

**Commonwealth of Massachusetts**

**ENF**

**Executive Office of Environmental  
Affairs ■ MEPA Office**

**Environmental  
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	14050
MEPA Analyst:	Bill GAGE
Phone:	617-626-1025

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.

<b>Project Name: Herring Brook Meadow Residential Community</b>			
<b>Street: 126 &amp; 132 Chief Justice Cushing Highway</b>			
<b>Municipality: Scituate</b>		<b>Watershed: South Coastal</b>	
<b>Universal Transverse Mercator Coordinates: N 3,055,900m, E46,069,800m</b>		<b>Latitude: 42°10'10.19" N Longitude: 70°44'41.60" W</b>	
<b>Estimated commencement date:</b>		<b>Estimated completion date:</b>	
<b>Approximate cost: \$21,000,000.00</b>		<b>Status of project design: 50 %complete</b>	
<b>Proponent: Herring Brook Meadow, LLC</b>			
<b>Street: 265 Newbury Street</b>			
<b>Municipality: Peabody</b>		<b>State: MA</b>	<b>Zip Code: 01960</b>
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained: Roderick Gaskell, AICP</b>			
<b>Firm/Agency: SITEC Environmental, Inc.</b>		<b>Street: 769 Plain Street, Unit C</b>	
<b>Municipality: Marshfield</b>		<b>State: MA</b>	<b>Zip Code: 02050</b>
<b>Phone: 781-319-0100</b>	<b>Fax: 781-834-4783</b>	<b>E-mail: rgaskell@sitec-engineering.com</b>	

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): None

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

List Local or Federal Permits and Approvals

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 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
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input checked="" 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 <input type="checkbox"/> DEP Groundwater Discharge Permit <input type="checkbox"/> Legislative Approvals
Total site acreage	<b>15.34</b>			
New acreage of land altered		<b>2.50</b>		
Impervious area (S.F.)	<b>8,438</b>	<b>75,367</b>	<b>83,805</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0.0</b>		
Square feet of new other wetland alteration		<b>850 (IVW)</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0.0</b>		
<b>STRUCTURES</b>				
Gross square footage (Footprint)	<b>4,240</b>	<b>30,580</b>	<b>34,820</b>	
Number of housing units	<b>2</b>	<b>58</b>	<b>60</b>	
Maximum height	<b>2-Story</b>	<b>2-Story</b>	<b>4-Story</b>	
<b>TRANSPORTATION</b>				

Vehicle trips per day (Peak Hour)	1,058	34	1,092
AM	1,089	40	1,129
PM			
Parking spaces			120
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	330	13,750	14,080
GPD water withdrawal			
GPD wastewater generation/treatment	330	13,750	14,080
Length of Mains (in feet)			
Water			950
Sewer			835

**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-Mapped Habitat limited to saltmarsh on property. No work proposed within 200'+/- of saltmarsh)  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  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 project is a 60 unit residential community on property totaling 15.34 acres. It is filed as a 40B Comprehensive Permit application. Development will be limited to 3.93 acres (25%+of total). The new area to be altered is 2.50 acres of the 3.93 acre proposed development footprint. 6.07 acres of open agricultural field and upland meadow (39%+ of total) is proposed for preservation through a combination of a Conservation Restriction and open space gift to the town. (Ref. accompanying SITEC plan sheets 3 & 8 of 11.)

**a) Project Site**

One acre of the property is a separate existing single family lot with a home, 2 car garage, septic system and above-ground pool. The second lot, which makes up the remaining 14+ acres of the property, was known as the Watson Farm and is dominated by open field created by past agricultural activities. Historic aerial photos document that the agricultural use of this field had begun by the early 1950's. The old Watson home and garage were recently demolished. The septic system that serviced the Watson home remains in place. 50%+/- of the proposed development area will fall within the portion of the property previously occupied by these two single family homes, surrounding landscaping and supporting infrastructure. 30%+/- of the property is saltmarsh bordering the First Herring Brook and 80%+/- of the property falls within a FEMA A-Zone. 50%+/- of the proposed development area will extend into the upper edge of the A-Zone. (Ref. accompanying SITEC plan sheets 2 & 8 of 11.)

**b) On-site & Off-site Alternatives**

The "on-site" alternative considered and rejected was limiting the proposed development to the 14+ acre Watson Farm parcel. This alternative placed some of the residential units 250' east, further down into the open agricultural field and upland meadow, but outside the 300' scenic corridor of the North River and well back from saltmarsh.

The "off-site" alternative considered and selected (ref. accompanying SITEC plan sheets 1 through 11) was created by incorporating the additional one acre single family house lot (i.e.; the "off-site" lot) into the project property. This alternative allows clustering the proposed residential units within the higher, western side of the combined property, along Route 3A.

A second "off-site" alternative made possible by the incorporation of this additional "off-site" one acre parcel was both clustering units along Route 3A and placing units further down into the open field and upland meadow. This alternative would increase the number of units by 10 to 12 (i.e.; by 16.6% to 20%), but was rejected early on in the project planning process.

**c) On-site & Off-site Mitigation**

The clustering of the units within the upper, western portion of the combined properties allows the preservation of the 6.07 acre agricultural field and upland open space area ("on-site" mitigation). This preservation area will provide an opportunity for the Town to preserve a significant portion of an agricultural field and meadow and will improve Town access to an extensive coastal trail system connecting to the MBTA Greenbush terminal 1000'+/- to the north . It will also

provide 200' to 400'+ setbacks from saltmarsh and NHESP mapped endangered species habitat. (Ref. accompanying SITEC plan sheet 8 of 11.)

