

EOEA # 13704
 Nick ZAVOLAS
 617-626-1030

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: 94 Housing Units as a Comprehensive Permit under Ch 40B of the MGLs		
Street: Country Club Way		
Municipality: Kingston, MA	Watershed: Jones River	
Universal Transverse Mercator Coordinates: 19 356559 E 4649603 N	Latitude: 41°- 58'- 58.4" N	Longitude: 70°- 43'- 58.4" W
Estimated commencement date: June 2006	Estimated completion date: December 2008	
Approximate cost: \$40,000,000	Status of project design: 96 %	%complete
Proponent: High Pines, LLC		
Street: 60 Country Club Way		
Municipality: Kingston	State: MA	Zip Code: 02364
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard DeBenedictis, P.E.		
Firm/Agency: DeBenedictis-Peterson Assoc	Street: 5 Main Street Ext. Suite 206	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-746-3000	Fax: 508-746-5000	E-mail: debenpeter@aol.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. 11119) 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Local Zoning Board of Appeals) No

List Local or Federal Permits and Approvals: **The ZBA, as agency for local Ch. 40B MGL permits and the local Sewer Commission.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): **The proposed project involves 29 acres of land, therefore, "301 CMR 11.03 (1)(b)1. Direct alteration of 25 acres of land or more" applies.**

- 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
LAND				<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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> This project is being proposed under Chapter 40B of the MGLs for an over 55 population with 25 % set aside as affordable units.
Total site acreage	29			
New acres of land altered		29		
Acres of impervious area	0	7.3	7.3	
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 (94 units averaging 2300 sf/unit)	0	216,200	216,200	
Number of housing units	0	94	94	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day (see attached Traffic Study)	1,530	+ 27	1,557	
Parking spaces (existing is for the existing subdivision/ country club & golf course etc. Each of the proposed 94 units will have 2-car garages)	260 ±	0	260 ±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use (This is counting existing the subdivision & country club, which are on Town water. *The proposed units will be tied to existing gravity sewer main in Country Club Way)	45,000 ±	31,020*	56,020	
GPD water withdrawal (No groundwater withdrawal within the area of proposed units)	0	0	0	

<p>GPD wastewater generation/treatment *(The proposed units will be tied to the existing gravity sewer main in Country Club Way, then to the pump station on Brook Street and to existing Town Wastewater Treatment Plant, the treated effluent of which flows back to Indian Pond Golf Course).</p> <p>Only the country club is on the Town sewer. The homes have septic).</p>	12,000	31,020*	43,020
<p>Length of water/sewer mains (in miles) (N/A)</p>			

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.)

- (a) The proposed project is to be developed on land that is presently part of Indian Pond Estates IV, a golf course/country club subdivision on more than 325 acres, that has had an ENF and EIR as recently as 1997/98. The original ENF resulted in a limited EIR scope of work that involved an Archeological Study and Traffic Study. The EIR received a Certificate from the Office of the Secretary of Environmental Affairs in 1998.

The "intense" Archeological study by Timelines, Inc. found "four small prehistoric sites (A,C,D1 and D2), in between and around a group of four water holes toward the northwestern section of the site"(south of Lots # 4-113 to 4-117). The report stated that all of the sites were small with a

