



# *The Commonwealth of Massachusetts*

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June 23, 2006

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

PROJECT NAME : Avalon Cohasset  
PROJECT MUNICIPALITY : Cohasset  
PROJECT WATERSHED : South Coastal  
EOEA NUMBER : 13803  
PROJECT PROPONENT : Avalon Cohasset, Inc.  
DATE NOTICED IN MONITOR : May 24, 2006

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 hereby determine that this project **does not require** the preparation of an Environmental Impact Report.

As described in the Environmental Notification Form (ENF), the project involves the development of a 200 unit mixed income residential development on the former Norfolk Conveyor site located on King Street. The site is currently developed consisting of a number of deteriorated industrial buildings totaling approximately 100,300 square feet, paved storage areas, and paved parking areas. The project will add 200 new parking spaces for a total of 400 spaces. The site is a 73-acre parcel located on the south side of Route 3A (King Street), between its intersections with Sohier Street and Forest Avenue. The project is expected to generate 1,330 additional vehicle-trips (ADT) on an average weekday.

The project is undergoing review pursuant to Section 11.03 (5)(b)(4)(c) and 11.03 (6)(b)(14) of the MEPA regulations, because the project involves the discharge of more than 10,000 gallons per day of sewage within an area delineated or identified as necessary to protect a public water supply; and the generation of 1,000 or more ADT on roadways providing access to a single location and construction of 150 or more new parking spaces at a single location. The project will require a Groundwater Discharge Permit from the Department of Environmental

Protection (DEP), an Access Permit from the Massachusetts Highway Department (MHD), and a NPDES General Permit for Stormwater from the Environmental Protection Agency (EPA). The project also required Comprehensive Permit from the Cohasset Zoning Board of Appeals (ZBA) pursuant to M.G.L. Chapter 40B (and hence an approval from the Massachusetts Housing Appeals Committee if the proponent appeals the local Comprehensive Permit). Because the proponent may seek financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to all aspects of the project that may cause significant Damage to the Environment. In addition, if the Comprehensive Permit is appealed, the Comprehensive Permit to be issued by the HAC would also confer broad jurisdiction under MEPA to all aspects of the project that may cause significant Damage to the Environment.

The proponent proposes the use of an on-site wastewater treatment facility which discharges to a subsurface leaching facility with a capacity of 38,000 gallons per day. Due to the difficult site constraints, such as the poor soil conditions, DEP has commented that they are not certain if a Groundwater Discharge Permit can be issued for this project as proposed based upon pre-application field observations and a preliminary review of the application. DEP has proposed to continue working with the proponent during the review of the Groundwater Discharge Permit application to discuss all the relevant issues associated with the site as they are identified.

The ENF included a limited traffic impact study prepared in conformance with EOEA/EOT guidelines for Traffic Impact Assessment. MHD has stated in their comment letter that the traffic impacts associated with this project can be accommodated on the state highway system. The proponent has provided Transportation Demand Management (TDM) measures for the project aimed at providing transportation alternatives to the site, such as pedestrian linkages to Route 3A. The proponent should work with MHD to expand the TDM measures to include bicycle amenities and posting information and schedules for the soon to come Massachusetts Bay Transportation Authority commuter rail station. The details of further access management design and the above comments can be addressed during the MHD permitting for this project.

I remind the proponent that if oil and/or hazardous material is identified during the implementation of this project, notification pursuant to the Massachusetts Contingency Plan (310 CMR 40.0000) must be made to DEP. I remind the proponent that DEP's Bureau of Waste Site Cleanup (BWSC) has identified two former disposal sites at the location of the proposed project:

- Release Tracking Number (RTN) 4-3000521 was determined to require no further action on July 23, 1993; and
- RTN 4-3010160 submitted a Class A2 RAO on December 10, 1993;

and one current disposal site:

RTN 4-3021802 submitted a Class C1 RAO on September 27, 2005.

I recommend that the proponent hire a Licensed Site Professional (LSP) to determine if notification is required and, if need be, to render appropriate opinions. In addition, the proposed project will include the demolition of buildings and other structures which may contain asbestos. I also advise the proponent that demolition activity must comply with both Solid Waste and Air

Quality Control regulations. I advise the proponent to consult with DEP's Bureau of Waste Prevention.

The project, as proposed, does not exceed MEPA review thresholds requiring the submission of a mandatory EIR. Because the potential impacts of the project do not warrant the preparation of an EIR, I conclude that no further MEPA review is required. The project will require extensive permitting and must comply with applicable performance standards related to wastewater and traffic. I am, therefore, confident that any remaining issues, particularly those related to wastewater, can be addressed during the permitting processes.

If the project design undergoes a material change as a result of requirements imposed by the state permitting agencies (or for any other reason), the proponent should file a timely Notice of Project Change that addresses impacts and mitigation.

June 23, 2006

Date

  
Stephen R. Pritchard

Comments received:

05/31/06	Division of Marine Fisheries
06/09/06	James Kinch, Cohasset Water Commission
06/13/06	Department of Environmental Protection, SERO
06/13/06	Cohasset Water Department
06/13/06	Coughlin Environmental Services, LLC
06/13/06	Town of Cohasset Board of Selectmen
06/15/06	Metropolitan Area Planning Council
06/20/06	Office of Transportation Planning
06/21/06	Response to Comments, Avalon Bay Communities, Inc.
06/21/06	Senator Robert L. Hedlund & Representative Garrett J. Bradley

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