

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

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13369  
 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.

Project Name: <b>Webster Point Village</b>		
Street: <b>Off Tremont Street and Careswell Street (Route 139)</b>		
Municipality: <b>Duxbury and Marshfield</b>	Watershed: <b>South Coastal (Back River)</b>	
Universal Transverse Mercator Coordinates: <b>4657824N 360458E; Zone 19 (WGS84/NAD83)</b>	Latitude: <b>42° 3.61' N</b> Longitude: <b>70° 41.19' W</b>	
Estimated commencement date: <b>Jan. 2005</b>	Estimated completion date: <b>Dec. 2006</b>	
Approximate cost: <b>\$2,200,000.00</b>	Status of project design: <b>30%</b>	
Proponent: <b>Webster Point Village, LLC</b>		
Street: <b>345 Union Street</b>		
Municipality: <b>New Bedford</b>	State: <b>MA</b>	Zip Code: <b>02740</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>John Zimmer</b>		
Firm/Agency: <b>Coler &amp; Colantonio, Inc.</b>	Street: <b>101 Accord Park Drive</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Phone: <b>(781) 982-5473</b>	Fax: <b>(781) 982-5490</b>	E-mail: <b>jzimmer@col-col.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 (Specify)  No

List Local or Federal Permits and Approvals: **Marshfield and Duxbury Zoning Board of Appeals**  
**Special Permits**

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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
<b>LAND</b>				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b><u>NHESP Conservation Permit</u></b>
Total site acreage	<b>44.73</b>			
New acres of land altered		<b>27.0</b>		
Acres of impervious area	<b>0</b>	<b>6.27</b>	<b>6.81</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0</b>		
Square feet of new other wetland alteration		<b>0</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>0</b>	<b>1.6 acres</b>	<b>1.6 acres</b>	
Number of housing units	<b>0</b>	<b>40</b>	<b>40</b>	
Maximum height (in feet)	<b>0</b>	<b>35</b>	<b>35</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>0</b>	<b>475</b>	<b>475</b>	
Parking spaces	<b>0</b>	<b>160</b>	<b>160</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>0</b>	<b>6,000</b>	<b>6,000</b>	
GPD water withdrawal	<b>0</b>	<b>0</b>	<b>0</b>	
GPD wastewater generation/treatment	<b>0</b>	<b>6,000</b>	<b>6,000</b>	
Length of water/sewer mains (in miles)	<b>0</b>	<b>0</b>	<b>0</b>	

**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 (See Section III, Figure 2)

**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.)

Webster Point Village, LLC proposes to construct a 40-unit residential subdivision under the State's Comprehensive Permit 40B consisting of residences, driveways, a subdivision roadway, individual on-site wastewater disposal systems and stormwater management facilities on a 44.73-acre parcel located off Tremont Street and Careswell Street (Route 139) in Duxbury and Marshfield, Massachusetts. The majority of the property consists of forested uplands with vegetated wetlands along the southeastern boundary. The remainder of the property is bounded by existing residential development or roadway. An abandoned gravel pit approximately two acres in size is located in the northern portion of the property.

The proposed subdivision is situated within the upland portions of the project site and has been designed in close consultation with the affected municipalities and abutting landowners. The proposed project also includes new utilities including the installation of a new water main under the proposed subdivision road. The water mains will connect to the existing Duxbury town water service located within Tremont Street. Other utilities such as gas, electric and phone service will tie into existing services. After construction is complete, areas along the roadways and houses will be landscaped with lawns, shrubs, and trees where appropriate.

The project property has been identified as rare species habitat by the Massachusetts Natural Heritage and Endangered Species Program (NHESP). The proponent is currently working with NHESP to develop an impact minimization and mitigation strategy and has committed to the protection of approximately 70% of the property as open space upon completion of construction through a conservation restriction. Additional protection measures may include habitat improvements, intensive surveys and monitoring activities during and after construction.

The proposed project has been under design and development for over three years and has been subject to intensive review and modification by the municipal Zoning Boards of Appeal and concerned residents. Through this process, the proposed project has been significantly reduced in scale relative to the extent of land disturbance and the number of residential units. The following provides a description of the alternatives considered for this project:

- 1) **No build.** This alternative is not feasible because it would not achieve the project's objectives of providing affordable housing to the Towns of Marshfield and Duxbury and would not be financially feasible for the landowner.
- 2) **103-Unit Design** – This alternative was the design that was initially proposed to the towns. It maximized the developable area within the site and included a looped access roadway and attached town homes and condominiums. The design included over 16 acres of new impervious area, disturbed a total of approximately 39 acres of the property and did not permanently protect any open space. It also included two wastewater treatment plants. This alternative was rejected based upon the extent of land disturbance, work within the buffer zones to bordering vegetated wetlands and concerns expressed by the municipalities and abutting landowners.
- 3) **66-Unit Design.** This alternative also utilized the looped access road concept and incorporated a mixture of single –family homes on private lots with duplex and triplex town home condominiums. This design reduced the overall area of land alteration and minimized work within buffer zones to wetland resource areas. The overall amount of new impervious area was decreased by approximately five acres from the 103-Unit design, however the overall amount of new land disturbance was only reduced by approximately 1.5 acres. As with the 103-Unit design, no permanent protection of open space was incorporated into the design. The Marshfield and Duxbury Zoning Boards of Appeal approved this concept with conditions.
- 4) **40-Unit Preferred Design** – Although approval was received in 2003 for a 50 town house / condominium, age restricted development with an associated clubhouse, swimming pool and recreational areas, the proponent continued to work with the abutting landowners and municipalities to further reduce the scale of the project to a size that was acceptable to all concerned parties while maintaining economic feasibility and meeting the objective of providing affordable housing units to both towns. The revised design eliminates any town homes or condominiums and includes a reduction in the total number of dwellings to 40, ten of which will be made available as affordable housing. All of these are to be individual building lots. It also includes the elimination of the looped access roadway in favor of a cul-de-sac style access and preservation of over 13 acres of the site in a permanent conservation restriction that would protect the majority of the rare species habitat within the property. Each home will have a standard Title-5 septic system. No wastewater treatment plants will be needed nor will a DEP groundwater discharge permit. The abutting landowners accepted this layout as the preferred design as it minimizes land disturbance, provides visual buffers to abutting residential properties and protects a significant portion of the site as open space. It is anticipated that each town's ZBA will also endorse this concept with out hesitation or reservation. Additional consultation with NHESP is required to review the design relative to the identified rare species habitat. NHESP has reviewed an earlier concept plan, and the proponent believes that the present revised concept plan has addressed their concerns. A meeting has been scheduled with NHESP to discuss and address any remaining concerns, if any.