

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13479
 MEPA Analyst: Aisling Eplington
 Phone: 617-626-1024

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: The Village of Hanover		
Street: Washington Street		
Municipality: Hanover	Watershed: South Coastal	
Universal Transverse Mercator Coordinates: X:255509m Y:875133m	Latitude: 42.12400 Longitude: -70.82836	
Estimated commencement date: Summer 2005	Estimated completion date: 2010	
Approximate cost: \$34 Million	Status of project design: 50 %complete	
Proponent: Hanover Country Club, LLC		
Street: 150 Longwater Drive, Suite 202		
Municipality: Norwell	State: MA	Zip Code: 02061
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brad C. McKenzie, P.E.		
Firm/Agency: McKenzie Engineering Group, Inc	Street: 150 Longwater Dr., Suite 101	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: 781-792-3900	Fax: 781-792-0333	E-mail: bmckenzie@mckeng.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 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): Not Applicable

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

List Local or Federal Permits and Approvals: NPDES, Mass. Highway Dept. Access Permit, DEP - Groundwater Discharge Permit (314 CMR 5.00), Hanover Planning Board Special Permit, Site Plan Review and Definitive Subdivision Approval, Hanover Conservation Commission - Order of Conditions state and Local and Title V approval

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit _____ Permits already received: Order of Resource Area Delineation (DEP File No. SE31-794) _____ _____ _____ _____ _____
Total site acreage	118			
New acres of land altered		29		
Acres of impervious area	1	15.7	16.7	
Square feet of new bordering vegetated wetlands alteration		3,693		
Square feet of new other wetland alteration		1,067		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	8,000	317,000	325,000	
Number of housing units	1	124	125	
Maximum height (in feet)	35	48	48	
TRANSPORTATION				
Vehicle trips per day	0	5,185	5,185	
Parking spaces	50	750	800	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	500	41,600	42,100	
GPD water withdrawal	0	3,000	3,000	
GPD wastewater generation/treatment	500	41,600	42,100	
Length of water/sewer mains (in miles)				
Water	0	1.9	1.9	
Sewer	0	1.5	1.5	

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? **See attached project narrative**

Yes (Specify: Vernal pools and rare species habitat) 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 **MAC has been contacted.**

Correspondence will be provided upon receipt.

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.)

Hanover Country Club, LLC, proposes a multi-phase mixed-use commercial and residential development on an approximately 116.7 acre parcel located off of Washington Street in Hanover, Massachusetts. The project involves the development of four separate parcels as follows:

Parcel 1: Consists of a 60.03 acre parcel located off of Park Drive Extension proposed for an eighty-seven (87) unit age restricted (55 and over) multi-family development and an 8,700 square foot club house, along an approximately 5,500 foot roadway network and associated infrastructure. This is to be developed in accordance with the Town of Hanover's Planned Residential Development for Seniors (PRDS) regulations.

Parcel 2: Consists of a 25.54 acre parcel to be accessed via a new road to be constructed off of Washington Street in the western portion of the site. This parcel is proposed to contain a mixed use of commercial, office residential space and will contain two (2) 5,000 square foot buildings with 20,000 square feet of office space, as well as four (4), non-age restricted residential units and associated parking and infrastructure.

Parcel 3: Consists of a 23.22 acre parcel at the western portion of the site, also accessed from a new road off of Washington Street. This parcel will contain a 130-seat restaurant, a 400-seat function hall, 15,000 square feet of retail space, 20,000 square feet of office space and thirty-four (34) non-age restricted condominiums as well as associated parking and infrastructure.

Parcel 4: Consists of a 7.94 acre parcel at the eastern most portion of the site proposed for mixed commercial and retail use. It is proposed to contain a 3,300 square foot (90 seat) restaurant, 6,000 square feet of retail space and 2,600 square feet of commercial space, along with associated parking and infrastructure.

The project is proposed to be constructed in three (3) phases, with Phase I consisting of the development of Parcels 1 and 4, Phase II consisting of the development of Parcel 3, and Phase IV consisting of the development of Parcel 2. The site is proposed to be serviced by municipal water supplies. Parcels 1, 2 and 3 will be serviced by a private on-site wastewater treatment facility located on Parcel 1. Parcel 4 will be serviced by a separate on-site subsurface disposal system. Stormwater management will be provided separately for each parcel, but downstream design points will account for the cumulative flows from the full build-out of the site.

Alternatives considered for development of this site include a conventional residential subdivision. Current zoning

indicates the site could serve up to 20 lots. This alternative would require considerably more wetland impact to construct roadways to meet subdivision standards. An industrial subdivision component was also considered in the northwest portion of the site, but was determined to be less viable than the mixed commercial use proposed. The final project design is intended to provide a mixed-use that provides additional amenities to the community and contributes to the commercial tax base while minimizing impacts on municipal services and providing much-needed elderly housing opportunities for the region.

The project has been designed to minimize impacts to sensitive resources. All unavoidable, direct wetland impacts will be mitigated at a ratio of 2:1. Erosion control and best management practices will be employed during and following construction to minimize migration of sediment into adjacent wetlands. Stormwater management will be provided in strict accordance with the DEP Stormwater Management Policy.

