

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13645
MEPA Analyst:	ANNE CANADAY
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: Proposed Department of Public Works (DPW) Facility and Athletic Complex Bare Cove Park, Hingham, MA		
Street: Bare Cove Park Drive (North of Fort Hill Street)		
Municipality: Hingham, MA	Watershed: 19b	
Universal Transverse Mercator Coordinates: NAD 83 UTM 19 34266E 4677930N	Latitude: 42 14'16" N	Longitude: 70 54'25" W
Estimated commencement date: 3/1/06	Estimated completion date: 12/31/11	
Approximate cost: \$8.9M ±	Status of project design:	75 % complete
Proponent: Town of Hingham – Department of Public Works Department Building Committee		
Street: 210 Central Street		
Municipality: Hingham	State: MA	Zip Code: 02043
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Paul G. Costello, P.E.		
Firm/Agency: Gale Associates, Inc	Street: 163 Libbey Parkway	
Municipality: Weymouth	State: Ma	Zip Code: 02189
Phone: 781-335-6465	Fax: 781-335-6467	E-mail: pgc@gainc.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: Yes (Due to the extensive amount of available information)

- 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:

DEP Superseding Determination of Applicability, dated October 19, 2004; Hingham Conservation Commission Order of Conditions (DEP# 034 0803), dated June 22, 2005; Town of Hingham Planning Board; Hingham Zoning Board of Appeals; Local Utility Connection Permits; Hingham Building Permits; Hingham Highway Department Curb Alteration Permit; MWRA Sewer Connection Permit; NPDES Construction Permit.

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 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 checked="" 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 type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: See Above</i>
Total site acreage	Property = 55 ± L.O.W. = 24.3			
New acres of land altered		24.3		
Acres of impervious area	6.7	-0.1	6.6	
Square feet of new bordering vegetated wetlands alteration		360		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	19,968	24,150	44,118	
Number of housing units	0	0	0	
Maximum height (in feet)	25 ±	35 ±	35 ±	
TRANSPORTATION				
Vehicle trips per day	185En+185Ex = 370	177En+177Ex = 354	362En+362Ex = 724	
Parking spaces	200 ±	32	232	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	6,000 ±	25,500	31,500	
GPD water withdrawal	50-100 ±	24,900 ±	25,000	
GPD wastewater generation/ treatment	5,000 ±	1,500	6,500	
Length of water/sewer mains (in miles)	0.05 0.05	0.16 0.18	0.21 Water 0.23 Sewer	

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

One Vernal Pool – CVP 3588 outside the L.O.W.

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 Outside of and adjacent to the Tucker Swamp ACEC along the west perimeter)

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 Town of Hingham has plans to construct a consolidated DPW facility and a new recreational complex over an estimated 24.3-acre area of the Bare Cove Park. The work is being proposed in order to replace a handful of outdated, non-code compliant DPW facilities that were evaluated by the Town in April 2003, and to address the Town-wide need for additional athletic fields that were evaluated February 2002.

There is a possible future housing project that is also being explored by the Town on an adjacent town-owned parcel located to the north: an approximate 40 unit residential complex by the Hingham Housing Partnership Committee (School Depot Tract IV). Tract IV is on an estimated 11-acre parcel. Unlike the DPW/Athletic Field Project, this project has not been funded for design or construction. The project is the subject of study by Town Committees, who are in a "fact finding mode". At this preliminary stage the committees are considering the feasibility of the project, possible scope of the project, and final site location and possible layouts of the project.

Since the project has not been planned or designed it is not possible to determine the potential impacts of each project, nor the potential for state level permitting, nor the use of state funds. Therefore, the proposed DPW Facility and the Athletic Field Complex are hereinafter collectively referred to as "The Project" in this Expanded ENF. However, the combined projects were the subject of a request for Advisory Opinion to MEPA and this ENF has been completed in accordance with the Administrative Review and Advisory Opinions issued by MEPA in March 2004 (Attachment One). Pursuant to the guidance, we make reference to MEPA guidance for sewer, water and roadway infrastructure. It should be noted that the ice arena referenced in the Advisory Opinion is no longer under consideration by the Town.

Other than a Superseding Determination of Applicability that was issued by the DEP on October 19, 2004 and a DEP Sewer Extension Permit, the project does not require the issuance of additional permits or approvals from any other state agency. Furthermore, the project does not involve the use of any state funding.

Site Description

The project is located on the 55-acre School Depot Parcel off Fort Hill Street in Hingham, MA (**Figure ENF-1**). The School Depot parcel is about 55-acres in size and is contiguous with the larger 470 acre Bare Cove Park and was once part of a former Naval Ammunition Depot. The property is bounded on the North by residential development along Beal Street by a portion of the Tucker Swamp to the west, and by the school bus yard and National Guard Armory to the east. A residential sub-division, "Conservatory Park" lies to the south. With the exception of the Tucker Swap, the parcel generally consists of upland mixed deciduous woodlands and scrub growth.