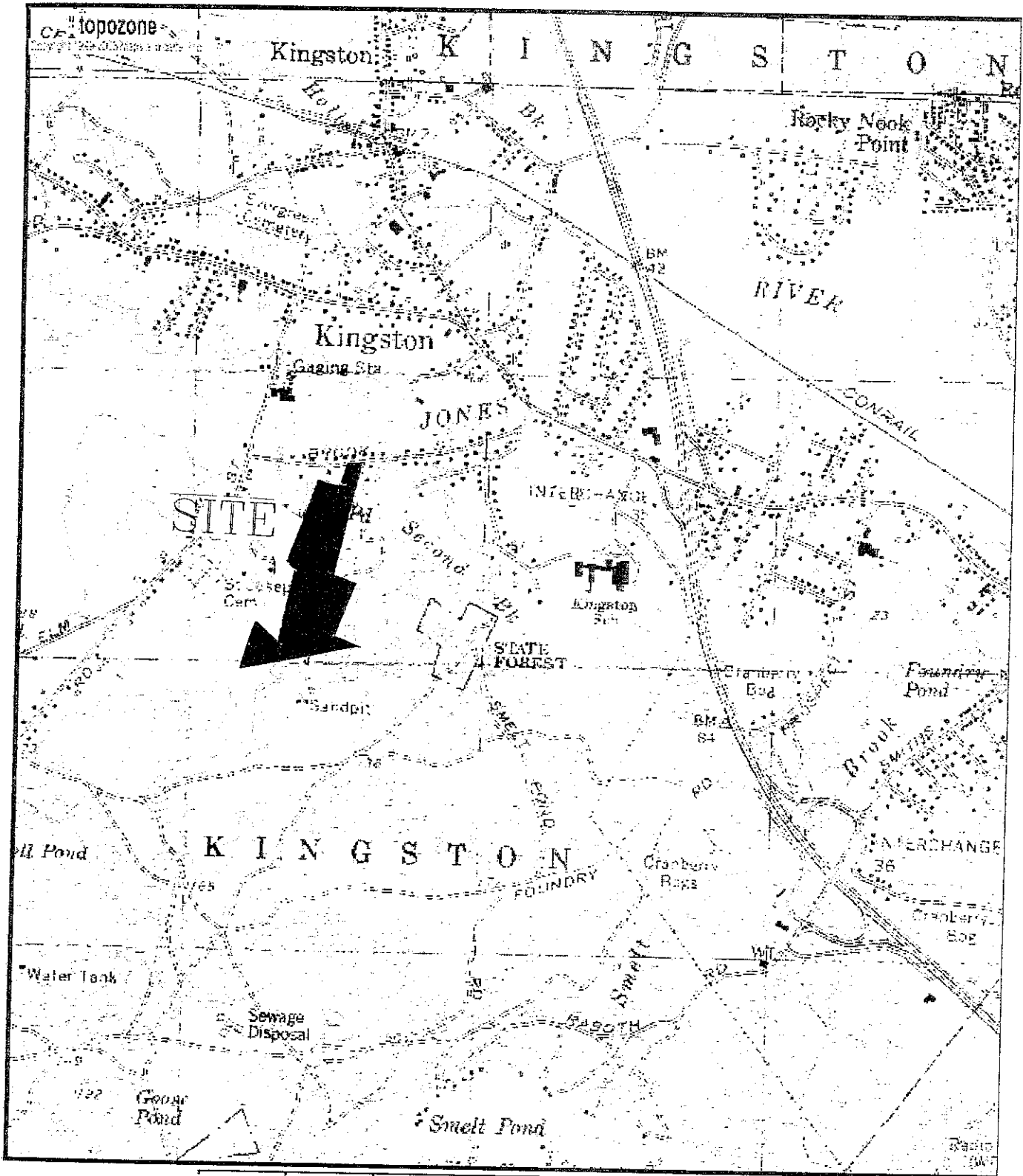
“low density of material.” The identified area, surrounding Duke’s Hole (site D1), and the other site’s, which are in close proximity to Duke’s hole, were buffered and not developed as part of the original subdivision plan and are not within the proposed project area for this application. A copy of Timelines’ Study is in Attachment A.

The current project involves approximately 29 acres that is on both sides of Country Club Way, the entrance road to the existing subdivision. The 29 acres, which, except for the entrance road, is not yet developed, is being proposed for a 94 unit condominium project that would be exclusively for persons aged 55 and over. It would be permitted under State Law (Chapter 40B of the MGLs) as a comprehensive zoning application.

The Applicant has received a letter of Project Eligibility (PE-328), dated September 9, 2005, from the MassHousing agency. This allows the Applicant to proceed to the next stage of the permitting process. All of the units will be connected to the existing municipal sewer and water supply systems located in Country Club Way. All stormwater would be retained on-site (see Attachment B).

- (b) The project’s proposed location is the only area of contiguous land, other than the 158 acre golf course (the open space), that is not otherwise developed within the Indian Pond Estates subdivision. The location is also critical relative to its proximity to the Country Club and Golf Course, since it is anticipated that it will be an interactive element of that complex. It is also buffered from the single family homes within the subdivision by at least 200 feet.**
- (c) There is no feasible alternative to the project site within Indian Pond Estates and the Applicant does not own any other parcels outside of the subdivision. The proposed use of this area complements the Country Club/Golf Course community. This is particularly true due to its “age 55 and over” restriction. Twenty five percent (25%) of the units (i.e. 24) would be sold as affordable housing, in accordance with the State statute.**

LOCUS MAP



Map center is UTM 19 357168E 4649471N (WGS84/NAD83)

Plymouth quadrangle

Projection is UTM Zone 19 NAD83 Datum

19-03-571
8=-1.154