

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 14309
 MEPA Analyst: Deirdre Buckley
 Phone: 617-626-1044

ENF Environmental Notification Form

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: English Commons at Topsfield		
Street: 12 Boston Street		
Municipality: Topsfield	Watershed: Ipswich River	
Universal Transverse Mercator Coordinates:	Latitude: 42-36-21.65 N Longitude: 070-59-34.31W	
Estimated commencement date: Oct., 2008	Estimated completion date: Oct. 2010	
Approximate cost: \$35,000,000	Status of project design: 75 %complete	
Proponent: English Commons LLC		
Street: 460 Boston Street, Suite 5		
Municipality: Topsfield	State: MA	Zip Code: 01983
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Cynthia O'Connell		
Firm/Agency: Beals Associates, Inc.	Street: 98 North Washington St.	
Municipality: Boston	State: MA	Zip Code: 02114
Phone: 617-742-3554	Fax: 617-742-0310	E-mail: oconnell@bealsassociates.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 301 CMR 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):

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 Conditions, Topsfield Conservation Commission, Site Plan Approval and Special Permit, Topsfield Planning Board, Zoning Change, Topsfield Town Meeting (in hand)

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	68.48			
New acres of land altered		23.68		
Acres of impervious area	.69	5.96	5.27	
Square feet of new bordering vegetated wetlands alteration		9,320		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	4,871	183,308	178,437	
Number of housing units	1	50	50	
Maximum height (in feet)	20	35	35	
TRANSPORTATION				
Vehicle trips per day	0	+356*	356	
Parking spaces	8	228	228	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	660	9,660	9,660	
GPD water withdrawal	660	9,660	9,660	
GPD wastewater generation/treatment	550	7,500	8,050	
Length of water/sewer mains (in miles)	0	1.36	1.36	

*Based on Institute of Transportation Engineers Land Use Code 230, Residential Condominium and 50 dwelling units.

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.*)

See Attached Sheet

PROJECT DESCRIPTION
ENGLISH COMMONS AT TOPSFIELD - 12 BOSTON STREET, TOPSFIELD,
MASSACHUSETTS
ENGLISH COMMONS, LLC

The subject property is comprised of a single parcel of land with a total area of 68 acres. It is located north of the Topsfield/Danvers town line along the westerly side of Route 1. Access to the site is via the frontage on Route 1. Although the property has frontage on Rowley Bridge Road, access is limited by wetland resource areas that separate the road frontage from the upland area of the site.

The property is currently developed with one single family house, a small horse barn and several other small agricultural structures. Until recently, the cleared, upland central area of the site was leased to a local farmer for the cultivation of crops. The central portion of the parcel is open and relatively level. The site slopes gradually down to wooded wetland resource areas on both the north and south. Surrounding land uses are primarily single family residences, with a small amount of commercial land use along the southerly boundary of the property in Danvers. Soil testing and borings supervised by local officials indicate that the majority of the soils are glacial tills and that groundwater is relatively high.

The proposed residential project includes two and three unit townhouse buildings with attached garages. The buildings are clustered in the center of the cleared area of the parcel, surrounded by open space. Approximately fifty (50) acres of open space will remain once the project is complete. The project includes fifty (50) two bedroom units, all of which will be age-restricted. The proposed design also includes a 2,600 SF clubhouse and community pool. A pedestrian path is incorporated into the design, connecting the residences to the clubhouse and pool. The applicant also anticipates the creation of walking trails through the open space areas which will surround the residential development. The planting design for the site will incorporate native, drought-tolerant species of trees and shrubs in order to minimize the need for irrigation.

The stormwater management system for the project will include a number of Best Management Practices and Low Impact Development measures, including bio-retention areas, vegetated swales, a wet bottomed detention basin with a forebay and deep sump catch basins. The majority of the system has been designed with sheet drainage and open swales for ease of inspection and maintenance. It is anticipated that much of the stormwater generated by the impervious surfaces will be infiltrated on-site, allowing the stormwater to recharge the groundwater. Municipal water will service the project from a new water main to be constructed from the existing line in Rowley Bridge Road. An Order of Conditions has been obtained for this work from the Topsfield Conservation Commission. Additional utilities will include electricity, telephone, gas and fiber optic cable, all of which will be below ground.

Sanitary sewage will be collected and treated in a community septic system which will employ the Waterloo Biofilter technology to treat the effluent. A leaching area will allow the treated effluent to percolate into the groundwaer, again recharging the local aquifer. Planned improvements to the off-site infrastructure include both acceleration and deceleration lanes adjacent to the intersection of the site drive and Route 1, along with the extension of the municipal water line.

The project is being proposed under the Elderly Housing Overlay District in the Town of Topsfield, which was approved by the Topsfield Town Meeting in May of 2008. Both the Topsfield Planning Board and Conservation Commission have the opportunity to review the design in detail as both Site Plan Approval and an Order of Conditions under the Wetland Protection Act and the Topsfield Wetland Protection By-law will be required.