

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.:	13803
MEPA Analyst:	Anne Canada Day
Phone:	617-626-1035

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: Avalon Cohasset		
Street: 155 King Street		
Municipality: Cohasset	Watershed: Boston Harbor/ South Coastal	
Universal Tranverse Mercator Coordinates: 4677267 362868	Latitude: 42 14' 08"	Longitude: 70 39' 43"
Estimated commencement date :October 2004	Estimated completion date: March 2006	
Approximate cost: \$43 Million	Status of project design: 70 %complete	
Proponent : Avalon Cohasset, Inc.		
Street: 1250 Hancock Street Ste 804N		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.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 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): Possible funding by Mass Housing (Mass Housing has issued a site approval letter as required under chapter 40B Regulation)

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

List Local or Federal Permits and Approvals:

See Attachment 1

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 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	61.0			
New acres of land altered		0		
Acres of impervious area	6.80 +/-	0.50	7.30 +/-	
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				SEE ATTACHMENT 1
Gross square footage	100,300+/-	159,700 +/-	260,000+/-	
Number of housing units	0	200	200	
Maximum height (in feet)	40'+/-	25'+/-	25'+/-	
TRANSPORTATION				
Vehicle trips per day	0+/-	1,330	1,330	
Parking spaces	200 +/-*	200+/-	400+/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	8,250***	33,550***	41,800***	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	7,500+/-**	30,500+/-	38,000***	
Length of water/sewer mains (in miles)	0	0	0	

*There are existing paved parking areas on the site that were previously used for parking though the striping is no longer visible. The number noted is determined by laying out a parking scenario on the existing conditions plan.

**** Based on record design plans for the existing onsite sewage disposal system.**

Note: Design flows for proposed uses based on Title 5.

*****Using the typical factor of 1.1 times the sewage flow.**

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.)

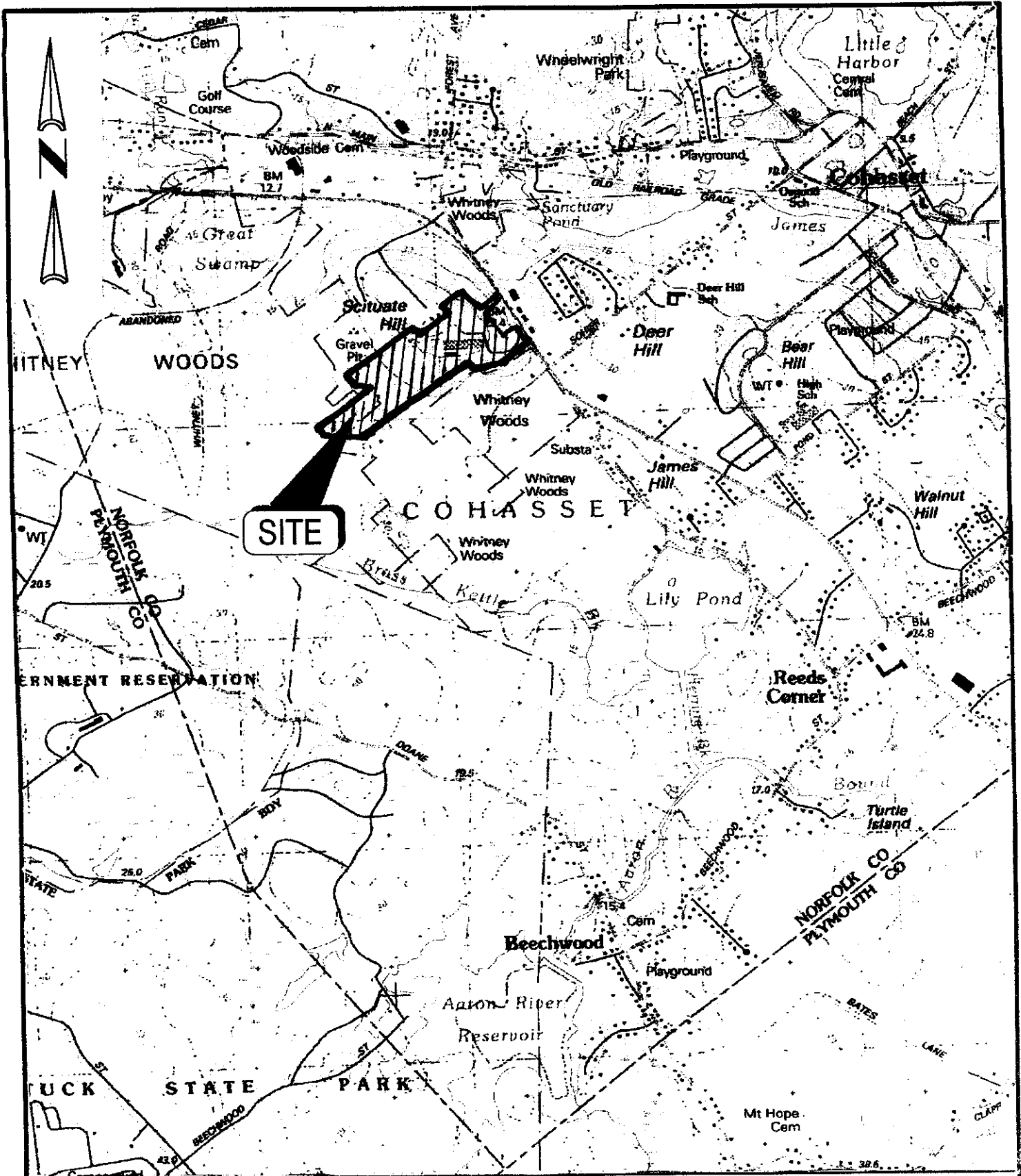
The Avalon Cohasset development consists of a 200 unit mixed income residential development, proposed on the former Norfolk Conveyor site, located at 155 King Street in Cohasset, MA. The site is currently developed consisting of a number of deteriorated industrial buildings totaling approximately 100,300 square feet, paved storage areas, and paved parking areas. The proposed residential development has been unanimously approved by the Cohasset Zoning Board of Appeals under a Comprehensive Permit Application pursuant to M.G.L. Chapter 40B and will provide much needed affordable rental housing for the Town and region.

