

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13500  
 MEPA Analyst: Beiony Angus  
 Phone: 617-626-1029

# 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: Ocean Shores		
Street: 1209 Ocean Street		
Municipality: Marshfield	Watershed: South Shore Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 070° 40' 35.05" W Longitude: 042° 06' 2.83" N 37 ft	
Estimated commencement date: Fall 2005	Estimated completion date: Spring 2007	
Approximate cost: \$31 million	Status of project design: 90% %complete	
Proponent: Beacon Ocean Shore Limited Partnership c/o Beacon Communities Dev. LLC		
Street: 150 Federal Street, 5 <sup>th</sup> Floor		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton		
Firm/Agency: LEC Environmental Conslt. Inc.	Street: 107 Audubon Rd., Bldg. 2 Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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):

HOME Funds: \$700,000.00

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

List Local or Federal Permits and Approvals: **Comprehensive Permit (Public Hearing closed, pending issuance), Order of Conditions (Public Hearing closed, pending issuance).**

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
<b>LAND</b>				<input checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Conservation & Management Permit
Total site acreage	31.0			
New acres of land altered		8.3		
Acres of impervious area	0.2	3.7	3.9	
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		
<b>STRUCTURES</b>				
Gross square footage	0	145,420	145,420	
Number of housing units	0	90	90	
Maximum height (in feet)	0	50	50	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	588	588	
Parking spaces	0	200	200	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	23,100	23,100	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	21,010	21,010	
Length of water/sewer mains (in miles)	0	0.3/0.3	0.3/0.3	

**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 and Priority 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 (See **Archaeological Report, Appendix I**)

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.*)

Ocean Shores encompasses 31.0 +/- acres bound by Ocean Street and a commercial building to the north, while single-family dwellings and a condominium development off Old Colony Way abut the site to the southwest. The Town of Marshfield owns the majority of the property directly to the south and southeast of the subject site, comprising the Marshfield Airport. This Town-owned land is characterized as a forested wetland dominated by an overstory of red maple (*Acer rubrum*) with an array of excavated ditches. A single residence with access directly off Ocean Street and a subdivision of single-family dwellings associated with Musket Road occupy areas to the east of the subject site. Portions of the Ocean Street single residence lot remain vegetated and undisturbed; however, this area is designated as a forested wetland. Upland portions of the project site encompass approximately 16.7 acres comprised of a Successional Field/Abandoned Drive-In Theater (6.6 acres) and forested uplands (10.1 acres).

On December 5, 2001 Beacon filed an application with Marshfield Zoning Board of Appeals (ZBA) to construct an 198-unit apartment development under M. G. L. c. 40B, s. 20-23. On August 27, 2002 the Marshfield ZBA issued a Comprehensive Permit approving the project (with conditions) for 180 apartment units. Litigation, initiated by 5 town boards or officials and other parties, ensued after this approval. Following litigation, Beacon engaged in negotiations with the ZBA, other Town officers and entities, and other interested parties in an effort to resolve the litigation. As a result of this continued dialogue, Beacon revised the development to a 90-unit townhome/single-level homeownership development.

Mitigation measures incorporated into this project include parameters set forth by Daylor Consulting Group, acting as a consultant to the Town of Marshfield, and parameters as set forth by the Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife. Such mitigation measures are designed to prevent and minimize site disturbance, protect adjacent wetlands, protect endangered species and conform to the pertinent statutes and regulations. These mitigation measures include: 1) limiting the development to 8.2 acres located predominantly within the footprint of an abandoned Drive-In; 2) placing an EOECA Conservation Restriction on the remaining 22.7 +/- acres of open space to ensure the permanent protection of Eastern Box Turtle (*Terrapene c. carolina*) habitat; 3) providing a 100-foot setback for all work from any vernal pools located on the parcel; 4) providing a greater than 100-foot setback from the wetland and its associated vernal pool located in the northeastern portion of the site; 5) maintaining a minimum 35-foot setback from all other Bordering Vegetated Wetlands, specifically in the southern portion of the site; 6) designing 6,500 square feet of the Wetland Pocket Stormwater Retention Basin to function as Nesting, Breeding, and Movement habitat for *T. c. carolina*, 7) providing compensatory storage at a 2:1 ratio resulting in increased coastal floodwater storage during a 100-year storm event.

See attached Report for additional details.