

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 12973
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Spring Meadows (A Planned Residential Development for Seniors)		
Street: Hanover Street and Plain Street		
Municipality: Hanover	Watershed: South Coastal Watershed	
Universal Transverse Mercator Coordinates: N 873995, E 252954	Latitude: N 42° 6' 52" Longitude: E 70° 51' 34"	
Estimated commencement date: June 2003	Estimated completion date: June 2005	
Approximate cost: 9,000,000	Status of project design: 85% Complete	
Proponent: A.W. Perry South, Inc.		
Street: 1 Pond Park Road		
Municipality: Hingham	State: MA	Zip Code: 02043
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Peter G. Palmieri		
Firm/Agency: Merrill Associates, Inc.	Street: 427 Columbia Road	
Municipality: Hanover	State: MA	Zip Code: 02339
Phone: 781.826.9200	Fax: 781.826.6665	E-mail: ppalmieri@merrillinc.com

- 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 301CMR 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: _____) No

List Local or Federal Permits and Approvals:

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	60.5± Acres			
New acres of land altered		9.23± Acres		
Acres of impervious area	0 Acres	2.59± Acres	2.59± Acres	
Square feet of new bordering vegetated wetlands alteration		19,710± S.F.		
Square feet of new other wetland alteration		271±		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	N/A	65,211 S.F.	65,211 S.F.	
Number of housing units	N/A	39	39	
Maximum height (in feet)	N/A	27'	27'	
TRANSPORTATION				
Vehicle trips per day	N/A	234	234	
Parking spaces	N/A	129	129	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A	5850 GPD	5850 GPD	
GPD water withdrawal	N/A	0	0	
GPD wastewater generation/ treatment	N/A	5850 GPD	5850 GPD	
Length of water/sewer mains (in miles)	N/A / N/A	0.26/0.75 MILES	0.26/0.75 MILES	

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: Vernal Pools) 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.*)

SITE DESCRIPTION

The project site consisting of approximately 60.5 acres is located near the intersection of Hanover Street and Plain Street. The site is located within a Residential-A Zoning District and is bordered primarily by single-family residential dwellings.

The site is currently undeveloped, however a series of pathways traverse the property in several locations. The topography is relatively flat with an extensive amount of wetlands and flood plain as shown on the plans. In addition to the wetlands and flood plain, a perennial stream is located on the westerly side of the site and several intermittent brooks pass through the property in various locations. There area also two certified vernal pools on site and three potential vernal pools.

PROPOSED DEVELOPMENT

This proposed project consists of the development of a 39 unit Planned Residential Development for Seniors (PRDS) as allowed by Special Permit under Section 6.040 of the Hanover Zoning Bylaws. These residential housing units, restricted to residents ages 55 and over, will be located in eight separate buildings of various configurations. A community center, as required by the Zoning Bylaw, is also proposed. The construction of two separate subsurface sewage disposal systems, related driveways, parking areas, landscaped areas, drainage facilities, as well as subsurface utilities, is also proposed.

Access to the site will consist of two separate access drives as required by the Zoning Bylaws. The main access to the site will be provided from Hanover Street and the secondary access will be provided from Plain Street.

As previously stated, the Zoning Bylaws of the Town of Hanover require that two separate accesses be provided for a PRDS. Due to the location of the frontage for this property, the extensive amounts of wetlands, and the design criteria of the Planning Board for the roadway design, both accesses will require the filing of bordering vegetated wetlands. All filling of bordering vegetated wetlands associated with this project is being required in order to gain access to the upland portion of the property as shown on the plans and as allowed under 310CMR 10.53 (3)(e). The total amount of wetlands filing is approximately 19,710 SF. To compensate for the wetlands filling, a total of 29,570

SF of replication is proposed. This replication provides a 1½ :1 ratio and is proposed in three separate replication areas. In addition to the wetlands replication, a wetlands sensitive landscaping plan has been developed for this project. The filling of approximately 271 SF of isolated wetlands (under the local bylaw) is also proposed. Wetlands replication for this filling is also proposed in the amount of 425 SF.

Also in conjunction with the construction of the two access roadways, a total of 8,944 CF of flood plain is proposed to be filled. In order to compensate for the filling, a total of 9,775 CF of compensatory flood storage is proposed, in three (3) separate areas.

Two certified vernal pools (#2065 and #2278) and five potential (three natural and two created) vernal pools as defined by the local bylaw are also impacted by the proposed construction. As shown on the plan, a total alteration of 73,491 SF is proposed and a replication area of 76,345 SF is proposed.

As required, by the Rules and Regulations of the Hanover Conservation Commission, a 25 foot “no disturbance” setback and a 35 foot “no structure” setback is proposed for this project.

Five separate stormwater management systems are also proposed to address both water quality and water quantity resulting from this project as required by the DEP Stormwater Management Policy. Due to the sensitive nature of this site, the stormwater management systems have been designed to treat one-inch of stormwater runoff relative to the water quality criteria. In addition, the stormwater management system will mitigate any increase in stormwater flows resulting from the post-development condition for the 2, 10, 25, and 100 year-24 hour storm events. For a detailed presentation of the stormwater management systems, please consult the Stormwater Management Report and Hydrologic-Hydraulic Analysis performed for this project.