

ENF Environmental Notification Form

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| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | 14467 |
| MEPA Analyst: | AMIE Cawack |
| 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: Simon Hill Village | | |
| Street: Prospect Street | | |
| Municipality: Norwell | Watershed: South Shore Coastal | |
| Universal Transverse Mercator Coordinates: 348366 E 4669434 N Zone 19 | Latitude: N 42°09'44" Longitude: W 70°50'10" | |
| Estimated commencement date: Spring 2010 | Estimated completion date: Fall 2014 | |
| Approximate cost: \$24 Million | Status of project design: 60 %complete | |
| Proponent: Simon Hill, LLC | | |
| Street: 1420 Providence Highway | | |
| Municipality: Norwood | State: MA | Zip Code: 02062 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Bradley C. McKenzie, P.E. | | |
| Firm/Agency: McKenzie Engineering Group, Inc. | Street: 150 Longwater Drive, Suite 101 | |
| Municipality: Norwell | State: MA | Zip Code: 02061 |
| Phone: 781-792-3900 | Fax: 781-792-0333 | E-mail: bmckenzie@mckeng.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): Not Applicable

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

List Local or Federal Permits and Approvals: NPDES (not filed), DEP – Groundwater Discharge Permit (314 CMR 5.00) (not filed), DEP & Local - Order of Conditions (not filed) and Order of Resource Area Delineation (local by-law and WPA – filed, in process)

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 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 |
|--|-----------|----------------------------------|------------|--|
| LAND | | | | <input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit (314 CMR5.00) |
| Total site acreage | 28.716 Ac | | | |
| New acres of land altered | | 18.14 Ac | | |
| Acres of impervious area | 0 | 7.17 Ac | 7.17 Ac | |
| Square feet of new bordering vegetated wetlands alteration | | 704 sf (perm.) 366 sf (temp.) | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 0 | 192,000 sf | 192,000 sf | |
| Number of housing units | 0 | 80 | 80 | |
| Maximum height (in feet) | 0 | 35 | 35 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 0 | 656 | 656 | |
| Parking spaces | 0 | 185 | 185 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 25,300 | 25,300 | |
| GPD water withdrawal | 0 | 3,000 | 3,000 | |
| GPD wastewater generation/ treatment | 0 | 25,300 | 25,300 | |
| Length of water/sewer mains (in miles) | Water | 0 | 0.58 | |
| | Sewer | 0 | 0.62 | |

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 project proponent, Simon Hill, LLC, proposes an 80-unit multi family residential townhouse development on an approximate 28.72-acre parcel located on the east side of Prospect Street in Norwell, Massachusetts. The parcel has frontage on Prospect Street to the west and is shown on the Norwell Assessors Map 13C, Block 37, Lot 6. The site consists of two large areas connected by a 150-foot long strip. The southern portion of the parcel has frontage on Prospect Street and the northern portion of the site encompasses the southwesterly portion of Simon Hill. The property is primarily undeveloped woodland, with open fields located in the northern area of the southern (Prospect Street) portion of the site. Wetlands associated with an unnamed intermittent stream bisect the Prospect Street portion. The northern (Simon Hill) portion is bordered to the west by a wooded swamp as well and slopes to the west and south. The Simon Hill portion is also bordered by undeveloped Town owned land to the north. The Prospect Street portion, which is very gently sloping from west to east, is bordered by single-family homes to the east and west.

The entire site is located in the Town of Norwell Residence RA Zoning District, as well as the Aquifer Protection District. Portions of the site are located within the local Flood Plain, Watershed, and Wetlands Overlay District. In addition, the site is entirely within a DEP Zone C, area that is tributary to a public water supply.

The only permitted residential use within the Residential RA Zoning District under the Norwell Zoning By-Law is a conventional single-family residential subdivision with one (1) dwelling per lot.

This development is proposed under the state's Comprehensive Permit Program (M.G.L. Ch. 40B) and consists of 80 non-age restricted units. The unit to acreage density is less than 3:1.

The project has been designed to minimize impacts to sensitive resources. All unavoidable, direct wetland impacts will be mitigated at a ratio of 1:1 as required under the DEP Wetlands Protection Act. Erosion control and best management practices will be employed during and following construction to minimize migration of sediment into adjacent wetlands. Stormwater management will be provided in accordance with the DEP Stormwater Management Regulations. The project will also protect groundwater resources by incorporating a private wastewater treatment facility that will provide a greater degree of treatment than conventional Title 5 systems.

Approximately 18.14 acres of the site are proposed to be developed. The remaining 10.58 acres, or approximately 37% of the site, is proposed to be retained as undisturbed.