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March 21, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ON THE  
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Marion Manor  
PROJECT MUNICIPALITY : Quincy  
PROJECT WATERSHED : Fore/Weir River  
EOEA NUMBER : 14191  
PROJECT PROPONENT : Marion Manor for the Aged and Infirm, Inc.  
DATE NOTICED IN MONITOR : February 20, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

As described in the Environmental Notification Form (ENF), the proposed project entails the development of a log-term care and assisted living facility comprised of 265 skilled nursing beds; an independent living facility comprised of 159 one- and two-bedroom units; eleven convent rooms; 320 parking spaces (236 of which will be located under the structure); and associated utilities, stormwater management system, and other site amenities. The project will be located on an undeveloped and forested 8.3-acre site at the end of Quarry Hill Drive that is bisected by an intermittent stream with associated Bordering Vegetated Wetlands (BVWs).

### MEPA Jurisdiction and Permitting Requirements

The project is undergoing review pursuant to 301 C.M.R. 11.03 (6)(b)(14) of the MEPA regulations, because it will generate 1,000 or more new average daily vehicle trips on roadways providing access to the site and because it will result in the construction of 150 or more new parking spaces at a single location. Although the project does not require a State Highway Access Permit, it is slated to receive a tax-exempt bond from the Massachusetts Development Finance Agency. The project requires a Sewer Extension/Connection Permit and a Superceding Order of Conditions from the Department of Environmental Protection (MassDEP), both of which have been issued. The project will also require approval from the MWRA for the proposed installation of gas/oil separators in the covered parking areas. The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site greater than one acre. Because the proponent is seeking state financial assistance for the proposed project, MEPA jurisdiction is broad in scope and this review can include any issues that have the potential to produce significant damage to the environment.

### Review of the ENF

#### *Wastewater*

The ENF states that there is sufficient capacity in the existing collection system to accommodate the estimated 78,293 gallons per day (gpd) of new wastewater flow from the project. Wastewater generated by the project will discharge into the City of Quincy's sewer system, which flows into the Massachusetts Water Resources Authority's (MWRA) system, and ultimately to the Deer Island Wastewater Treatment Facility.

MassDEP, in cooperation with MWRA and its member communities, are implementing a flow control program in the MWRA regional wastewater system, to remove extraneous clean water (e.g., infiltration/ inflow (I/I)) from the system. Routinely, MassDEP requires proponents that are adding significant new wastewater flow to assist in the I/I reduction effort and to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, MassDEP is using a minimum 4:1 ratio for I/I removal to new wastewater flow added. This ratio may be increased if specific flow constrictions/overflows already exist in the sewershed to which the new flow is added. The proponent should therefore work with the city, and consult with MassDEP on this issue. Assuming that a 4:1 ratio is utilized, the proponent must remove, or cause to be removed, 313,172 gpd of I/I.

I note that MassDEP issued a Sewer Connection Permit for the project on November 18, 2005, (DEP Trans No W065359) based on the proponent's statement in the application that no MEPA review was required. However, this occurred prior to the application for state financial assistance. All permit conditions remain in effect.

*Wetlands and Stormwater Management*

The ENF and the site utility plan depict proposed subsurface stormwater detention systems beneath both the independent living unit and the skilled nursing facilities, which are planned above two-level parking garages. As indicated by MassDEP in its comments, this stormwater system design would not meet the Stormwater Management Policy (SMP) and standards in effect at the time of the review of the Notice of Intent, or the Stormwater Management Regulations that are currently in effect. Stormwater drainage systems require setbacks from building foundations of at least 10 to 20 feet, depending on the type of Best Management Practice (BMP) proposed to reduce the potential for flooding. MassDEP recommends that the proponent seek alternative siting for the drainage systems in order to provide the necessary access for maintenance and future rehabilitation, and for compliance with the SMP policy and standards. The proponent should consult with MassDEP regarding low impact development techniques available that offer the potential to reduce the size of the proposed BMPs and relocate them in open areas away from the buildings.

The proponent obtained an Order of Conditions for the alteration of 112 sf of bordering vegetated wetlands (BVWs) in the vicinity of a proposed bridge crossing for an on-site roadway. However, the City of Quincy's Order of Conditions was appealed by the Friends of the Blue Hills, in order to require that the proponent restore previously degraded wetland resources on the project site. As a result, MassDEP issued a Superseding Order of Conditions on March 29, 2006, affirming the Quincy Conservation Commission's Order. The site visit conducted in conjunction with the review of the ENF confirmed that the proponent has completed the required restoration of the degraded wetland resource area.

*Historic and Archeological Resources*

In its comments, the Massachusetts Historical Commission (MHC) notes that it reviewed a Project Notification Form and conducted a site visit in September 2007. An intensive (locational) survey was conducted for the project site and no significant archeological resources were identified.

The project entails improvements to Quarry Hill Drive that require that a section of fencing directly adjacent to the nearby Lyons Turning Mill historic site be replaced and moved slightly to the west. MHC determined that this would not have an adverse effect on the historic site. However, the proponent should ensure that a well on the site, as well as surface artifacts, are avoided and protected during roadway improvements. Specifications and plans for the roadway improvements that incorporate avoidance and protection provisions for the Lyons Turning Mill and its associated historic features and artifacts should be provided to MHC for review prior to initiation of any construction activity.


*Pedestrian Facilities*

The ENF indicates that the reconstruction of Quarry Hill Drive will include the provision of a sidewalk that will ultimately connect to a system of walking trails on the Marion Manor project site. At the site visit, the proponent stated that these on-site trails would be open to the public and connect to the larger network of walking trails within the Blue Hills Reservation.

Conclusion

Based on the information provided by the proponent and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the ENF has served adequately to disclose potential impacts and mitigation, and to demonstrate that project impacts do not warrant the preparation of an Environmental Impact Report.

March 21, 2008  
Date



Ian A. Bowles

Comments received:

- 3/08/08 David Hodgdon/Blue Hill Adventures and Quarry Museum
- 3/11/08 Melinda Collins/Friends of the Blue Hills
- 3/12/08 Massachusetts Historical Commission
- 3/12/08 Massachusetts Water Resources Authority
- 3/18/08 Department of Environmental Protection Northeast Regional Office

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