

**Commonwealth of Massachusetts**  
**Executive Office of Energy and Environmental Affairs**  
**Massachusetts Environmental Policy Act (MEPA) Office**

**Environmental Notification Form**

*For Office Use Only*

EEA#: 16215

MEPA Analyst: Erin Flaherty

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

Project Name: <b>0 Keene Street</b>		
Street Address: <b>0 Keene Street (APN's 25-003-000, 25-004-000, 25-500-006)</b>		
Municipality: <b>Duxbury</b>	Watershed: <b>South Coastal</b>	
Universal Transverse Mercator Coordinates: <b>N 2852019 E 860438 (NAD88)</b>	Latitude: <b>N42° 04' 19"</b> Longitude: <b>W70° 44' 51"</b>	
Estimated commencement date: <b>Fall 2020</b>	Estimated completion date: <b>2022</b>	
Project Type: <b>Residential</b>	Status of project design: <b>25% complete</b>	
<b>Proponent: Perry Keene Street, LLC and Perry Phillips Woods, LLC</b>		
Street Address: <b>20 Winthrop Square, Fifth Floor</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02110</b>
Name of Contact Person: <b>Bradley C. McKenzie, P.E.</b>		
Firm/Agency: <b>McKenzie Engineering Group, Inc.</b>	Street Address: <b>150 Longwater Drive, Suite 101</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02061</b>
Phone: <b>781-792-3900</b>	Fax: <b>781-792-0333</b>	E-mail: <b>bmckenzie@mckeng.com</b>

  

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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  
*(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)*

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?  
**(2)(b) 2. Greater than 2 acres of disturbance...special concern.**

Which State Agency Permits will the project require?  
**Conservation Management Permit under MESA (M.G.L. c.131A)**

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:

<b>Summary of Project Size &amp; Environmental Impacts</b>	<b>Existing</b>	<b>Change</b>	<b>Total</b>
<b>LAND</b>			
Total site acreage	31.06 AC		
New acres of land altered		23.75 AC	
Acres of impervious area	0.00 AC	4.68 AC	4.68 AC
Square feet of new bordering vegetated wetlands alteration		0 SF	
Square feet of new other wetland alteration		0 SF	
Acres of new non-water dependent use of tidelands or waterways		0 SF	
<b>STRUCTURES</b>			
Gross square footage	0	122,000 SF	122,000 SF
Number of housing units	0	42	42
Maximum height (feet)	0	<30	<30
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	400	400
Parking spaces	0	0	0
<b>WASTEWATER</b>			
Water Use (Gallons per day)	0	13,420	13,420
Water withdrawal (GPD)	0		
Wastewater generation/treatment (GPD)	0	13,420 Note: Please see Project Summary – Water Supply and Wastewater under Project Description on Page 3 for calculation of wastewater flow.	13,420
Length of water mains (miles)	0	0.70	0.70
Length of sewer mains (miles)	0	0	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

#### **Describe the existing conditions and land uses on the project site:**

*The project site has frontage on Keene Street in Duxbury, Massachusetts and consists of approximately 31.06 acres. It is shown on the Town of Duxbury Assessors' Maps as Assessor's Parcel Numbers (APN) 025-003-000, 025-004-000 & 025-500-006. The site is bordered by Keene Street to the west, undeveloped woodland to the north and east and developed residential property to the south. Existing site conditions are shown on the Existing Conditions Plan Sheet EX-1.*

*The project is located within the Planned Development District 1 (PD-1) Zoning District and the majority of the site is undeveloped upland woodland with a portion of the site containing bordering vegetated wetlands. The site is located within Zone X, Area of Minimal Flooding as shown on FEMA Flood Insurance Rate Map Panel No. 25023C0228K with an effective date of November 4, 2016. The topography ranges from approximate elevation 88 ft. (NAVD88) at the southwest corner of the site along Keene Street, to approximate elevation 40 ft. (NAVD88) at the limit of the wetland located adjacent to the northern property line. The site generally slopes towards the eastern property lines, with undulating topography throughout the site. The soil types as identified by Soil Survey, Plymouth County, MA prepared by the NRCS Soil Conservation Service (SCS) are classified 478B—Plymouth - Poquonock complex, 3 to 8 percent slopes, bouldery. The soils are classified as hydrological soil group (HSG) A.*

