

Commonwealth of Massachusetts

ENF

Executive Office of Environmental Affairs ■ MEPA Office

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **12804**
MEPA Analyst: **ARTHUR Pugley**
Phone: 617-626- **1029**

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: The Boston Golf Club		
Street: Cushing Street		
Municipality: Hingham, MA 02043	Watershed: Weymouth & Weir	
Universal Transverse Mercator Coordinates: UTM 19 4672196N, 343004E	Latitude: 42° 11' 17.2"N Longitude: 70° 54' 4.2"W	
Estimated commencement date: 2003	Estimated completion date: 2004	
Approximate cost: \$25 Million	Status of project design: 80%	
Proponent: Maxx LLC		
Street: 177 Worcester Street		
Municipality: Wellesley	State: MA	Zip Code: 02481
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Sarah W. Stearns		
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: (781) 792-2258	Fax: (781) 982-5490	E-mail: sstearns@col-col.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): **None**

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 – Town of Hingham, Zoning Board of Appeals Special Permit – Town of Hingham, National Pollution Discharge and Elimination System Permit – US EPA, Water Management Act Permit – MA DEP, MHD Permit to Access State Highway

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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"/> Superceding 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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i> US EPA: NPDES
Total site acreage	~300			
New acres of land altered		~150		
Acres of impervious area	1	-0.5	~0.5	
Square feet of new bordering vegetated wetlands alteration		3,750		
Square feet of new other wetland alteration		11,000		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	2,100*	+22,000	24,100	
Number of housing units	2 houses	0	2	
Maximum height (in feet)	25	50	50	
TRANSPORTATION				
Vehicle trips per day	0	~260	~260	
Parking spaces	0	~125	~125	
WATER/WASTEWATER				
GPD of water use**	0	~200,000	~200,000	
GPD water withdrawal	0	~200,000	~200,000	
GPD wastewater generation/treatment	0	5,000	5,000	
Length of water/sewer mains (in miles)	0	0.21	0.21	

****Two existing, abandoned houses onsite**

****Approximately 200,000gpd for nonpotable irrigation; 4,500gpd for potable supply to buildings from Aquarion Water Company**

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

Please see correspondence from NHESP (Appendix A) & Natural Resource Inventory (Appendix E)

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 See correspondence with MHC & Cultural Resource Consultant (Appendix A)

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 proposed private 18-hole golf course is located on approximately 300 acres of land (the Property) to the east and west of Cushing Street in Hingham, Massachusetts (See Section III, Figure 1).

The Boston Golf Club will include a Championship-level, 6,915-yard golf course, a 12,000 square foot clubhouse for members and a 10,000 square foot maintenance facility. The irrigation water for the golf course will be supplied through new overburden wells drilled and developed on-site. Additionally, Title V compliant septic systems are also being proposed to accommodate the wastewater discharge requirements of the clubhouse and maintenance facility.

The Property includes a variety of natural areas including wetlands, wooded uplands, a perennial stream known as the Plymouth River and its tributaries. Extreme care has been taken to design the golf course and infrastructure to preserve and enhance the existing natural features.

The primary objective of the proposed development is to increase the amount of protected open space while providing a recreation opportunity. In addition, construction of the golf course, coupled with the restoration of previously disturbed wetlands and riverfront area will provide slope stabilization, promote groundwater recharge and enhance stormwater management.

The development is compatible with the surrounding residential areas and incorporates all natural features within the community. The preferred golf course layout has been designed to maintain significant natural buffers between the proposed activities and the adjacent residential neighborhoods. The proposed project will avoid and minimize the extent of wetland resource area alteration and incorporate extensive restoration and mitigation measures enhancing the ability of the existing resource areas to protect the interests of the Wetlands Protection Act.

Wetland alteration and stream crossings associated with the construction and maintenance of

footbridges (provided that these structures are constructed on pilings so as to permit the unobstructed flowage of water and adequate light to maintain vegetation) is being filed as a Limited Project under 310 CMR 10.53(3)(j).

Wetlands were delineated according to the DEP publication *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act* (1985) and the Town of Hingham Wetlands Protection Bylaw. Wetland resource areas identified on-site include Bordering Vegetated Wetland (BVW), Isolated Vegetated Wetland (IVW), Inland Bank, Bordering Land Subject to Flooding (BLSF), Isolated Land Subject to Flooding (ILSF) and Riverfront Area. A total of 3,750 square feet of BVW (selective clearing of tree canopy), 11,000 square feet of IVW and 3 acres (4.7%) of Riverfront Area will be altered by the proposed work. Proposed mitigation measures include the replication of approximately 34,150sf of vegetated wetlands and restoration of 3.5 acres of previously disturbed riverfront area associated with two perennial streams.

This project has undergone an extensive alternatives analysis. The intensive level of review is a reflection of the complexity of the project. Described below are some of the alternatives considered.

No Action Alternative: The “no action” alternative is not a feasible alternative for this Property. Under the agreement between the landowner and the applicant, if, for some reason, there is no golf course constructed on this site, the ownership of the land reverts back to the original landowner. The landowner has expressed interest in the construction of a large residential subdivision and has proposed such a development in compliance with local regulatory statutes. The proposed alternate use for this site is a large residential subdivision (See below). This alternative does not meet the preferred project goals and objectives, does not correspond with the Town’s Master Plan and would greatly increase environmental and economic impacts.

Residential Alternative: The residential alternative includes approximately 140 homes with roadway infrastructure networks located to the east and west of Cushing Street. A proposal for 92 homes on the east side and 48 homes on the west side has been discussed at the local level and was determined by the Town to be a less desirable alternative for the property. A residential development is a more intensive use of the site with respect to land, groundwater and surface water quality, traffic as well as increased demand on public services. Riverfront Area impacts, potentially greater wetland impacts and wildlife habitat impacts would result from this alternative. Additionally, the amount of open space would be greatly diminished.

Preferred Alternative: The proposed Boston Golf Club will meet the proposed project objectives while offering compatible land use, preservation of open space and provision of recreational opportunities. The development is extremely compatible with the surrounding area and incorporates natural features while improving the environmental conditions within community. The project layout has been carefully designed to maintain and enhance significant natural forested buffers between the proposed activities and the adjacent residential neighborhoods. Where natural buffers do not exist, they will be created by transplanting abundant saplings (i.e. white pine) that occur where golf course construction is proposed. The proposed project complements the Town of Hingham Master Plan.

Additionally, the Property includes a variety of natural wetland resource areas. Extensive care has been taken to design the golf course and infrastructure to preserve and to enhance the remaining natural features. The site includes wetlands, wooded uplands, a portion of a perennial stream known as the Plymouth River as well as two perennial tributaries.

Notwithstanding the short-term construction impacts, the golf course development will restore and enhance previously altered portions of the site. Construction of the golf course, coupled with the enhancement of disturbed wetlands, obstructed streams and degraded riverfront area will provide slope stabilization, promote groundwater recharge and enhance stormwater management. The proposed project has also avoided and minimized the extent of wetland resource area alteration and incorporates mitigation measures that protect the interests of the Wetlands Protection Act. Mitigation for all disturbed areas has been incorporated within the attached submittal.