

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 12869
 MEPA Analyst: LEANDREA JAMES
 Phone: 617-626-1028

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: Meadowbrook Estates Venture A Residential Condominium Project		
Street: Off Kimball Road		
Municipality: Amesbury	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: E336920 N4746750	Latitude: 42° - 51' - 25" Longitude: 70° - 59' - 40"	
Estimated commencement date: 5/04	Estimated completion date: 10/07	
Approximate cost: \$45,000,000	Status of project design: 20	%complete
Proponent: Meadowbrook Estates Ventures, LLC		
Street: 4 Poorhouse Lane		
Municipality: West Newbury	State: MA	Zip Code: 01985
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Fred Ford, P.E.		
Firm/Agency: W. C. Cammett Engineering	Street: 297 Elm Street	
Municipality: Amesbury	State: MA	Zip Code: 01913
Phone: 978-388-2157	Fax: 978-388-0428	E-mail: fford@cammett.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: _____

EPA - NPDES construction site stormwater discharge

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 checked="" type="checkbox"/> Water | <input checked="" 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: DEP-GW Discharge</i>
Total site acreage	155 Ac.			
New acres of land altered		55 Ac.		
Acres of impervious area	0.5	25.90	26.40	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	462,000 SF	462,000 SF	
Number of housing units	0	268	268	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	1506	1506	
Parking spaces	0	804	804	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	72,000 GPD	72,000 GPD	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	0	60,000 GPD	60,000 GPD	
Length of water/sewer mains (in miles)	0	3.09 Water* 2.7 Sewer	3.09 Water 2.7 Sewer	

* 2.52 onsite + 0.57 off site

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.*)

PROJECT DESCRIPTION

The site consists of approximately 155 ac located North of Lake Attitash on the westerly side of Kimball Road, Amesbury, MA.

The northerly 20 acres of the site consists of a historic gravel pit area still in operation to date. Just south of the gravel pit area, a gravel surfaced private landing strip bisects the property from east to west. In general, these areas consist of moderately well drained to well drained soil conditions.

The southwestern portion of the site consists of moderately sloped upland areas with a mix of hardwood and softwood mature tree cover. This land area is generally covered with well-drained Charlton soils.

The southeastern portion of the site consists of moderate to gentle sloped upland areas generally covered with softwood mature tree cover. Portions of this area have been recently utilized as an additional gravel removal area. In addition to the wooded upland areas, there are three isolated vegetated wetland areas located on this portion of the property.

The southerly boundary of the site abuts residential developed areas along Lake Attitash, the Birches and Meadowbrook. The easterly portion of the site abuts Meadowbrook and its associated wetland areas. The westerly portion of the site abuts undeveloped land in both the Town of Amesbury and Merrimac.

The project entrance, off Kimball Road is currently under construction under an approved four lot subdivision plan and valid superceding Order of Conditions. The first seven to eight hundred feet of this subdivision road aligns with the proposed project being submitted as part of this ENF.

The project is designed pursuant to M.G.L. Chapter 40B as a comprehensive permit application for this development of 268 townhouse style condominiums in 67 buildings as shown on the accompanying site plans. Access to the site will be from Kimball Road with a gated emergency access leading to the Birches off the south end of the site. Internal looped road systems will provided access through the site without the burden of lengthy dead end road segments. (continued on next page)

PROJECT DESCRIPTION (CONTINUED)

Stormwater management facilities will be designed in accordance with the policies noted in Stormwater Management, Volumes 1 and 11, dated March 1997 prepared by MA DEP and MA CZM. Because of the sites location in a watershed of an Outstanding Resource Water, mitigation measures will include treatment of the first 1" of runoff from the site. Specific stormwater design criteria are included in Appendix 3.01.

Wastewater will be treated and disposed on site via a sewage treatment facility in conjunction with groundwater discharge. The system to be utilized is "Solar Aquatics System" designed by Ecological Engineering Assoc. Refer to Appendix 3.05 for a detailed description of the treatment process.

Alternatives to the on-site treatment of wastewater is to extend the municipal sewer to the project site from Kimball Road, just north of the Birches. However, due to the Town's current sewer moratorium for new connections, this alternative may not be feasible. Discussions with the Town, allowing a municipal sewer extension have taken place, only to a limited point at this time. The applicant is still willing to discuss sewer extension possibilities with the Town.

Traffic impacts associated with the project are minimal in nature on the adjacent roadways and intersections. The areas studied in the attached Traffic Impact and Access Study prepared by D.J.K. Associates indicate LOS levels of at least A & B will be expected through the planning year of 2006. Mitigation measures such as speed signage, warning signage and approach control signage in Kimball Road are recommended. Additional mitigation measures to reduce impacts are outlined in the report, see Appendix 3.06.

The projects impact on historical and archaeological resources is expected to be minimal. However, as noted in the correspondence from the Massachusetts Historical Commission, the site has favorable environmental characteristics associated with the Native American occupation of the Merrimac River basin. The proponent will conduct an intensive archaeological survey in compliance with the standards required by the Massachusetts Historical Commission. Refer to Appendix 3.08 for correspondence with MHC.