Approximately 43.8 acres of the site are proposed to be developed, of which approximately 15 acres have been previously altered by sand and gravel operations or other development of the site. The remaining 74.06 acres, or approximately 63% of the site, is proposed to be retained as open space. The applicant is requesting a reduction in the parking requirements on Parcel 3 and proposes to install an underground parking facility below the developed portion of the site in order to further minimize clearing and site development. A walking trail connection will be provided between the retail uses and the age-restricted development.

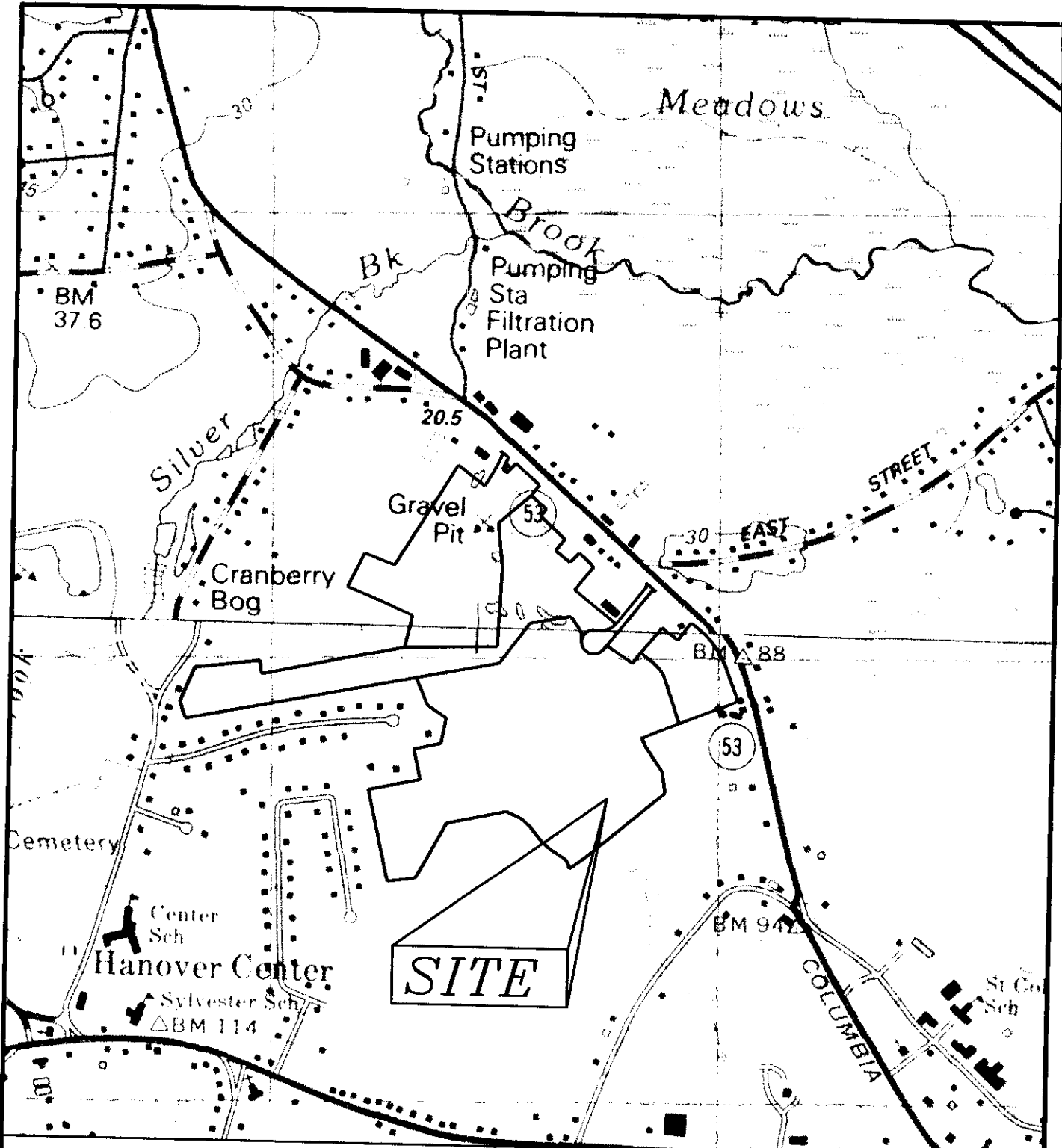
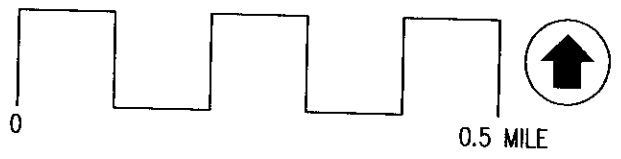


FIGURE - 1



U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES
HANOVER QUADRANGLE



McKENZIE
ENGINEERING
GROUP, INC.

196 CENTRAL STREET
SAUGUS, MASSACHUSETTS 01906
PHONE: (781) 941-2211
FACSIMILE: (781) 941-2662
150 LONGWATER DRIVE
NORWELL, MASSACHUSETTS 02061
PHONE: (781) 792-3900
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PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT

USGS Locus Map
THE VILLAGE OF HANOVER
HANOVER, MASSACHUSETTS