



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: 13591  
 MEPA Analyst: Rick Bourke  
 Phone: 617-626-1130

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: Slope Stabilization Project James Landing Condominiums		
Street: Off Ladds Way		
Municipality: Scituate	Watershed: Herring River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 10' 45" Longitude: 70° 44' 45"	
Estimated commencement date: Sept. 2005	Estimated completion date: Oct. 2005	
Approximate cost: \$60,000	Status of project design:	%complete
Proponent: James Landing Condominiums		
Street: Ladds Way		
Municipality: Scituate	State: MA	Zip Code: 02066
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Peter J. Williams, P.E.		
Firm/Agency: Vine Associates, Inc.	Street: 190 Old Derby Street – Suite 311	
Municipality: Hingham	State: MA	Zip Code: 02043
Phone: 781-749-2530	Fax: 718-749-2751	E-mail: pwilliams@vineassociates.net

- 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): N. A.

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

List Local or Federal Permits and Approvals: Scituate Conservation Commission  
 U.S. Army Corp of Engineers  
 CZM Consistency

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 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____ _____
Total site acreage	0.5±			
New acres of land altered		0.04		
Acres of impervious area	0.1	0.0	0.1	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		1,800		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	N.A.	N.A.	N.A.	
Number of housing units	N.A.	N.A.	N.A.	
Maximum height (in feet)	N.A.	N.A.	N.A.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	N.A.	N.A.	N.A.	
Parking spaces	N.A.	N.A.	N.A.	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	---	---	---	
GPD water withdrawal	---	---	---	
GPD wastewater generation/treatment	---	---	---	
Length of water/sewer mains (in 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 \_\_\_\_\_)  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.)

This Environmental Notification Form is being filed for slope stabilization work to be performed at James Landing Condominiums, Off Ladd's Way in Scituate, Massachusetts. The project involves the installation of stone slope protection to stabilize an eroding bank and to reduce shoaling of the adjacent James Landing Marina basin.

The project area is limited to the portion of the Condominium property shoreline along the north corner of the James Landing Marina basin. The adjacent section of the Marina basin to the west has been stabilized by placement of stone slope protection. The shoreline to the east consists of low brush, which changes to salt marsh. The shoreline is backed by a gravel walkway, which was installed as part of the Chapter 91 License public access requirements for the Condominiums. A vegetative buffer exists between the walkway and the eroding slope. The buffer includes low brush, trees, and beach grass.

The project shoreline is eroding and in some areas the brush and trees are under-cut. At the corner of the Marina basin, the erosion has progressed to within a few feet of the public walkway. Sediments eroding from the bank end up in the Marina basin, which increases the shoaling rate in the basin and the need for periodic dredging. The shoreline also provides a buffer to storm waves.

The slope stabilization is being proposed to prevent the loss of the public walkway and to reduce the need for future dredging of the Marina basin. The proposed work will include the placement of an armor stone layer and a 1 vertical to 1.5 horizontal slope on a crushed stone bedding layer underlain by filter fabric. The new slope protection will extend from the existing stone slope protection around the corner of the basin as shown on the attached project plans. It is also proposed to repair a 10 foot section of the existing stone slope protection, which has unraveled.

The "Do Nothing" Alternative would not provide the required slope protection. This alternative would avoid the temporary alteration of the coastal beach, but would have negative impacts of the loss of the public walkway, and continued erosion of sediments into the Marina basin.

