

# HANCOCK ASSOCIATES

**DRAFT ENVIRONMENTAL AND COMMUNITY  
IMPACT ANALYSIS FOR  
COLBY FARM LANE EXTENSION  
27 COLBY FARM LANE  
NEWBURYPORT, MASSACHUSETTS**

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## **1.0 OVERVIEW**

In response to Section 5.6 of the *Rules and Regulations Governing the Subdivision of Land for the City of Newburyport* ("the Rules"), the following Draft Environmental Impact Statement was prepared to be submitted with the Preliminary Subdivision Application.

The proposed commercial development to be named Pine Grove Park consists of three new commercial/industrial lots on a proposed road located at the end of Colby Farm Lane. The project will involve the extension of Colby Farm Lane by some 1,500 linear feet to the property. The property contains 16.74 acres (Tax Map 94 Parcel 2).

This project is located within the I1B Industrial Zoning district requiring 50,000 square-foot minimum lots with 200 feet of frontage. The three new lots have provide more than 4 acres of land each as it is envisioned large industrial building would occupy each lot.

The new road is proposed to be 467 feet long terminating in a cul-de-sac.

## **1.1 Natural Environment**

### ***Air and Noise Pollution***

There will be noise generated with the construction of the new road and buildings. This development will require earthwork to construct the new roadways. This noise will be relatively short duration lasting approximately four months. There are few homes in close proximity to the land and construction traffic will be limited to Colby Farm Lane, not dissimilar to the level of traffic when the landfill was active. After the roadway is completed, the remaining construction noise will be minor and will be associated with the development of the sites and industrial buildings. No blasting is expected with the proposed construction activities. Potential for air pollution would be from dust associated with the construction of the new road. This will be monitored carefully and mitigated with a regular watering program to control dust. After the construction period there will no impact on air or noise pollution associated with normal industrial uses well within EPA and DEP maximums.

### ***Water Pollution***

The project is not located within a wellhead protection area. Stormwater will be designed to fully comply with Massachusetts Stormwater Handbook published by the Massachusetts Department of Environmental Protection (DEP). The clean stormwater runoff from the roofs of the new buildings will be directed to underground infiltration chambers where it will be infiltrated back into the ground. The Paved areas will be directed Best Management Practices. It has not been determined the ultimate goal for public acceptance of the roadway system. It would be the initial desire of the Applicant for the City to accept the extension of Colby Farm Road as well as the new road and stormwater management system with maintenance the responsibility to the Newburyport Department of Public Services.

### ***Land***

The subject parcel is located at the end of an undeveloped section of Colby Farm Lane. It is bounded to the north by Colby Farm Lane, to the east and south by a 27 acre vacant parcel and to the west by land of the City of Newburyport and part of the Little River Trail system. Colby Farm Lane is developed past the Newburyport capped landfill and compost facility. The right of way past this point narrows to a single walking path between the walls of the right of way. Shortly after the end of the existing paved road the land dips sharply to a stream crossing, then rises to a high point then sloping down again to a low point and wetland area where two certified vernal pools exist. The site itself has varied topography generally high along the east and wet boundaries with low points containing wetland in the northeast, southeast and southwest corners. The soils on site have been mapped by NRSC as Charlton Rock Outcrop - Hollis complex. Soil testing has not yet been performed. The project is abutted to the east and south by a vacant wooded 27 acre site that had previously proposed for industrial development. The property is abutted to the west by lands of the City of Newburyport containing a trail within a former railroad right of way running north to south parallel to Route 95.

### ***Plants and Wildlife***

The Massachusetts Natural Heritage Atlas does not indicate any "Estimated Habitat of Rare Wildlife and Certified Vernal Pools" or "Priority Sites of Rare Species and Exemplary Natural Communities" within or abutting the project site. Two certified vernal pools exist within the Colby Farm Lane right of way and adjacent property to the east. The project site is currently a vacant wooded site.

### ***Water Supply***

The proposed project is envisioned to contain three industrial lots with unknown end users. The Applicant is exploring either extension of the municipal water main to the site or installation of well to service each lot.

### ***Sewer***

The development lots will be serviced by on site subsurface sewage disposal systems designed in accordance with 310 CMR 15 and Newburyport Board of Health regulations as there is no municipal sewer within 400 feet of the site. .

### ***Zoning***

The land within the project site resides within the I1B Industrial Zoning District. The uses projected will require 50,000 square foot lots with 200 feet of frontage. All the proposed lots comply with this zoning requirements. Uses will comply with those allowed in the Zoning district.

## **1.3 Public Services**

### ***Schools***

As an industrial subdivision there will be no impact to Newburyport schools.

### ***Police***

There will be no impact on the Newburyport Police Department. The new roadways will provide access to the proposed buildings and design in accordance with city design standards.

### ***Fire***

The Fire Stations that services this property are located at the corner of State and Greenleaf Streets, and Storey Avenue approximately 1.8 mile from the property with a response time of less than 6 minutes. The roadway is designed to accommodate Newburyport fire apparatus. All proposed buildings will be equipped with fire suppression systems.

### ***Recreation***

There are no proposed recreation areas with this project.

### ***Solid Waste***

All trees removed for the project will be cut and removed from site. All stumps will be removed, chipped and hauled off site. No stumps or branched will be burned or buried on site. All solid waste generated by construction operations will be removed promptly by the contractor in compliance with all local and state regulations. Solid waste generated by future industrial user will be removed under contract by private trash haulers.

### ***Traffic***

A Traffic Impact Study has not been completed for the project since end users are not known at this time. Based on the Institute of Transportation Engineers Trip Generation Manual for Industrial Parks on an acre basis the project would generate 63.1 trip ends per acre or approximately 1,000 rip ends per day. Apply a rule of thumb that peak hour is approximately 10% of daily, the peak traffic generation would be 100 trips. Since development of the individual lots will most likely require Site Plan Review, a traffic study would be completed at the time of when this permitting

### **1.4 Planning**

The proposed project roadway has been designed to fully comply with the Newburyport Subdivision regulations and lots conform to the I1B zoning requirements.