



Norse Environmental Services, Inc.
2100 Lakeview Avenue, Unit 3A
Dracut, MA 01826
Ph: (978) 649-9932
Website: www.norseenvironmental.com

April 15, 2025

Newbury Planning Board
12 Kent Way
Newbury, MA 01922

Re: Environmental Impact Assessment
Newbury Heights - Multifamily Residential Development
34 Central Street - Newbury, MA 01922

Dear Board Members;

Norse Environmental Services, Inc., is pleased to present an Environmental Impact Assessment for the Newbury Heights, residential development, at the above property. The property consists of 10.52 acres of land, located at the corner of Central Street and Central Court. An existing single-family dwelling, barn, driveway, outbuildings, trailers, dog pens and chicken coops are scattered throughout the property. The remainder of the parcel is wooded with typical New England Species. Please see the photographs below:



34 Central Street
Newbury, MA



34 Central Street
Newbury, MA

The surrounding neighborhood consists of commercially zoned properties to the north, single-family residential dwellings to the west, south and east of the property. The Newbury Fire Department Building, Byfield Station, is located along the easterly property line.

The property features an undulating topography, with elevations beginning at 55 ft. near the bordering vegetated wetland and rising to a peak of 90 ft. The southerly portion or rear of the property is located within the Water Supply Protection Area - Zone II Wellhead Protection District.

A bordering vegetated wetland or red maple swamp is located near the entrance of the property and extends along the westerly property line. The wetland is flagged in the field with blue ribbon and aluminum tags labeled 1A-23A. South of the property, at 2 Millstone Lane, there is an offsite bordering vegetated wetland and non-jurisdictional isolated vegetated wetland. These wetlands are flagged in the field with blue ribbon and aluminum tags labeled 1B-4B and 1C-4C.

The applicant filed an Abbreviated Notice of Resource Area Delineation on March 17, 2025, to verify the resource areas with the Newbury Conservation Commission and Department of Environmental Protection. The Commission voted to send the filing out to peer review. The Commission, peer reviewer, Norse Environmental and applicant walked the site on April 4, 2025. The Commission will meet on April 15th to discuss the project.

The Web Soil Survey maps the property as Deerfield and Canton series. Deerfield series consists of nearly level gently sloping, deep (5+ ft.), moderately well drained soils on glacial outwash plains, terraces and deltas. They formed in sands. Deerfield soils have loamy fine sand to sand surface soil and subsoil with a rapid permeability, over a loamy sand to coarse sand substrata

with rapid permeability. They have a seasonal high-water table at 18 to 36 inches. Major limitations are related to wetness.

The Canton Soil Series consists of nearly level to very steep, deep (5+ ft.), well-drained soils on uplands. They formed in glacial till, ground moraine and ice-contact stratified drift. Canton soil has friable fine sand loam surface soil and subsoil with moderately rapid permeability, over a loamy coarse sand to loamy fine sand substratum at 18 to 36 inches with rapid permeability. Canton soils have a very stony or extremely stony surface, except where stones have been removed and have stones below the surface. Major limitations are related to slope and stoniness.

The USGS Topographic Map shows no perennial streams on or near the property. The site is not located in Bordering Land Subject to Flooding or the 100-year flood plain. The property is not located within the NHESP mapping of Estimated/Priority Habitat. In addition, there are no certified or potential vernal pools located on or near the property. Please see the maps of the property enclosed.

Newbury Heights - Multifamily Residential Development

The Town of Newbury designated the parcel for the multi-family development under the MBTA Communities Zoning Law. The Newbury Heights project consists of (13) buildings and (44) townhouses, roadways and drainage. The project will be serviced by municipal water and private subsurface sewage disposal system. Forty (40) townhouses will be priced at a market rate and 10% or (4) units will be priced as affordable.

The MBTA Communities Zoning Law allows (80) units of housing on 10.52 acres of land. The proposed design respects the rural character of the town, surrounding neighborhood and limits the development to (44) townhouses or approximately half the number of units allowed to be permitted.

Existing & Post Development Site Conditions

The property owner has dozens of chickens, ducks, quails and dogs throughout the property. These animals are housed in the barn, coops, pens and trailers. These cages and pens are located behind the dwelling and near the bordering vegetated wetland. It is unknown how the homeowner mitigates or treats animal waste disposal. There appears to be no designated waste stockpile areas or drainage on site.

The development proposes to remove the animals, pens, coops, clean up the property and incorporate drainage for the project. If the development is approved, removing the animals and animal waste will substantially improve the environment. The environmental improvements include air, groundwater and water quality.

The Newbury Heights project shall be designed to meet Massachusetts Stormwater Management Standards to treat the stormwater runoff generated by the project. The development proposes a subsurface sewage disposal system for the project. The septic system shall be designed to comply with Massachusetts Title V Regulations. The septic systems clean the effluent prior to

discharging into the ground. Incorporating septic systems aid in recharging the groundwater on site.

The noise levels will be minimal during the project construction. Heavy machinery will be used during the initial construction phase of the project and nearby residents may hear construction noises during the week. The elevated noise levels will be temporary until the structures are enclosed and contractors are working inside the townhouses.

There will be no harmful or noxious emissions from the project. The resource areas or wetlands shall be protected by erosion controls during construction. The erosion controls, silt fence and wattles, shall be set and maintained until the buffer zone is stabilized. The project site does not have an associated 100-year flood plain.

The Newbury Heights project proposes to disturb greater than (1) acre of land and is required to file an EPA Construction General Permit and generate a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP requires weekly inspections of the project site and erosion controls by a certified inspector. The construction activities and erosion controls shall be monitored on site.

The project will not produce any significant smoke or odors. The heavy machinery may cause vibrations, but these activities are temporary and only during the initial stages of construction. The waste disposal shall be picked up weekly by a private trash company. There will be no dumpsters on site.

The Newbury Heights project improves the existing conditions, provides 50% open space, community gardens, dog park and walking trails. The proponent is pleased with the project design, as it protects the wetland resources, provides open space, stormwater management and much needed housing for the Town of Newbury.

We look forward to working with the various town boards, commissions and agents to discuss the project. If you have any questions or concerns regarding the above information, please do not hesitate to contact me.

Sincerely,

Maureen Herald

Maureen Herald, PWS, CWS