

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 12919
MEPA Analyst: Bill BAGE
Phone: 617-626-1025

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: MAPLE RIDGE DEVELOPMENT		
Street: OLD TYNG ROAD		
Municipality: TYNGSBOROUGH	Watershed: MERRIMACK RIVER	
Universal Tranverse Mercator Coordinates: N616.000 E622.600	Latitude: N 42° -39' -46" Longitude: E 71° -24' -56"	
Estimated commencement date: 05/01/03	Estimated completion date: 05/01/08	
Approximate cost: \$36,000,000	Status of project design: 90% complete	
Proponent: MAPLE RIDGE REAL ESTATE DEVELOPMENT CORP.		
Street: 315 MIDDLESEX ROAD, UNIT #3		
Municipality: TYNGSBOROUGH	State: MA	Zip Code: 01879
Name of Contact Person From Whom Copies of this ENF May Be Obtained: STEVEN ERIKSEN		
Firm/Agency: NORSE ENVIRONMENTAL SERVICES	Street: 3 PONDVIEW PLACE	
Municipality: TYNGSBOROUGH	State: MA	Zip Code: 01879
Phone: 978-649-9932	Fax: 978-649-7582	E-mail:

- 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): NONE

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify **SEWER EXTENSION PERMIT**) No

List Local or Federal Permits and Approvals: **A comprehensive permit under MGL Chapter 40B was unanimously approved and issued by the Town of Tyngsborough Board of Appeals. We will be filing with the local Conservation Commission under the Wetlands Protection Act.**

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 checked="" type="checkbox"/> Wastewater | <input checked="" 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 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	187 acres			
New acres of land altered		64 acres		
Acres of impervious area	0	13.5 + acres	13.5 acres	
Square feet of new bordering vegetated wetlands alteration		1,200 sf		
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage	0	187,000	187,000	
Number of housing units	0	200	200	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	1,790	1,790	
Parking spaces	0	440	440	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	45,000	45,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	45,000	45,000	
Length of water/sewer mains (in miles)	0	1.5 miles	1.5 miles	

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

Maple Ridge Development is a proposed chapter 40B affordable housing development located off Old Tyng Road in Tyngsborough, MA. The project has been issued a comprehensive permit by the Town of Tyngsborough Board of Appeals for the construction of 96 two-bedroom apartments on 22 acres; 72 single-family homes age restricted to 55 and older on 28 acres; and 32 single-family homes on 14 acres. The project will add 122 "affordable" units to the Town of Tyngsborough's 10% goal, and will provide a variety of housing types to suit the need of the area buyers.

The existing site is an undeveloped 187-acre parcel of woodlands located to the east of Westford Road and west of Old Tyng Road, and North and East of Route 3. The land is currently in Chapter 61 and a forestry management plan has been filed. The land for the proposed development will be taken out of forestry and approximately 100 acres of land will remain in forestry protection. No vernal pools or areas of critical environmental concern are shown on the Natural Heritage Maps. No perennial streams are shown on the current USGS maps.

The development of the site will call for the construction of approximately 7,200 feet of new roadway. Sidewalks, streetlights, and a playground area will be provided throughout the project. For the development of the site, only 1,200 square feet of wetlands will be filled for the necessary roadway crossings.

ALTERNATIVES

The existing site is currently zoned Industrial and a small portion of the westerly boundary is zoned residential. Development as industrial under the Town of Tyngsborough's regulations would allow as much as 800,000 square feet of industrial buildings, with a dramatic increase in impervious areas, parking spaces, and traffic. At the current time and in the foreseeable future, the need for additional office and industrial space will not be required.

The adjacent 100 acres has been proposed as an industrial park for Sycamore Networks, with a proposal for more than 500,000 square feet of office and industrial space. Due to the current downturn in the economy, the project has been placed on hold.

If the existing site were to be left in its current state under the “no build” scenario, the town would lose substantial tax revenue from the proposed development and a significant source of affordable housing.