

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.:	13378
MEPA Analyst:	Rick Bourée
Phone:	617-626-1130

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: Cedarmere Senior Multifamily Residence Development		
Street: Chief Justice Cushing Highway (Route 3A) and Beechwood Street		
Municipality: Cohasset	Watershed: South Shore	
Universal Transverse Mercator Coordinates:	Latitude: 042° 13' 36.43" N Longitude: 070° 48' 10.42" W	
Estimated commencement date: 11-04	Estimated completion date: 11-07	
Approximate cost: \$35 million	Status of project design:	85 %complete
Proponent: King Taylor Cohasset LLC c/o King Street Properties		
Street: 306 Dartmouth Street		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton		
Firm/Agency: LEC Environmental Consultants, Inc.	Street: 107 Audubon Road Building 2, Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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: Senior Multi-family Overlay Development Special Permit and Subdivision Approval (issued 1-14-04), Final Order of Conditions (issued 7-16-04).

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 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 type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" 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 (including Legislative Approvals) – Specify: Groundwater Discharge Permit
Total site acreage	41+/-			
New acres of land altered		24.7		
Acres of impervious area	0.6	9.8	10.4	
Square feet of new bordering vegetated wetlands alteration		3,797		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	1,300	208,000	209,300	
Number of housing units	3	102	105	
Maximum height (in feet)	30	5	35	
TRANSPORTATION				
Vehicle trips per day	50	728	728	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	560/80	15,190/ 15,670	15,750/ 15,750	
GPD water withdrawal	560/80	15,190/ 15,670	15,750/ 15,750	
GPD wastewater generation/ treatment	160	15,590	15,750	
Length of water/sewer mains (in miles)	0*	0*	0*	

*While there are no sewer/water mains proposed for this project, there will be 1.8 mi. of private sewer lines within the project site tying into a private wastewater treatment plant and 1.8 mi. of a water service connection tying into a water main within Route 3A.

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: Spotted Turtle, Mystic Valley Amphipod, Swamp Dock) No

*See attached NHESP Letters

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 site is located on 41 +/- acres of the former Hayes Estate comprised of partially forested uplands, rolling meadows, and Bordering and Isolated wetlands located on Walnut Hill in the southeastern portion of Cohasset, Massachusetts. Chief Justice Cushing Highway (Route 3A) is located west of the Site, Beechwood Street and single family residences are located south and southeast, undeveloped land is located east and northeast, and estate homes are located to the north. The eastern portion of the Site is bisected by an intermittent stream and associated BVW with several small projections of BVW that extend onto the site in the southern and northeastern portions of the Site. A second wetland and associated drainage channel are located along Route 3A. The Hayes Estate is comprised of a Main House, Barn, several sheds, and pool centrally located within the parcel and accessed off Beechwood Street via an existing 14-foot wide private, bituminous concrete, common driveway which also provides access to an out parcel and the estate homes to the north.

King Taylor Cohasset LLC, proposes to construct 105 senior multi-family residential units, including 27 affordable units (25% of the total), with associated internal roadways, parking facilities, recreational facilities, utilities, stormwater management, and other miscellaneous ancillary improvements on approximately 24.7 acres of the 41 acre parcel. The purpose of this project is to provide both affordable and market rate senior housing under the Senior Multi-Family Residential Development (SMRD) Special Permit process in the Town of Cohasset. Portions of the proposed work will occur within Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands (IVW), and the corresponding Buffer Zone, as further detailed in the attached Report.

This project site was specifically referenced in the Housing Section of the Draft Cohasset Master Plan as an example of an application of the SMRD Overlay District. Under the SMRD Overlay District for this site, King Taylor Cohasset LLC could have proposed 10 units per acre (excluding the 7.9 ac. of wetlands) for a total of 330 units with a maximum of 25% impervious area. However, King Taylor Cohasset LLC chose a project with considerably less density and reduced project impacts by proposing only 105 units (3.2 per acre), approximately 23% impervious area, and a 30-50 foot buffer around the perimeter to minimize noise and visual impacts to abutters.