

# ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13122
MEPA Analyst:	Deirdre Buckley
Phone: 617-626-	1044

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: Waverly Oaks Golf Club, INC		
Street: 444 Long Pond Rd.		
Municipality: PLYMOUTH, MA 02360	Watershed: South Coastal Watershed	
Universal Transverse Mercator Coordinates: Zone 19 365621, 4639111	Latitude: 41° 53' 33.055"	Longitude: 70° 37' 11.433"
Estimated commencement date:	Estimated completion date: EXISTING	
Approximate cost:	Status of project design: 100 %complete	
Proponent: Waverly Oaks Golf Club		
Street: 444 Long Pond Rd.		
Municipality: PLYMOUTH	State: MA	Zip Code: 02360
Name of Contact Person From Whom Copies of this ENF May Be Obtained: MARK A. RIDDER, G.M.		
Firm/Agency: Waverly Oaks Golf Club	Street: 444 Long Pond Rd.	
Municipality: PLYMOUTH	State: MA	Zip Code: 02360
Phone: 508-224-6700 x102	Fax: 508-224-8870	E-mail: mridder@waverlyoaksgolfclub.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): \_\_\_\_\_

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify DEP - Southeast Region)  No

List Local or Federal Permits and Approvals: Town of Plymouth - see attached

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 checked="" 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"/> 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 checked="" type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> 
Total site acreage	230			
New acres of land altered		-0-		
Acres of impervious area	4	-0-	4	
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-		
<b>STRUCTURES</b>				
Gross square footage	17,568	-0-	17,568	
Number of housing units	-0-	-0-	-0-	
Maximum height (in feet)	40	-0-	40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1146	-0-	1146	
Parking spaces	343	-0-	343	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use				
GPD water withdrawal	100,000	300,000	300,000	
GPD wastewater generation/treatment	4580	-0-	4580	
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.)

*See attached*

Waverly Oaks Golf Club, Inc  
Project Description

Waverly Oaks Golf Club is an existing 27 hole public golf facility located in South Plymouth. Waverly Oaks Golf Club, Inc. has filed a Water Management Permit Application with the Department of Environmental Protection. An Environmental Notice Form is required to be filed under the Massachusetts Environmental Policy Act.

The facility is located on 242 acres of land and includes 10 house lots. The property consists of scrub pines and oaks with sand and gravel soils. There is over 100 feet of elevation change. The project was granted a special permitted in October of 1996 by the Town of Plymouth Planning board under section 401.23 Rural Density Development to create 10 house lots and the golf facility. Construction of the project started in December 1996 and the facility opened in May of 1998.

The Property contains approximately 240 acres of uplands with 3 isolated wetlands protectable under the Plymouth Conservation By-law. None of the resource areas were protectable under the State By-laws. At the time of permitting all permits were obtained as required by the Town Of Plymouth. These included a Determination of Applicability from the Plymouth Conservation Commission. No Notice of Intent was required. Prior to filing the Determination of Applicability, the entire property was evaluated for wetland resources and rare and endangered species by Sabatia, Inc., Robert Gray , Professional Wetland Scientist. In addition to the field investigation, a review of the Massachusetts Natural Heritage Atlas was conducted. The site was not identified as habitat for state listed wetlands wildlife or as supporting protected upland species or exemplary natural communities. The results of the field survey show no presence of any state listed wetlands or protected species.

A traffic report was conducted and submitted to the Plymouth Planning Board as part of special permit application. The study was conducted by Vanasse Hangen Brustlin, Inc. Consulting Engineers. The report was completed in September 1996. A copy of the Study is included in this filing. The findings of the study showed that Long Pond Road has significant unused capacity, excellent site distances and the level of service at the intersecting roads is unchanged from the traffic generated at the facility. Overall, the Golf Facility will have minimal impact on the traffic. Since opening in May of 1998 there has been no traffic accidents or traffic issues related to the operation of the Golf Facility.

The facility is serviced with on-site septic systems approved by the Plymouth Board of Health in compliance with the Department of Environmental Protection Title V Guidelines. Waverly Oaks Golf Club is registered public water supplier in Massachusetts. Drinking water is provided by on-site private wells as approved by the Department of Environmental Protection Drinking Water Program.