*A Bordering Vegetated Wetlands (BVW) system is located at the eastern boundary of the site and was flagged by Sabatia Inc. on November 2017 and April 2018, and field located by McKenzie Engineering Group Inc. in February and April of 2018. The boundary of the wetlands resources was approved by the Duxbury Conservation Commission through the issuance of an Order of Resource Area Delineation (ORAD) issued on February 13, 2020 (DEP File No. SE 18-1893). The site is located within a National Heritage Endangered Species (NHESP) Estimated and Priority Habitat of Rare Species as the site has been designated as suitable habitat for the Eastern Box Turtle.*

*The project site is located on Keene Street approximately 0.25 miles north of the intersection between Union Street and Keene Street. Keene Street is a public way in Duxbury and runs from its intersection with Union Street in a northerly direction to beyond the Pembroke-Duxbury town line. The roadway pavement is approximately 22 ft. wide in the vicinity of the project with two travel lanes, asphalt curbing with no sidewalks.*

#### **Describe the proposed project and its programmatic and physical elements:**

*NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

#### *Project Summary*

*The project will consist of 42 units of single family and multifamily residences as shown on the Preliminary Development Plan Sheet P-1. It is anticipated that the project will be constructed in phases. The first phase of the project will involve the ANR division of 4 lots from the larger project site, the construction of four (4) lots with frontage on Keene Street, and the extension of the existing water main on Keene Street. The second phase will consist of the permitting and construction of the Planned Development (PD) consisting of 34 units of*

single family and multifamily residences on an approximate 22-acre portion of the property. The third phase will consist of the possible development of another four (4) lots with frontage on Keene Street. In the end, the whole project will, subject to permits and approval, consist of 42 units of single family and multifamily residences as shown on the Preliminary Development Plan Sheet P-1. The PD will be accessed from three (3) proposed roadways off Keene Street, while the eight (8) individual single-family lots will have frontage and direct access off Keene Street. The PD will involve the development of approximately 2,200 linear feet of bituminous roadway with utilities, stormwater management system and related infrastructure. The project will access utility infrastructure located on Keene Street including water, electric, telephone and cable television. The project will be permitted in accordance with all applicable local, state and federal regulations.

#### *Water Supply and Wastewater*

There is no municipal sanitary sewer service located on Keene Street. Wastewater generated from the proposed residences will be directed to private septic systems that will be designed and installed in accordance with Duxbury Board of Health Regulations and Mass. Environmental Code Title 5 Regulations (310 CMR 15.00). Soils information obtained from the NRCS Soils Conservation Service (SCS) Survey of Plymouth County, Massachusetts indicated the presence of extremely permeable, well-drained soils that will be suitable to accommodate the proposed septic systems. Preliminary soil testing conducted throughout the site corroborated the SCS Survey and confirmed the presence of permeable soils suitable for on-site disposal of sewage as well as for disposal of stormwater. It is anticipated that the 8 Form A lots with frontage on Keene Street will all be in separate ownership served with individual Title 5 systems and will generate 3,520 gallons per day (GPD) and the Planned Development will generate 9,900 GPD.

The municipal water system on Keene Street is comprised of an 8-inch main which terminates on Keene Street at the southwest corner of the site. Water supply for domestic use and fire protection will be provided by a proposed 8-inch water main that will be extended approximately 1,500 feet on Keene Street and looped throughout the proposed roadway network for the project. The water main will be constructed in accordance with the Town of Duxbury Water Department and applicable state regulations. Recent flow testing witnessed by the Duxbury Water Department has confirmed that sufficient flows and pressures are available in the system to accommodate the proposed development.

#### *Wetlands*

A *Bordering Vegetated Wetlands (BVW)* system is located at the eastern boundary of the site and was flagged by Sabatia Inc. on November 2017 and April 2018, and field located by McKenzie Engineering Group Inc. in February and April of 2018. This vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of *Bordering Vegetated Wetlands*. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The boundary of the wetlands resources was approved by the Duxbury Conservation Commission through the issuance of an *Order of Resource Area Delineation (ORAD)* issued on February 13, 2020 (DEP File No. SE 18-1893). The proposed roadways and related infrastructure will be designed to avoid alteration of wetlands resources and to maximize the buffer between the limit of work and the wetland resource areas. An erosion control barrier consisting of silt socks is proposed to be installed between work areas and wetland resources in order to prevent the migration of sediments and erosion within cleared work areas.

#### *Stormwater Management*

The proposed stormwater management features will be designed to fully comply with all Standards of the Department of Environmental Protection Stormwater Management Regulations (SMR). Stormwater runoff from new impervious surfaces will be managed to be in full compliance with all standards of the SMR. There will be no increase in peak rates of runoff at downgradient wetlands and properties as a result of the project