

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental  
 Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13646
MEPA Analyst:	ANNE CANADAY
Phone: 617-626-	1035

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: <b>North River Village</b>		
Street: <b>Old Pembroke Road/Maryland Street</b>		
Municipality: <b>Marshfield and Pembroke</b>	Watershed: <b>South Coastal (North River)</b>	
Universal Transverse Mercator Coordinates: <b>E 353375 N 4664036</b>	Latitude: <b>42°06'53" N</b>	Longitude: <b>70°46'25" W</b>
Estimated commencement date: <b>12/05</b>	Estimated completion date: <b>12/06</b>	
Approximate cost: <b>\$4.2 Million</b>	Status of project design: <b>20% complete</b>	
Proponent: <b>Jeslyn Associates</b>		
Street: <b>89 Pleasant Street, P.O. Box 168</b>		
Municipality: <b>South Weymouth</b>	State: <b>MA</b>	Zip Code: <b>02190</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Evelyn Friedrich</b>		
Firm/Agency: <b>Rackemann Strategic Consulting, Inc.</b>	Street: <b>One Financial Center</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02111</b>
Phone: <b>617/951-1123</b>	Fax: <b>617/542-7437</b>	E-mail: <b>ejf@rackemann.com</b>

- 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): **None**

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

List Local or Federal Permits and Approvals: **Local Comprehensive Permit, Building Permits, and Septic System Approvals. Federal NPDES Construction Permit.**

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

- |                                 |  |  |
|---------------------------------|--|--|
| <input type="checkbox"/> Land   | <input checked="" 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
<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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b>NHESP Conservation and Management Permit</b>  <b>MHC Memorandum of Understanding</b>
Total site acreage	22.2			
New acres of land altered		5.0		
Acres of impervious area	0.0	1.5	1.5	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
<b>STRUCTURES</b>				
Gross square footage	0	48,000	48,000	
Number of housing units	0	16	16	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	192	192	
Parking spaces	0	32	32	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	7,400	7,400	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	7,040	7,040	
Length of water/sewer mains (in miles)	0	0.22	0.22	

**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 Pool 2864 and Priority Habitat 1087**)  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: **North River Plano Site – MHC # 19-PL-348**)  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.)

North River Village is a proposed 16-unit, mixed-income residential development located on a 22.2-acre site north of Maryland Street and east of Route 3 in Marshfield and Pembroke, Massachusetts. The site abuts the North River to the west and the Two-Mile Reservation to the north and includes 19.2 acres of land in Marshfield and 3.0 acres of land in Pembroke. Of the land in Marshfield, 1.3 acres is the layout Old Pembroke Road, a private way connecting to Maryland Street that will be improved to provide access. Wetlands comprise approximately three acres of the site, with the remainder consisting of mixed oak and pine upland. Figure 1 shows the location of the site on the USGS Hanover quadrangle map. Figure 2 illustrates existing conditions on the project site.

The Proposed Site Plan is shown on Figure 3. As now configured, North River Village will contain 10 housing lots providing four single-family, detached homes and six, two-unit duplex homes. One quarter of the homes (one single-family home and three duplex units) will be affordable. As can be seen on Figure 2, the project has been designed to preserve most of the site. Disturbed land, all of which is located along Old Pembroke Road in the eastern part of the site, will total 5.0 acres, leaving 17.2 acres undisturbed. Approximately 16 acres of the undisturbed land, amounting to just over 70 percent of the site, will be placed under conservation and preservation restrictions to protect archaeological and biological resources. The resources include the North River Plano Native American archaeological site, a late 18<sup>th</sup> century cellar hole, Vernal Pool 2864 providing habitat for the four-toed salamander, and upland within Priority Habitat 1087 providing habitat for eastern box turtle. Impervious area on-site will total only 1.5 acres—0.9 acres of roadway and driveway paving and 0.6 acres of roof area. The Proposed Site Plan also illustrates the Low Impact Development (LID) features of the project, designed to control stormwater runoff without major detention structures.

The proposed project is an outgrowth of careful review of and revision to the Original Site Plan, shown on Figure 4. The Original Site Plan envisioned 24 units of mixed-

income, single-family housing along a new roadway system with a common driveway around the Vernal Pool. This plan would have required alteration of 12.1 acres of the site, would have resulted in 3.2 acres of impervious surface, and would have made it difficult to preserve the archaeological resources and habitat on the site. Because of the amount of impervious surface, the original plan also would have required substantial drainage structures to attenuate stormwater runoff.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 \_\_\_ Yes  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.0</u>	<u>0.6</u>	<u>0.6</u>
Roadways, parking, and other paved areas	<u>0.0</u>	<u>0.9</u>	<u>0.9</u>
Other altered areas (describe) roadway grading, drainage, and lawns	<u>0.0</u>	<u>3.5</u>	<u>3.5</u>
Undeveloped areas	<u>22.2</u>	<u>(5.0)</u>	<u>17.2</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  
 \_\_\_ Yes  No; if yes, does the project involve the release or modification of such restriction?  
 \_\_\_ Yes  No; if yes, describe:

**As part of the project, the proponent will place conservation and preservation restrictions on approximately 16 acres of the site.**

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes  No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? \_\_\_ Yes  No; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

**Figure 1- NORTH RIVER VILLAGE**  
**Locus Shown On A Portion Of U.S.G.S.**  
**Hanover Quadrangle**  
**Plymouth County, Massachusetts**  
**Scale : 1" = 2000'**