The Route 3A streetscape will be visually buffered from the proposed project by angling the buildings away from the highway, by landscaping and by limiting site access to one curb cut ("off-site" mitigation). (Ref. accompanying SITEC plan SITEC sheet 7 of 11.)

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) \_\_\_ Yes X No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in square feet, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	4,240	30,580	34,820
Roadways, parking, & other paved areas	4,198	44,787	48,985
Other altered areas (Lawn)	53,850	33,535	87,385
Undeveloped areas (Agricultural Meadow / Woodland / Salt Marsh)	605,922	-108,902	497,020

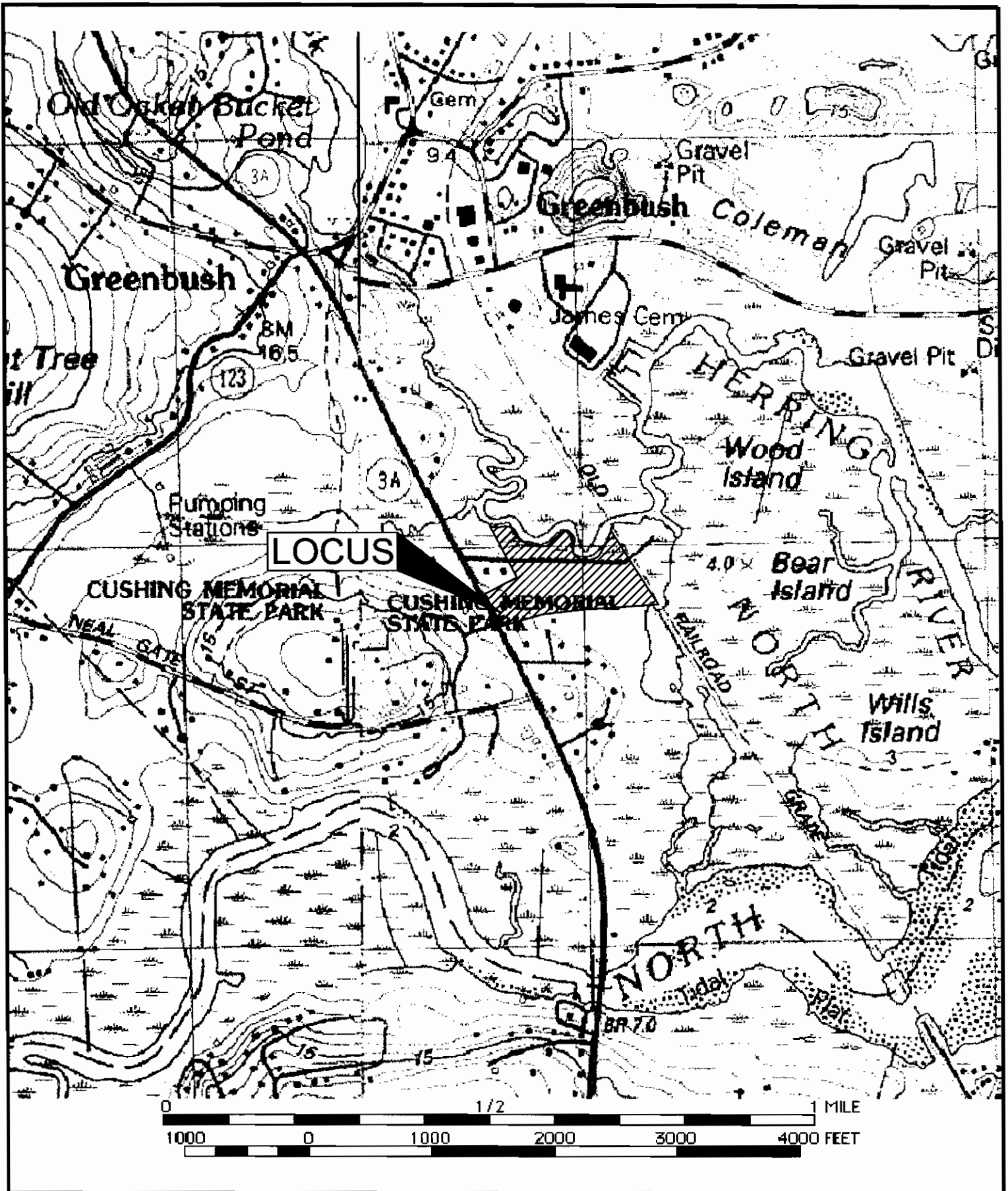
B. Has any part of the project site been in active agricultural use in the last three years?

X Yes \_\_\_ No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

The proposed project includes the preservation of 6.07 acres of this field and open meadow. This will preserve the option to continue utilizing this area as an active agricultural field under lease by a local farmer, in conjunction with the proposed 60 unit residential community.

C. Is any part of the project site currently or proposed to be in active forestry use? \_\_\_ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes X No; if yes, describe:



BASE IMAGE: USGS TOPOGRAPHIC MAP – SCITUATE L 1984

drawing title:  
**LOCUS MAP**

scale:  
**AS SHOWN**

**HERRING BROOK MEADOW, LLC**  
 126 & 132 CHIEF JUSTICE CUSHING HWY.  
 SCITUATE, MASSACHUSETTS

**SITEC**  
**ENVIRONMENTAL**  
 Civil and Environmental Engineering  
 Land Use Planning and Surveying  
 Remediation and Solid Waste Consultants  
 700 Plain Street, Unit C  
 Marshfield, MA 02050  
 PHONE (781) 354-0100  
 FAX (781) 354-4788