The proposed development has been designed to fit within the character of this unique site. The development has been limited to the existing disturbed areas of the site, thereby maximizing open space on the property. The total impervious coverage is 7.3 acres which is only approximately 12% of the entire site and represents an increase of only 0.5 acres above the existing impervious area. Additionally, the applicant has committed to placing a permanent conservation restriction on 10 acres of the property. Grading has been designed to conform to the existing slopes thereby reducing the impact on existing vegetation and the project site has been oriented to maximize the use and appearance of open space by providing garages where possible and by creating efficient site circulation. The site design also incorporates a pedestrian connection to King Street (subject to MassHighway approval), which will provide pedestrian access to businesses on King Street and to schools on Sohler Street. In addition, the proponent has committed approximately \$250,000 to participate in transportation improvements and mitigation along the Route 3A corridor and to widening Route 3A at the project entrance.

The currently proposed Avalon Cohasset residential development generates 125 peak hour trips compared to 215 trips for the prior industrial/office use and 800 trips for a "by right" mixed office/retail use as noted in the attached correspondence by Rizzo Associates (Appendix 1A). Furthermore, the Avalon Cohasset development has less impervious area and less paved area than allowable development scenarios and incorporates the DEP's Stormwater Best Management Practices to reduce the impact to the nearby wetland resource areas.

The project proponent is currently pursuing two options for wastewater disposal from the site. The first alternative is an on-site treatment system. A groundwater discharge permit was filed on April 12, 2006 and is currently being reviewed by MADEP. To the extent that this can be approved by MADEP (without delays due to appeals by any town agencies or other parties) this will be the preferable option. The proponent has also sought permission to connect into the Town of Cohasset municipal treatment system. This connection was approved by the Town of Cohasset Zoning Board (as the comprehensive permit granting authority) in February, 2004 subject only to a determination as to whether there is sufficient capacity in the municipal treatment system to accommodate flows from the development. If it is determined that there is capacity in the system, this alternative may be pursued and if so the proponent will require a sewer connection / extension permit from DEP. For purposes of this ENF, the proponent will assume that the on-site system and disposal will be approved (see the detailed discussion in ATTACHMENT 4). If, however, the proponent elects to proceed with the municipal sewer option, the proponent commits to filing a Notice of Project Change with MEPA

Prior to choosing this site AvalonBay performed a rigorous site search and concluded that there were no other alternative sites in this area that could accommodate this development or similar multifamily housing in general. Indeed, there are no other sites in Cohasset which are zoned for mixed generational multifamily development.



SCALE; 1" = 2083' ±

DATE 05/12/06

**AVALON COHASSET
COHASSET, MA**

LOCATION PLAN

SOURCE: USGS

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CIVIL ENGINEERING CONSULTANTS
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