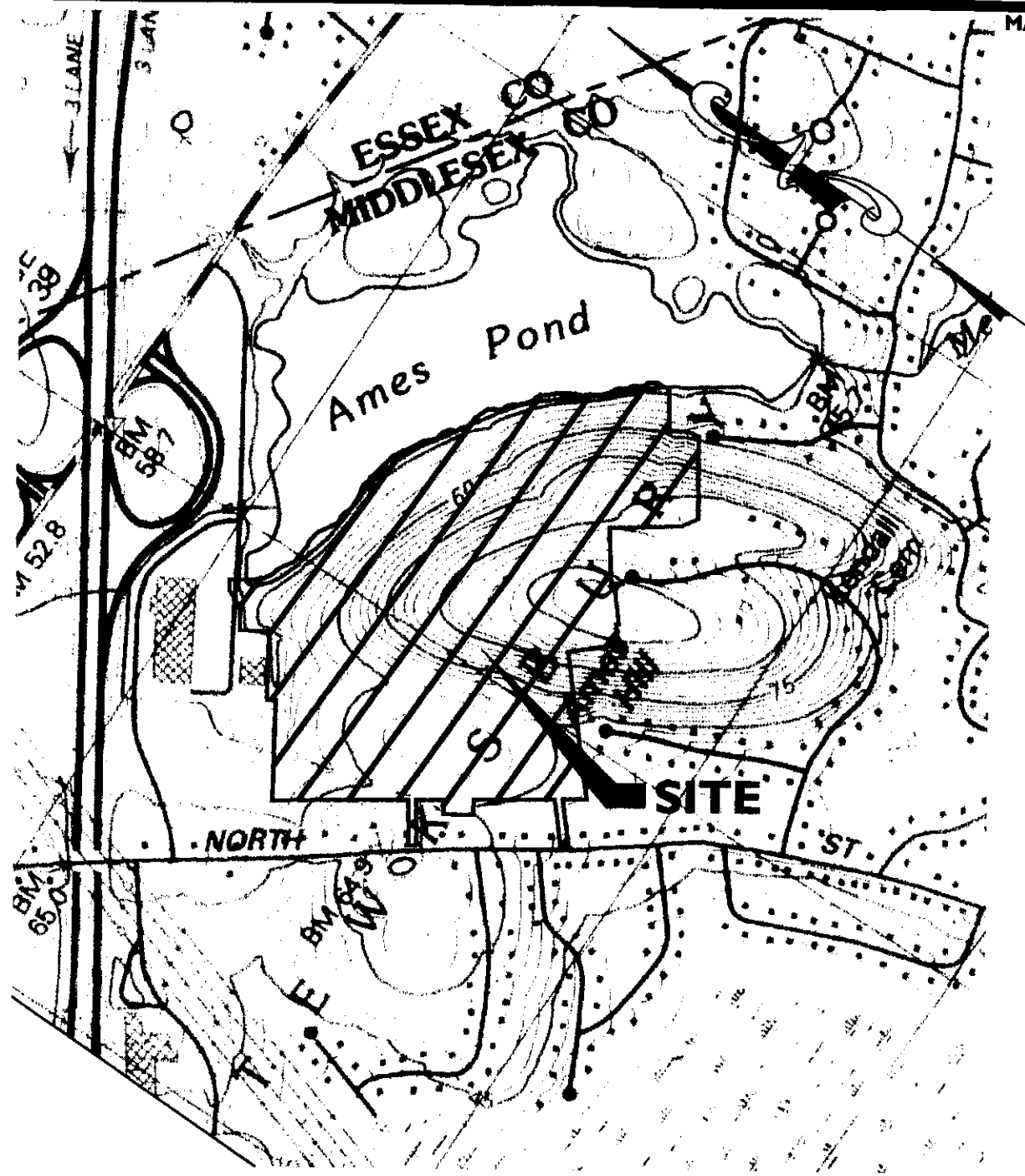
**II. Impacts and Permits**

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___	___3.39___	___3.39___
Roadways, parking, and other paved areas	___0___	___5.16___	___5.16___
Other altered areas (describe)	___0___	___25.92___	___25.92___
Undeveloped areas	___122___	___87.53___	___87.53___

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes  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?  
 \_\_\_ Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:



INFO OBTAINED FROM [www.massgis.com](http://www.massgis.com)

**MAP 51 LOT 7-1  
USGS MAP  
AMES RUN  
TEWKSBURY, MASSACHUSETTS**

PREPARED BY:

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LAND PLANNING SERVICES:  
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LAND SURVEYORS  
WETLAND SCIENTISTS



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