

For Office Use Only
Executive Office of Environmental Affairs
 EOE A No.: 14366
 MEPA Analyst: Aisling Eglinton
 Phone: 617-626-1024

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: Island Creek Village		
Street: Tremont Street (Route 3A)		
Municipality: Duxbury	Watershed: South Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42-1-0 Longitude: 70-43-20	
Estimated commencement date: April 2009	Estimated completion date: 2010	
Approximate cost: \$65,000,000	Status of project design: 80	%complete
Proponent: Island Creek Village North LLC		
Street: 14 Page Terrace		
Municipality: Stoughton	State: MA	Zip Code: 02072
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul Brogna, P.E.		
Firm/Agency: Seacoast Engineering Co.	Street: P.O. Box 155	
Municipality: Duxbury	State: MA	Zip Code: 02331
Phone: 781-934-8188	Fax: 781-934-9188	E-mail: pab100100@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. _____) 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): Some funding from MassHousing maybe received

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

List Local or Federal Permits and Approvals: Duxbury Zoning Board of Appeals grant of Comprehensive Permit (currently being reviewed by ZBA)

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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 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 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 (including earlier project built 25 years ago)	22.52 acres			
New acres of land altered		10.15 acres		
Acres of impervious area	3.18 acres	6.78 acres	9.96 acres	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage(including earlier project built 25 years ago)	46,350 s.f.	99,490 s.f. (not incl WWTP)	145,840 s.f. (not incl WWTP)	
Number of housing units (including earlier project built 25 years ago)	106	238 (incl. Assisted Living)	344 (incl. Assisted Living)	
Maximum height (in feet)	25	55	55	
TRANSPORTATION				
Vehicle trips per day	1,150	+1,834 ^a	2,984	
Parking spaces	144	423	567	
WASTEWATER				
Gallons/day (GPD) of water use	22,353 gpd (inc. church, and adj. offices)	40,125 gpd	62,478 gpd (inc. church, and adj. offices)	
GPD water withdrawal	500 (irrigation)	0	500 (irrigation)	
GPD wastewater generation/ treatment	22,353 gpd (inc. church, and adj. offices)	40,125 gpd	62,478 gpd (inc. church, and adj. offices)	
Length of water/sewer mains (in miles)	0.2 mi water 0 mi sewer	0.6 mi water 0.3 mi sewer	0.6 mi water 0.3 mi sewer	

^aBased on Institute of Transportation Engineers Land Use Codes 220, Apartment (80 units); 230, Residential Condominium/Townhouse (64 units); 254, Assisted Living (94 units); 710, General Office Building (14,000 sf); and 720, Medical-Dental Office Building (14,000 sf).

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 Estimated Habitat per October 1, 2006 MA Natural Heritage Atlas, 12th Ed, Habitat Area has been removed per October 1, 2008 MA Natural Heritage Atlas, 13th Ed. _____) 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 project is the development of a comprehensive permit 40B development located on the northerly side of Tremont Street (State Highway Route 3A) in Duxbury, East of State Highway Route 3. The proposed new construction will be adjacent to an earlier affordable housing development constructed in 1982 consisting of 7 residential buildings and a community (clubhouse) building. The project site (including the earlier project) consists of 22.52 acres which was formerly an active gravel operation in the 1960s. The developed area of the site is gently sloped with elevations ranging between 66 and 72 feet. The existing drainage basin has a bottom elevation of 58 feet, based on an NGVD 1929 datum. An existing berm along the northern and eastern property boundaries separates the site from the adjacent Dead Swamp and existing cranberry bogs. The face of the berm has a steep slope (approximately 70%). There are no wetlands existing on the site but the site is listed as both an estimated and priority habitat of rare species according to the Massachusetts Natural Heritage Atlas, 12th Edition, October 1, 2006.**
- (b) **This alternative was pursued because of the benefit to the Town as stated in the Town of Duxbury Affordable Housing Plan Planned Production Program, Approved by DHCD November 7, 2007. Impacts for the project include the additional affordable housing in the Town, an increase in traffic as a result of increased housing, and work being performed in an NHESP Estimated Habitat of Rare Wildlife and NHESP Priority Habitats of Rare Species from the Massachusetts Natural Heritage Atlas, 12th Edition, dated October 1, 2006. This area has been removed from the Estimated and Priority Habitat in the latest edition of the Massachusetts Natural Heritage Atlas, 13th Edition, dated October 1, 2008.**
- (c) **Mitigation measures for the proposed project include the reconstruction and expansion of the roadway network, the tracking of turtles, site inspections, and coordination with NHESP program throughout construction. Other mitigation includes the replacement of the 25 year old on-site disposal systems with a wastewater treatment plant.**