



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

March 22, 2007

Tel: (617) 626-1000

Fax: (617) 626-1181

<http://www.mass.gov/envir>

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : South Shore Hospital – Cancer Center & Parking Garage
PROJECT MUNICIPALITY : Main Street (Rte. 18)/Columbian Street - Weymouth
PROJECT WATERSHED : South Coastal
EOEA NUMBER : 13979
PROJECT PROPONENT : South Shore Hospital
DATE NOTICED IN MONITOR : February 20, 2004

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of a three-story, 85,000 square foot (sf) Cancer Center and a six-story, 647 space (224,000 sf) parking garage. The proposed building will house oncology treatment services comprising radiography, mammography, Magnetic Resonance Imaging, and pediatric oncology. The proposed hospital building and parking garage will be built on the site of existing surface parking lots. The garage will increase the existing parking supply by 455 spaces. The project site contains two existing South Shore Hospital buildings totaling 64,300 sf, the power plant and the Lab/Stores building and 269 surface parking spaces for hospital staff and physicians. These buildings will remain on this site. The building site is comprised of 8.8 acres. The existing 284-bed hospital campus contains approximately 18.5 acres and 740,000 sf of building space with 743 surface parking spaces on-campus and 633 off-campus spaces at 67 Sharp Street in Hingham.

The project is subject to review pursuant to Section 11.03(6)(b)(13) and (15) of the MEPA regulations because it will generate 2,000 or more new vehicle trips and create 300 or more new parking spaces. It will require an Indirect Highway Access Permit from the Massachusetts Highway Department (MassHighway). The project should comply with the

National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. On December 20, 2006, the proponent received an Order of Conditions from the Weymouth Conservation Commission for impacts to wetland resource area buffer zones. Because the proponent is seeking financing from the Massachusetts Health and Educational Facilities Authority (HEFA), MEPA jurisdiction extends to all aspects of the project that may have significant environmental impacts (traffic, wetlands, and stormwater).

The proposed building site has two driveways onto Columbian Street. These two driveways will be maintained in their current location. The main hospital driveway is located on Main Street. Based on the Institute of Traffic Engineers Land Use Code 610, the proponent has estimated that the project would generate approximately 2,349 new vehicle trips per weekday. During construction, the proponent will lease approximately 250 additional parking spaces for its employees at an undetermined nearby location. The proponent will provide a shuttle bus service to this parking area, just as it provides shuttle bus service to existing off-campus parking at the 67 Sharp Street lot. It will also provide 150 parking spaces for construction workers at 793 Main Street, and this site will house a tool shed for construction workers to store equipment. Upon completion of the proposed project, the proponent will provide approximately 1,198 on-campus and 633 off-campus parking spaces.

The proponent provides the following Transportation Demand Management (TDM) Program options: a courtesy coach to those needing a ride to the hospital or to an appointment with an affiliated physician located within one mile of the hospital; a parking sticker system to designate parking areas; and a ridesharing program. It will work with the Weymouth Department of Public Works to improve traffic operations and to investigate the installation of traffic signals at the intersection of Columbian/Union/Pleasant Streets. The proponent will eliminate one existing pedestrian crosswalk and relocate another pedestrian crosswalk on Columbian Street between the building site and the main hospital building. It will also install signage for westbound traffic not to block the western site driveway onto Columbian Street. Sidewalks exist along the Main and Columbian Streets frontage and along the major internal driveways. There is an existing bicycle storage rack for twelve bicycles at the main hospital entrance. Shower and locker room facilities are available to employees who bicycle.

The Town of Weymouth will supply the proposed buildings with public water and wastewater service. The project will consume approximately 6,600 gallons per day (gpd) of water (110 percent of wastewater), and generate approximately 6,000 gpd of wastewater. The proponent should consider a 6:1 Infiltration and Inflow (I/I) reduction for the project to comply with the MassDEP's Administrative Consent Order with the Town of Weymouth. However, in lieu of I/I reduction, the proponent will provide \$162,000 in funding to Weymouth for wastewater mitigation.

The quality of stormwater runoff generated by the project will be improved by the

implementation of Best Management Practices. The proponent has committed to working with the Town of Weymouth to inspect and clean out any drainage clogs in the adjacent stormwater system. The existing stormwater system consists of deep sump catch basins with hoods that discharge to a detention basin and then to wetlands. Existing site runoff will be modified by the introduction of water quality inlets with sediment forebays prior to discharging to wetlands. The project will increase impervious areas by approximately 4,792 sf. The roof runoff will flow to the stormwater collection system. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system and a biannual sweeping program of the proposed driveways and parking areas. It has committed to use a non-sodium chloride deicer for the maintenance of parking and driveway areas during the winter. The proponent will also utilize a slow-release organic low-phosphorous fertilizer to limit the amount of nutrients entering the stormwater system. The project drains to wetlands that are classified as an Outstanding Resource Water (ORW).

The proponent should provide the Massachusetts Historical Commission (MHC) with current photographs of the nearby C.C. Blanchard House at 809 Main Street and any comments regarding this property from the Weymouth Historical Commission.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with the relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR.



March 22, 2007
Date

Ian A. Bowles

cc: Sharon Stone, MassDEP/SERO

Comments received:

- MWRA, 3/8/07
- South Shore Hospital, 3/9/07
- MassDEP/SERO, 3/9/07
- MHC, 3/12/07
- EOT, 3/12/07
- MassDEP/SERO, 3/20/07
- Daylor Consulting, 3/20/07

13979enf
IAB/WTG/wg