

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.:	13269
MEPA Analyst:	ANDREA DAMES
Phone: 617-626-	1028

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: Oceanside Village At Scituate		
Street: Hatherly & Tilden Roads		
Municipality: Scituate	Watershed: Atlantic Ocean	
Universal Transverse Mercator Coordinates: N 15336128.99 E 1169861.19	Latitude: 42° 12' 33"	Longitude: 70° 44' 15"
Estimated commencement date: April 2005	Estimated completion date: December 2010	
Approximate cost: \$30,000,000	Status of project design: 25 %complete	
Proponent: Oceanside Village L.L.C.		
Street: 115 Flanders Road		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul A. Marchionda		
Firm/Agency: Marchionda & Associates. L.P.	Street: 62 Montvale Avenue	
Municipality: Stoneham	State: MA	Zip Code: 02180
Phone: 781-438-6121	Fax: 781-438-9654	E-mail: paul@marchionda.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))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 (Specify _____) No

List Local or Federal Permits and Approvals: Comprehensive Permit (Scituate Zoning Board of Appeals) to incorporate other local permits including Sewer Connection Permit and Water Connection Permit; coverage under Federal NPDES Stormwater General Permit for Construction Activities (US EPA).

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input 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 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Potential DEP approval of Town sewer allocation under Administrative Consent Order governing Scituate sewer system.
Total site acreage	50.01			
New acres of land altered		15		
Acres of impervious area	4.5	10.1	14.6	
Square feet of new bordering vegetated wetlands alteration		550		
Square feet of new other wetland alteration		2300 local jurisdiction only		
Acres of new non-water dependent use of tidelands or waterways		n/a		
STRUCTURES				
Gross square footage	60,000 sf	267,000 sf	327,000 sf	
Number of housing units	0	250	250	
Maximum height (in feet)	25		35 to 60	
TRANSPORTATION				
Vehicle trips per day	negligible	1420	1420	
Parking spaces	0	835	835	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	44,000 max	44,000 max	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	0	44,000 max	44,000 max	
Length of water/sewer mains (in miles)	0	1.1, all on-site	1.1	

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. Description

Oceanside Village is a proposed 250-unit residential community on a 50-acre site in Scituate, located within a densely-settled residential neighborhood approximately one mile from the village of Scituate Harbor. The site is served by existing infrastructure (including sewer), and is accessible to two stations on the new Greenbush commuter rail line. The proponent is an affiliate of Pulte Homes, a nationally respected homebuilder with a reputation for quality; Pulte has built numerous other projects in Massachusetts.

The project will provide a mix of townhouses and flats for condominium ownership. The units are a mix of 81 one- and two-bedroom flats in 3-story garden buildings; and 169 townhouses with two or three bedrooms. Because of the relatively low bedroom count, the development would serve a market primarily of older "empty-nesters" and young couples. One fourth (63) of the units will be affordable; these units will be distributed throughout the development.

Oceanside Village is a smart-growth project embodying all of the applicable sustainable development policies articulated by the state Office of Commonwealth Development. It redevelops a deteriorated industrial site in a dense, historically sewered residential area of Scituate.

The project supports the state initiative to encourage new housing in Massachusetts, particularly housing for singles and young families who represent an important part of the labor force needed for economic growth in Massachusetts. It will help to achieve the goal of doubling housing starts. In addition, the project addresses the significant need in Scituate, documented in the Town of Scituate Affordable Housing Plan (September 2002), for a range of smaller, lower-priced starter homes for young families, employees of the town or local businesses, and empty-nesters looking to downsize, and specifically

supports the Town's goal of providing at least 320 new units affordable by low and moderate-income citizens.

In seeking to provide, consistent with the Town's Affordable Housing Plan, this type of cost-effective and land-efficient multi-family housing in existing sewerred areas, the developer is requesting that the Town make provision in its wastewater plans to allow needed affordable housing to use existing wastewater capacity.

Parking will be distributed throughout the site. Townhouses all have attached garages and the garden buildings have parking underneath to reduce the size of adjacent open parking lots. A central open space area will be landscaped for informal use by residents. Areas around the two bordering vegetated wetlands will also be preserved as open space, and much of the site perimeter will remain unaltered as a vegetated buffer. There are three areas of bordering vegetated wetland on the site as well as five small isolated vegetated wetlands; impacts on these resources will be minor.

B. Alternatives

The proponent considered alternative site concepts including site plans with all townhouse units. These early alternatives did not provide a sufficient number of units to make the affordable component possible, and they had substantial wetland impacts. Consequently, alternatives were considered which included 81 units in three garden buildings. These alternatives substantially reduced site coverage and wetland impacts while maintaining an overall site density of 5 units per acre, which is similar to adjacent residential areas which range from 3 to 6 units per acre. The proposed site concept further refines the earlier alternative to reduce wetland impacts and reduces impervious surfaces by 1.26 acres.

C. Mitigation

The proposed project would directly alter 550 square feet of bordering vegetated wetland and fill 2300 square feet of locally-regulated isolated vegetated wetland. The proponent will, in connection with the development, provide an appropriate wetland replacement area in conformance with 310 CMR 10.55 (4)(b).

The project's water use and wastewater flow are conservatively estimated at 44,000 gallons per day. This volume can be accommodated within the available authorized water withdrawal limit and the available capacity in the municipal wastewater treatment plant. (On-site wastewater disposal does not appear to be feasible based on available information.) A sewer connection/extension permit will require the Town to update its sewer use plan to recognize projects like this one which provided needed multi-family mixed income housing. The proponent will work with the Town of Scituate to identify appropriate contributions to the Town's sewer program and water conservation efforts.

Traffic impacts are negligible, and no mitigation is needed; the developer will incorporate recommendations from the proponent's traffic consultant regarding design of site entrances.

The proponent will use Best Management Practices to manage stormwater and minimize impacts during construction.

Expanded ENF

The project and its impacts are further described in the Project Narrative of this Expanded ENF and the attached Traffic Study. Based on the relationship to the MEPA EIR threshold (creation 10.1 acres of impervious surface) and the relatively small impacts in other subject areas, the proponent is requesting approval to prepare a Single Environmental Impact Report for the project.