

ENF

**Environmental
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13979
MEPA Analyst:	Bill Gage
Phone:	617-626-1025

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: South Shore Hospital – Cancer Center and Parking Garage		
Street: Main Street and Columbian Street		
Municipality: Weymouth	Watershed: South Coastal	
Universal Transverse Mercator Coordinates: 4671305.731 N, 338603.916 E	Latitude: 42 deg 10 min 39 sec N	Longitude: 70 deg 57 min 12 sec W
Estimated commencement date: Spring 2007	Estimated completion date: Fall 2008	
Approximate cost: \$70 Million	Status of project design: 50% %complete	
Proponent: South Shore Hospital, Robert Rodak, Director of Project Management		
Street: 55 Fogg Road		
Municipality: South Weymouth	State: MA	Zip Code: 02190
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joseph Freeman		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: (781) 884-2550	Fax: (781) 849-0096	E-mail: jfreeman@daylor.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. 9024) 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): Health and Educational Facilities Authority, \$134 million (\$82 million for Cancer Center, parking garage and various hospital interior projects, and \$52 million refinancing).

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

List Local or Federal Permits and Approvals: Order of Conditions-Weymouth Conservation Commission; Special Permit-Weymouth BZA; Sewer Connection and Water Connection -Weymouth Dept. of Public Works

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	8.8			
New acres of land altered		.21		
Acres of impervious area	4.25	0.11	4.36	
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	64,300	309,000*	373,300	
Number of housing units	0	0	0	
Maximum height (in feet)	~25	37	62	
TRANSPORTATION				
Vehicle trips per day	960	2,349	3,309	
Parking spaces	192	455	647	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	6,000	6,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	6,000	6,000	
Length of water/sewer mains (in miles)	0	0	0	

* Cancer Center: 80,000 sf plus a 5,000 sf mechanical penthouse; parking garage: 224,000 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 _____) 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.)

Responding to the increasing need for cancer treatment in the Commonwealth, South Shore Hospital is proposing the construction of a 3-story Cancer Center and 6-story parking garage with associated grading and drainage improvements on the hospital grounds at the corner of Columbian Street and Main Street (Route 18) in South Weymouth.

The Cancer Center will provide critically needed oncology treatment services to the south shore region. The Massachusetts Department of Public Health estimates that the number of state residents with cancer will outstrip the capacity of existing radiation treatment facilities by 2010, and has estimated that an additional eight (8) radiation treatment centers are required statewide.

The site is approximately 8.81 acres distributed over nine parcels located to the northeast of the Main Street (Route 18) and Columbian Street intersection in South Weymouth (see Figure 1 – Project Locus and Figure 2 – Project Aerial). The site is currently occupied by two South Shore Hospital buildings, the power plant and the Lab/Stores building, and 269 surface parking spaces. The northeasterly portion of the Site is occupied by a Bordering Vegetated Wetland as shown on sheet 3 of the Existing Conditions Plans in Attachment 2.

The Hospital is proposing to construct the Cancer Center and the parking garage on portions of the site currently occupied by a surface parking lot. Only a portion of the parking garage and a small area of surface parking adjacent to the garage (230 square feet) and associated grading work will be within the 100-foot buffer to the Bordering Vegetated Wetland on-site.

Site work will result in the minor alteration of existing drainage patterns on the site. Site development will result in a *de minimis* additional amount of impervious surface (0.11 acres) being added to the site. To mitigate this increase in impervious area and to meet the relevant DEP Stormwater Performance Standards, the project incorporates several Best Management Practices to manage stormwater discharges.

Traffic and parking

The site currently provides surface parking for hospital staff and physicians. The project will result in the addition of 474 new parking spaces on the site, including 647 spaces in the proposed parking garage and

18 spaces in a surface lot, while displacing a total of 201 existing spaces.

Access to the site will be via two existing driveways on Columbian Street. The western driveway will provide patient access to the Cancer Center and parking garage, while the eastern driveway will provide for physician and staff access to the parking garage. The project will generate approximately 232 and 203 net new vehicle trips in the weekday morning and evening peak hours, respectively. These trips include employee and patient trips to the Cancer Center as well as trips to the additional on-campus parking provided by the garage.

Intersection capacity analyses indicate that the signalized intersection of Route 18 (Main Street) and Columbian Street adjacent to the site will continue to operate at an acceptable level of service during both peak hours under Build conditions and with the intersection improvements currently under construction by MassHighway.

Water and Sewer

Discussions with the Weymouth Department of Public Works regarding the sewer service indicate that the Town is currently under an Administrative Consent Order (ACO-NE-04-1N002). As part of the ACO, all new sewer connections must be mitigated by a 6:1 Infiltration and Inflow (I/I) reduction. Furthermore, the Town has been divided into six "sewer sub-basins" so that I/I mitigation work can benefit the sewer sub basin in which the development is proposed. Also, the ACO has provisions for a "sewer bank" where the Town can "bank" credit from I/I projects completed within a specific sewer sub-basin.

The South Shore Hospital is located within the Old Swamp River sewer sub-basin. The Town does not have any current I/I removal projects identified within this sub-basin, however, based on Town records, this sub-basin currently has 103,100 gpd of capacity in the sewer bank. Given that the proposed Cancer Center is projected to generate 6,000 gpd of new sewage, the Town is of the opinion that there is adequate capacity in the Town's sewer bank and sewer system for this project (please see the letter from the Town of Weymouth DPW February 6, 2007 regarding the Town's capacity in the sewer bank in Attachment 5).

The Town of Weymouth will require a sewer connection fee of \$42,000 and a sewer mitigation fee of \$60,000. These funds will be available to the Town to restore the capacity in the sewer bank as future I/I projects are identified.

In addition to the sewer mitigation fees, the Town will require a \$60,000 gpd water connection and mitigation fee. The Town of Weymouth requires the fees as part of the local water conservation program. The Town retrofits older water fixtures with newer low flow fixtures to reduce demand on the Town's water treatment and distribution system.

Project Alternatives

There are no other sites on the South Shore Hospital campus that can accommodate the proposed Cancer Center and Parking Garage. Limited availability of space on the hospital campus would not allow the construction of both the Cancer Center and the additional parking required in close proximity.