

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12918-R
MEPA Analyst: W. GAGE
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: <u>SPRING HILL LEISURE LIVING COMMUNITY</u>		
Street: <u>47 SPRING STREET</u>		
Municipality: <u>REHOBOTH</u>	Watershed:	
Universal Transverse Mercator Coordinates: MA GRID N: <u>2747427.8</u> E: <u>734760.1</u>	Latitude: <u>41° 47' 12"</u>	Longitude: <u>71° 12' 42"</u>
Estimated commencement date: <u>SPRING '03</u>	Estimated completion date: <u>2006-2007</u>	
Approximate cost: <u>20 MILLION</u>	Status of project design: <u>75%</u> %complete	
Proponent: <u>EUGENE DIMONTIER</u>		
Street: <u>47 SPRING STREET</u>		
Municipality: <u>REHOBOTH</u>	State: <u>MA</u>	Zip Code: <u>02769</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Firm/Agency: <u>B.R. MCGEE & ASSOCIATES</u>	Street: <u>71 FALL RIVER AVENUE</u>	
Municipality: <u>REHOBOTH</u>	State: <u>MA</u>	Zip Code: <u>02769</u>
Phone: <u>508-336-4500</u>	Fax: <u>SAME</u>	E-mail: <u>BRMCGEE@SBC.COM</u>

- 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):
MASS. HOUSING FINANCING AGENCY

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify V.E.P. & LOCAL) No
LOW.COM.

List Local or Federal Permits and Approvals: ORDER OF CONDITIONS FOR WELL SITING, CHAPTER 40B COMPREHENSIVE PERMIT

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 (including Legislative Approvals) - Specify:
Total site acreage	17±			
New acres of land altered		8.6 AC		
Acres of impervious area		8.6	8.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	1,800	178,280	180,080	
Number of housing units	1	200	201	
Maximum height (in feet)	30	36	36	
TRANSPORTATION				
Vehicle trips per day				
Parking spaces	4	400	404	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	440	34,400	34,840	
GPD water withdrawal	440	34,400	34,840	
GPD wastewater generation/treatment	440	33,440	33,440	
Length of water/sewer mains (in miles)	0	.8±	.8±	

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.)

THE PROJECT SITE CONSISTS OF 17± ACRES OF OPEN EXPOSED EARTH SURFACE WHICH PREVIOUSLY WAS AN EARTH REMOVAL OPERATION. THE PROPOSED 55 YEARS AND OLDER HOUSING UNIT COMPLEX WILL OCCUR 8.6 ACRES OF IMPERVIOUS SURFACE INCLUDING ROADS AND PARKING.

A PRELIMINARY DRAINAGE REPORT INITIALLY SUBMITTED AS PART OF THIS SUBMITTAL DEMONSTRATES A ZERO NET INCREASE IN STORM-WATER RUNOFF IS ACHIEVABLE.

THE ONLY ALTERNATIVE AVAILABLE IS A SINGLE FAMILY SUBDIVISION. THE SINGLE FAMILY SUBDIVISION WOULD CREATE 62 TO 64 NEW SINGLE HOME SITES WITH OVER ONE MILE OF ROADWAY.

THE PROPOSED TWO HUNDRED UNITS WILL BE SERVICED BY AND CONTINGENT UPON THE DESIGN AND CONSTRUCTION OF A WASTEWATER TREATMENT FACILITY.

THE LAND LOST TO FARMING UNDER THIS FILING IS MITIGATED BY MORE THAN TWO TO ONE ACRES OF NEWLY INTRODUCED CULTIVATED AREA. (LOST 3 AC± / NEW AREA 10± ACRES)

THE PROPOSED PROJECT WOULD BE BUILT IN THREE PHASES.
PHASE ONE - TWO YEARS, 80 UNITS, PHASE II ONE YEAR - 40 UNITS,
PHASE III - ONE YEAR - 80 UNITS.

THE REASON FOR RESUBMITTAL IS TO ELIMINATE THE PROPOSED 9 HOLE GOLF COURSE ADJACENT TO THE UNITS.