Consistent with its previous use, there is significant low-rise, industrial-type building infrastructure, much of which is presently in use, meeting various Town requirements. Building 12 (Attachment Two; Photo 12) is used by Hingham Schools for the TRACES program and is outside the Limit of Work; Building 104 (Attachment Two; Photo 12) is used by the DPW for equipment and materials storage (Attachment Two; Photos 6, 10, and 12); Building 147 (Attachment Two; Photo 14) is being used as the Wildlife Administration Building; and Building 179 (Attachment Two; Photo 6) is used by Hingham Schools for dry storage and its facilities maintenance staff. Many of the industrial buildings have been previously abated and demolished, leaving substantial concrete foundations and band stand areas that will need to be removed as part of any redevelopment effort (Attachment Two; Photos 7 and 8).

Throughout the parcel there are many paved roads and parking areas. They are heavily deteriorated and afford little opportunity for reuse without major reconstruction (Attachment Two; Photos 3 and 4). There are two paved access drives running generally east to west from the school bus parking area on Fort Hill Street into the parcel. The one lying to the north splits the parcel approximately in half, and it was recognized at an early point in the planning effort that this road layout had significant potential for reuse in the Master Plan development.

Proposed Project

The proposed DPW building and recreational facilities are shown on **Figure ENF-3**, and have been developed based on extensive studies and alternative evaluations completed by the Town of Hingham. These studies include:

1. Hingham Sports Field Task Force Findings and Recommendations (February 2002);
2. Architectural/Engineering Services for New DPW Building and Recreational Fields, Master Plan (Gale, April 10, 2003);
3. Environmental Site Assessment (Gale, November 20, 2003) and Memoranda;
4. Geotechnical Investigation of Hingham Athletic Fields (Jaworski Geotech Inc., November 21, 2003);
5. Traffic Impact and Access Study (Vanasse & Associates, dated September 23, 2005);
6. Hingham DPW Building & Recreational Fields Notice of Intent with Stormwater Management Design and Runoff Calculations (Gale, January 26, 2005 and April 1, 2005).

The proposed Site Plan is designed to consolidate a number of DPW functions currently scattered in outdated facilities across the Town, and to provide for recreational uses that were evaluated under the studies. The overall layout of the DPW building is shaped in part by the constraints of the site. In order to maintain the size needed and functional on-site circulation, the building was

configured as an "L-shape," with the Administration/Core Area being the vertex and the Maintenance and Vehicle Storage bays being wings on either side.

A listing of the existing and proposed building sizes at the Site and within the proposed Limit of Work Area is provided in **Table 1**. The work will include the demolition of Buildings #104 and #147, reuse of Building #178/179, and construction of the new DPW buildings.

In addition, that portion of the parcel lying to the south of the central access road, while far from flat, slopes generally upward, from elevation 25 at the road to elevation 40 at the southern property line. This area clearly affords the best opportunity for the development of large multi-purpose rectangular fields, which must be sloped at no greater than 1.5%.

In February 2002, the Hingham Sports Field Task Force published its Findings and Recommendations (attached as Attachment Three), following a six month assessment of the status of Hingham's athletic fields and the demands for same. The study looked at each of the various sports programs and the number of participants and the growth trends in recent years. For example, Hingham youth soccer was documented to have in excess of 1,500 participants on over 100 teams. Additionally, the study completed a comprehensive evaluation of the currently available fields, their condition, and the scheduling demands placed on them.

The conclusions of this study documented the chronic lack of multi-purpose rectangular fields in the Town along with a lack of Little League-sized baseball and softball fields. Additionally, the study recommended that a public toilet, concessions building, off-street parking, and a storage building be programmed for this site. As a result, Gale completed a number of layout schemes, which essentially accomplished these program goals for athletic fields. These alternative schemes were presented to the DPW Committee along with a discussion of advantages and costs. The resulting scheme includes the layout of two full-sized, multi-purpose rectangular fields in such a manner that minimizes earthwork in this area with challenging topography and geotechnical conditions. Additionally, it provides for two baseball/softball fields with foul pole distances of approximately 220 feet. Vehicular access to the athletic complex is from Fort Hill Street by means of the central access road. DPW building traffic is routed away from the athletic complex immediately upon entry to the School Depot parcel. The athletic complex parking lot as proposed in the Master Plan would provide approximately 175 spaces for off-site parking. It provides one-way traffic flow through the lot, and is situated to the front of the athletic complex, keeping vehicular traffic separated from recreational uses.

The Master Plan also provides for a small, informal wood frame press box and concessions building behind the baseball field backstops. This building is intended to be a temporary, inexpensive concessions stand without equipment. This seasonal building would be suitable for use prior to the renovation of Building 179, perhaps 5-6 years from the start of the Master Plan implementation. The recreation building would include public toilets, a concession stand with equipment for limited on-site food preparation, administrative areas for the Recreation Department, a maintenance storage area, and a workout/exercise area.

It should be noted that as a result of the Notice of Intent proceedings and other public comments, the scope of the project has been reduced by two full sized fields, and the 100-foot buffer maintained with the Conservatory Park neighborhood.

Schedule

The first construction phase of the DPW/Field project, the construction of a Cold Storage Facility, is tentatively scheduled for Spring 2006, pending the completion of permitting and final funding.