

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13298
MEPA Analyst Anne Canaday
Phone: 617-626-1035

ENF Environmental Notification Form

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: Rockland Golf Course | | |
| Street: 276 Plain Street | | |
| Municipality: Rockland | Watershed: South Coastal | |
| Universal Transverse Mercator Coordinates: 4665367 Northing, 340785.53 Easting | Latitude: 42° 7' 27" Longitude: -70° 55' 34" | |
| Estimated commencement date: Fall 04 | Estimated completion date: 2007 | |
| Approximate cost: \$20 million | Status of project design: 75% complete | |
| Proponent: Hingham Land LLC c/o Atlantic Development | | |
| Street: 62 Derby Street | | |
| Municipality: Hingham | State: MA | Zip Code: 02043 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert J. Ingram, Ph.D. | | |
| Firm/Agency: Daylor Consulting Group, Inc. | Street: Ten Forbes Road | |
| Municipality: Braintree | State: MA | Zip Code: 02184 |
| Phone: 781-849-7070 x230 | Fax: 781-849-0096 | E-mail: ringram@daylor.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: Notice of Intent/Order of Conditions, Town of Rockland Special Permit, EPA NPDES, DEP Sewer Connection Permit,

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 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 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 (including Legislative Approvals) – Specify: |
| Total site acreage | 74 | | | |
| New acres of land altered | | 9.42 | | |
| Acres of impervious area | 1.77 | 10.86 | 12.63 | |
| Square feet of new bordering vegetated wetlands alteration | | <1,000 sf | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 16,000 | 266,000 | 282,000 | |
| Number of housing units | 0 | 133 | 133 | |
| Maximum height (in feet) | 40 | 0 | 40 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 644 | 368 | 1,012 | |
| Parking spaces | 162 | 266 | 428 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 19,950 | 19,950 | |
| GPD water withdrawal | <50,000 | -25,000 | <25,000 | |
| GPD wastewater generation/ treatment | 10,300 | 19,950 | 30,250 | |
| Length of water/sewer mains (in miles) | 0 | 0 | 0 | |

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.*)

Hingham Land, LLC, c/o Atlantic Development, with offices at 62 Derby Street in Hingham, MA is the Applicant/Owner submitting this ENF. The 74.30-acre site is improved by an 18-hole (Par 3) public golf course constructed in 1964 known as the Rockland Golf Course. There are three structures located on the property. A two-story clubhouse constructed in 2001, a one-story metal maintenance building and a one-story concrete block pump house. The property is shown generally on Figure 1, the Site Locus Map taken from MassGIS databases. The property is shown in detail in Figure 2, Aerial Photograph.

The site, situated on approximately 74 acres of land, consists mainly of grass fairways and greens with woodland buffers between holes. The terrain is relatively flat with topography sloping gently towards Frenche's Stream along the west and north borders of the site. The site was graded when the course was constructed in the early 1960's but no significant work has occurred since that time.

The parcel is bordered by wooded areas to the east, west and north. Wooded and shrub borders separate the course fairways from each other and adjacent properties. Grass fairways and greens are found between holes and the perimeter woodlands.

The proposed project includes 133 single-family, age-restricted, homes. The existing 18-hole golf course will be reduced to a 9-hole facility with the construction of this planned development. The existing clubhouse and function facility will be maintained.

Site access will be the same as existing, at Plain Street.