

ENF Environmental Notification Form

-For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **14345**
 MEPA Analyst: **DEIRDRE Buckley**
 Phone: 617-626-**1044**

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: Plymouth Rock Studios		
Street: 444 Long Pond Road		
Municipality: Plymouth	Watershed: South Coastal Watershed	
Universal Transverse Mercator Coordinates: Zone 19 365621, 4639111	Latitude: 41° 53' 33.055"	Longitude: 70° 37' 11.433"
Estimated commencement date: Spring 2009	Estimated completion date: Spring 2011	
Approximate cost: \$538 million	Status of project design: 15% complete	
Proponent: Bill Wynne, Plymouth Rock Studios		
Street: 36 Cordage Park Circle, Suite 305		
Municipality: Plymouth	State: MA	Zip Code: 02360
Name of Contact Person From Whom Copies of this ENF May Be Obtained:*		
Katie Lesser		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: klesser@epsilonassociates.com

* EENF can also be accessed online at <http://www.plymouthrockstudios.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. 13122) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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): Infrastructure, Investment Incentive (*I-cubed*) funding will be sought for some elements of the Project

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

List Local or Federal Permits and Approvals:
Site Plan Review, Order of Conditions, Building Permits, coverage under NPDES Construction General Permit

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 type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit ^e <input checked="" type="checkbox"/> New Source Approval ^e <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Groundwater Discharge Permit ^f
Total site acreage	242			
New acres of land altered ^a		112		
Acres of impervious area ^a	12	+ 53	65	
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		
STRUCTURES				
Gross square footage	18,000	+ 2.0 million	2.0 million	
Number of housing units	1	+ 124	125 ^b	
Maximum height (in feet)	40	+ 25	65	
TRANSPORTATION				
Vehicle trips per day	966 ^c	+ 8,950	9,916	
Parking spaces	343	+ 3,948	4,291	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	310,000 ^d	-144,000 ^d	166,000	
GPD water withdrawal	310,000 ^d		166,000	
GPD wastewater generation/treatment	4,580	-161,420	166,000	
Length of water/sewer mains (in miles)	0	+ 4.2 miles	4.2 miles	

^a Please see Section 3.3 for additional detail relating to land alteration

^b Includes 96 apartment units, 20 artist bungalows and 9 single family homes

^c Based on Institute of Transportation Engineers Land Use Code 430, Golf Course, and a 27-hole course

^d Previous water withdrawal over a 210-day irrigation period (proposed withdrawal is year-round)

^e Required only if on-site water supply options is pursued

^f Required only if ground source heat pump is pursued

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*

Construction of the access road is proposed on land protected under Article 97. The access road is allowed under the terms of the conservation restriction for the property, and will be owned and operated by the Town of Plymouth (owners of the property). There is no change of use or conversion associated with the Project.

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 **The proposed sewer extension crosses priority habitat mapped for Barrens Buckmoth and Adder's-tongue Fern. The sewer extension will be constructed within the roadway and is exempt from MESA review under 321 CMR 10.14 (5) and (6), see Section 11.0 of the EENF**) 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.*)

Project Description

Plymouth Rock Studios (PRS) is proposing to develop a movie production studio complex on the 242-acre site of the existing Waverly Oaks Golf Club (Project Site), located between Long Pond Road and Route 3 near Interchange 3. A detailed description of the existing site and proposed project is provided in Section 3.0 of the EENF. As described in that section, the building program includes three campuses: the Studio Production Campus (including production stages, a back lot, office buildings and a visitor center), the Studio Amenities Campus (includes shops, restaurants, a hotel, and housing), and the Research/Education Campus, (including a research office and education buildings).

