

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13805
MEPA Analyst: Anne Canaday
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: Bears Farm		
Street: Pembroke St. (Route 27)		
Municipality: Kingston	Watershed: Jones River	
Universal Transverse Mercator Coordinates: N46.53.306N / E3.51.374E	Latitude: 42° 0' 10" N	Longitude: 70° 47' 41" W
Estimated commencement date: 7/1/06	Estimated completion date: 7/1/08	
Approximate cost: \$5,000,000.00	Status of project design: 100 %complete	
Proponent: Bears Farm Trust. c/o I.K. Dwyer		
Street: 20 Bartlett Parkway		
Municipality: Winthrop	State: MA	Zip Code: 02151
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Daniel C. Orwig		
Firm/Agency: Orwig Associates	Street: P.O. Box 2132	
Municipality: Duxbury	State: MA	Zip Code: 02331
Phone: 781-934-6039	Fax: 781-934-9699	E-mail: dan_orwig@hotmail.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): N/A

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, Kingston Planning Board, Kingston Board of Health Shared Septic System, DEP Shared Septic System Review.

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

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input 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> Mass. DPW Road opening permit for Route 27 / Pembroke street. Notice of Intent from Kingston Conservation Commission
Total site acreage	22.49			
New acres of land altered		8.29		
Acres of impervious area	0.00	1.54	1.54	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
STRUCTURES				
Gross square footage	0	62,700	62,700	
Number of housing units	0	19	19	
Maximum height (in feet)	0	35'	35'	
TRANSPORTATION				
Vehicle trips per day	0	47.5	47.5	
Parking spaces	0	38	38	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	2850	2850	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	2850	2850	
Length of water/sewer mains (in miles)	0	.4	.4	

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 & Vernal Pool) 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:

1. Description of Existing Site:

The 22.49-acre parcel is that land area remaining after the Town of Kingston's acquisition of 81 acres and gift of some 11 acres from Bearse Farm Trust. This parcel consists of all upland except for two wetland areas: (1) an old cranberry bog which has returned to a red maple swamp consisting of 0.7 acres; and (2) a wetland and vernal pool area consisting of 0.59 acres. Both wetland areas are adjacent to the easterly property boundary in close proximity to large wetland areas on the 92-acre Town of Kingston Silver lake Sanctuary parcel.

The remaining 21.2 acres is glacial outwash plain and consists of both Hinckley and Merrimac soil series which is sandy in character. The upland area is predominately secondary vegetative growth of white pine and oak. The parcel is bounded to the north and west of the Kennie Lane subdivision in Pembroke and to the south and east of Silver lake Sanctuary owned by the Town of Kingston.

2. Description of Proposed Conditions:

The 22.49-acre parcel has been subdivided into a Residential Development Encouraging Open Space (RDEO) at the request of the Kingston Planning Board. The proposal restricts development activities to 8 acres of the parcel and proposes to donate 14.2 acres to the Town of Kingston for open space and conservation. The proposed 19 cluster units will be further restricted to an adult (55 and older) resident population with the specific purpose of minimizing impacts upon the adjoining wetland resource areas. The passive recreation

attitudes of adult residences seem to co-exist with greater harmony to conservation areas.

3. Description of Alternatives and Impacts:

The alternative impact analysis for this parcel can be best characterized by modifying the existing approved 14-lot, single-family subdivision (Shown on Attachment #2, Town of Kingston Assessors Map, as the 22.49 parcel owned by Bearse Farm Trust) to a 19-unit retirement cluster housing proposal which limits the development to only 8 acres of the 22.49 acre parcel. The concentration of the development to the northwest corner of the parcel provides the furthest possible distance from the wetland resource areas abutting the parcel to the south and east. A comparison of impacts of each alternative development is as follows:

Construction Activity	14 Lot S.F. Subdivision	19 Unit Cluster
Road Length	2000 L.F.	1200 L.F.
Impact Area	22 Acres	8 Acres
Vegetative Removal	14 Acres	7 Acres

In summary, the 19-unit retirement, single-family detached cluster proposal minimizes development impacts as compared to the 14-lot, standard single-family subdivision by a significant amount.

4. Description of Proposed Mitigation Measures:

The proposed mitigation measures incorporated in the proposal are as follows:

- Erosion control and storm water management
- Advanced wastewater treatment (Bioclere) to remove nitrates
- Wildlife enhancement
- Vortechinics for storm water sediment removal from run-off
- Water quality swale and retention pond for wildlife enhancement
- Provide alternative access to the Silver Lake Sanctuary to eliminate the dirt road adjacent to wetland resource areas
- Clustering of housing to minimize grading and vegetative removal
- Provides 14 acres of undisturbed habitat as open space with Conservation Restriction and deeded to the Town of Kingston
- Minimizes vegetative removal
- Minimizes road construction and grading
- Provides buffer to Silver Lake Sanctuary
- Provides alternative access to Silver Lake Sanctuary and encourages abandonment of "Old Bearse's Way"