

Commonwealth of Massachusetts

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

ENF

**Environmental
Notification Form**

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| <i>For Office Use Only</i> | |
| <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | 13354 |
| MEPA Analyst: | LEANDREA DAMES |
| Phone: | 617-626-1028 |

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: Nantasket Beachfront Condominiums | | |
| Street: Nantasket Avenue | | |
| Municipality: Hull | Watershed: Boston Harbor | |
| Universal Transverse Mercator Coordinates: UTM (WGS84) 346277 E, 4682150 N | Latitude: 42° 16' 35.1"N | |
| | Longitude: 70° 51' 51.2"W | |
| Estimated commencement date: 2004 | Estimated completion date: 2005 | |
| Approximate cost: \$30 Million | Status of project design: 90% complete | |
| Proponent: Nantasket Beachfront Condominiums, LLC | | |
| Street: 297 North Street | | |
| Municipality: Hyannis | State: MA | Zip Code: 02601 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Sarah 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: **Local Order of Conditions**

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation (no state permit required) |
| <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"/> Superceding 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 <i>(including Legislative Approvals) – Specify:</i> |
| Total site acreage | 13.4 | | | |
| New acres of land altered | | ~8 | | |
| Acres of impervious area | ~1.5 | ~1.8 | ~3.3 | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | ~3,050 | ~38,932 | ~41,982 | |
| Number of housing units | 1 | 3 | 4 | |
| Maximum height (in feet) | ~12 | ~52-62 | ~52-62 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 0 | 542 | 542 | |
| Parking spaces | N/A | 64 | 64 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | N/A | | | |
| GPD water withdrawal | N/A | | | |
| GPD wastewater generation/treatment | N/A | 17,820 | 17,820 | |
| Length of water/sewer mains (in miles) | N/A | 0.075 | 0.075 | |

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

The portion of the condominium project proposed on the Weir River side of Nantasket Avenue and adjacent to Bay Street (Bay Side) abuts the Weir River ACEC but is not located within. No work is proposed lower than elevation 7, the limit of the wetland resource area and ACEC.

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.)

Proposed work includes the construction of condominium complexes on parcels of land located on Nantasket Avenue adjacent to Nantasket Beach and the Weir River. The site currently exists predominantly as overflow parking for public use for Nantasket Beach during the summer months and consists of a combination of gravel and pavement with little aesthetic value. The buildings will be constructed as year round residences with steel wood frames and shingle/brick/clapboard exteriors. Areas between the buildings and parking areas will be landscaped and include ornamental trees, shrubs and manicured lawns. A portion of the property will be developed as a public park/recreational area. The park would include open lawn interspersed with ornamental trees and shrubs, walking trails and benches and will improve the overall aesthetics over current conditions.

Erosion and sedimentation controls will be installed at the limits of the work area prior to the commencement of construction activities. These controls will consist of hay bales and silt fencing. Installation and maintenance of erosion and sedimentation controls will reduce soil erosion on the project site and prevent sedimentation from occurring on and off-site. These controls will be inspected and maintained throughout construction. Erosion and sedimentation controls will be left in place after construction until the site has been re-vegetated and stabilized.

The following are the alternatives considered for this project:

- 1) No build. This alternative was not chosen because it would not achieve the project's objectives of providing open space parkland and housing to the Town of Hull.
- 2) The reduction of the development scale. This alternative was rejected because it would not meet the objective of providing open space and housing and would not be financially feasible for the project proponent.
- 3) Preferred Design. The current design provides open space and housing for the Town of Hull and is financially feasible for the project proponent.