Access. Primary access to the Project will be provided by a new access road and recreation path that will connect Clark Road with the Project Site. Figure 3.1-1 in Section 3.0 shows the location of the proposed access road and recreation path, with detailed plans provided as Figure 3.1-3. The access road will also provide access to the Plymouth South school campus. The recreation path will create a connection from Clark Road to the Plymouth South school complex and the Project Site, and will extend across the Project Site and Crosswinds Golf Club to allow access to Forges Field. Access to the 10 single-family homes that will front along Long Pond Road will be provided by way of the existing access to the Waverly Oaks Golf Course. This access may also provide limited gated access (up to 500 vehicles per day) to the movie and production component of the Project.

Water and Wastewater. Two alternatives for providing potable water for the site are under consideration. These are a connection to the town system (the municipal supply alternative) and a well constructed on the site in the vicinity of an existing well currently used for irrigation purposes on the site (the onsite alternative). Wastewater will be conveyed from the site to the Camelot Drive Wastewater Treatment Plant via a new sewer extension. The alignment of the new sewer force main is designed to utilize existing roads to the extent possible, and would serve both the movie studio complex and the Plymouth South Middle and High Schools, connecting these facilities to the Camelot Drive Wastewater Treatment Plant

located north of the site. The proposed water supply will also serve the school campus. PRS is also proposing to install a water reuse line adjacent to its proposed sewer extension. The purpose of the reuse water line will be to transport treated wastewater from the Camelot Drive WWTP to irrigate Forges Field, Crosswinds and the school complex once the Town has upgraded and expanded the plant to a tertiary level of treatment capability.

Transportation. The Project is anticipated to generate approximately 8,950 net new vehicle trips on an average weekday (adt) (after subtracting trips removed from the roadway network attributable to the existing Waverly Oaks Golf Course). To minimize impacts on local roadways, the Project is constructing a new access road to bring traffic directly from Clark Road to the Project Site. The existing site entrance off Long Pond Avenue will be modified to provide access to the 10 single-family homes that will front along Long Pond Road. This entrance may also provide limited access (up to 500 vehicles per day) to the movie and production component of the Project and will also serve as secondary access to the Project for emergency vehicles. Proposed improvements to existing roadways include the construction of a modern roundabout at the Clark Road/Long Pond Road intersection; the completion of the Route 3/Exit 3 interchange; the signalization of the new access road/Clark Road intersection; the widening of Clark Road between the Route 3 southbound ramps and Clark Road to accommodate additional travel lanes; and pedestrian, bicycle and traffic calming improvements along Long Pond Road north of Clark Road.

A comprehensive Transportation Demand Management (TDM) program is proposed for the Project. As an important element of the proponent's TDM plan, the proponent has committed to coordinate with local and state officials to develop a fixed-route shuttle service that would link the Project to public transportation terminals and area attractions.

Sustainable Design. Plymouth Rock Studios is committed to a sustainable and green philosophy. Efficiency, low impact development, "triple bottom line" goals and a holistic approach to the environment have been instilled in the planning of the Project. The Project will be the forerunner in the industry, implementing sustainable and green technologies, and design and construction standards. It will be the first all-union built, green studio facility in the world and will be the first LEED Certified Studio complex in the world. Renewable and efficient energy systems under consideration for the Project include rooftop photovoltaic arrays, solar thermal collection, geothermal wells and cogeneration.

Alternatives

Alternatives have been considered comprehensively for the Project and are discussed in Section 4.0 of the EENF. Site design and layout alternatives were considered to ensure that the building program is arranged on the 242-site to make the best use of the natural features of the site and optimize a coherent arrangement of the three development zones. The layout of the access road is sited on the northern portion of the town-owned parcel adjacent to Route 3, to minimize disturbance to the parcel for recreational value. The sewer extension and water reuse line will be sited through disturbed areas and roadways to minimize disturbance. Section 4.0 also discusses water supply alternatives.

Impacts and Mitigation

The design of the proposed Project was developed to minimize impacts the surrounding community and the natural environment. The potential impacts of the proposed Project and proposed mitigation are discussed in detail throughout the EENF, with a summary table provided in Section 1.0 of the EENF (see Table 1.5-1).