

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**  
**ENF Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14191</u>
MEPA Analyst:	<u>Rick Bourque</u>
Phone:	617-626- <u>1130</u>

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: <b>Marian Manor for the Aged and Infirm, Inc.</b>		
Street: <b>Quarry Hills Drive off of Riccuti Drive</b>		
Municipality: <b>Quincy</b>	Watershed: <b>Fore/Weir River</b>	
Universal Tranverse Mercator Coordinates: <b>4679200N, 330400E (Zone 19 North)</b>	Latitude: <b>71° 3' 1"</b> Longitude: <b>42° 14' 48"</b>	
Estimated commencement date: <b>June 2008</b>	Estimated completion date: <b>June 2010</b>	
Approximate cost: <b>\$110,000,000</b>	Status of project design: <b>95 %complete</b>	
Proponent: <b>Marian Manor, Attn: John Donovan</b>		
Street: <b>130 Dorchester Street</b>		
Municipality: <b>South Boston</b>	State: <b>MA</b>	Zip Code: <b>02127</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Gregory Sampson</b>		
Firm/Agency: <b>BSC Group, Inc.</b>	Street: <b>15 Elkins Street</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02127</b>
Phone: <b>617-896-4327</b>	Fax: <b>617-896-4301</b>	E-mail: <b>gsampson@bscgroup.com</b>

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 301CMR 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):

**Tax-exempt bond from MassDevelopment**

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

List Local or Federal Permits and Approvals: **Special Permit – Quincy City Council (issued 6/20/05), Order of Conditions – Quincy Conservation Commission (issued 09/08/05), Coverage under NPDES Construction General Permit – EPA**

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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	±8.3			
New acres of land altered		4.5		
Acres of impervious area	0	4.0	4.0	
Square feet of new bordering vegetated wetlands alteration		112		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	566,820	566,820	
Number of housing units	0	170 Living Units 265 Skilled Nursing Beds	170 Living Units 265 Skilled Nursing Beds	
Maximum height (in feet)	0	85	85	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1100	1100	
Parking spaces	0	320	320	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	39,150*	39,150*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	78,292*	78,292*	
Length of water/sewer mains (in miles)	0	0.2 (water) 0.3 (sewer)	0.2 (water) 0.3 (sewer)	

**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.)

The Marion Manor Long-Term Care, Assisted Living and Independent Living facility is proposed on undeveloped parcels of land located off Quarry Hill Drive in Quincy, Massachusetts (the Site). The Long-Term Care and Assisted-Living component will consist of 265 Skilled Nursing beds. The Independent Living Component will consist of 159 units, located in the southern portion of the building, and will include a mixture of one-bedroom and two-bedroom units. In addition, there will be eleven convent rooms, plus a number of other amenities. The proposal will include 320 parking spaces, of which 236 will be covered. Associated with this project are activities such as site clearing, grading, and site development to include utilities, stormwater management system, walkways and boardwalks, driveways and parking areas, wetland replication, landscaping, retaining walls, etc.

(a) The site encompasses two parcels and totals approximately 8.3 acres of undeveloped forested area. The site is divided by an intermittent stream with associated Bordering Vegetated Wetlands. The site is not located within any FEMA flood zones or areas mapped as Estimated Habitat for Rare Wildlife or Certified Vernal Pools. The site is bordered by a gravel access road, wetlands, and radio tower facility to the east, forested upland area to the north, and gravel access ways to the west and south. Also, portions of the site contain debris piles, mainly stones, from past activities on the site and/or adjacent properties.

(b) Marian Manor, sponsored by The Carmelite Sisters for the Aged and Infirm, presently operates as a 293 bed skilled nursing facility at its current South Boston site. The majority of the current resident populations are on the State of Massachusetts Medicaid program for payment of their nursing home needs. The current site lacks adequate parking and several of the existing structures are in need of significant repairs/improvements. In addition, the Medicaid payment system poses a number of hardships for the sponsor based on the number of patients/residents that can be served at this site.

The new facility at the Quincy site will allow the sponsor to continue to serve a large number of individuals in need of nursing home care from the same demographic area. The proposed number of 245 skilled nursing home beds, allows the Carmelite Sisters the ability to carry out their mission of caring for the aged in a modern setting meeting the health care needs of today's population. After an analysis of the future financial liabilities of the proposed complex by the Marian Manor financial team, it has been determined that a minimum of 159 market rate Independent Living Unit apartments and 12 living suites for the Carmelite Sisters will be required to be constructed on the same site to help augment the overall costs of the new complex. As such, the proposed alternative presents the only feasible alternative to accomplish the proponent's objectives of continued care for patients in need.

Impacts associated with the proposed project include the generation of vehicle trips and wastewater, and a small impact to bordering vegetated wetlands.

(c) Mitigation has been provided in several forms. For impacts to jurisdictional wetlands, replication is provided at a 27:1 ratio, and an additional area of 4500 square feet of wetlands have been restored from damage associated with construction activities undertaken by the former site owner. For traffic impacts, Marian Manor has provided monetary funds to the City of Quincy DPW to address traffic impacts generated by the project. The funds will be used to provide traffic mitigation at Copeland Street in Brewer's Corner. In addition, the proponent is improving sidewalks and providing shuttle service to the MBTA station to increase opportunities for alternative transportation use.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 \_\_\_ Yes  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>2.6</u>	<u>2.6</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>1.4</u>	<u>1.4</u>
Other altered areas (describe)	<u>1.8*</u>	<u>-1.3</u>	<u>0.5*</u>
Undeveloped areas	<u>6.5</u>	<u>-4.5</u>	<u>3.8</u>

\* Existing altered area consists of stockpiled debris, fill and woodchips, associated with the maintenance of the Quarry Hills Golf Course. Proposed other altered areas include landscaped areas.

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes  No; if yes, describe: