

#13237

Bill GAGE

617-626-1025

Commonwealth of Massachusetts  
Executive Office of Environmental Affairs ■ MEPA Office

# ENF Environmental Notification Form

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: Mount Skirgo Ridge/The Reserve at Mount Skirgo		
Street: Plain Street (Route 139)		
Municipality: Marshfield	Watershed: South Coastal	
Universal Transverse Mercator Coordinates: 46 62 000 N, 35 60 00 E	Latitude: 42-05-48	Longitude: 070-44-28
Estimated commencement date: Spring 2004	Estimated completion date: Fall 2004	
Approximate cost: \$16,000,000.	Status of project design: 100%complete	
Proponent: Mount Skirgo Associates, Inc.		
Street: Post Office Box 458		
Municipality: Marshfield	State: MA	Zip Code: 02050
Name of Contact Person From Whom Copies of this ENF May Be Obtained: K. Scott Colby		
Firm/Agency: Rackemann Strategic Consulting	Street: One Financial Center, 29 <sup>th</sup> Floor	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 617/951-1178	Fax: 617/542-7437	E-mail: ksc@rackemann.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 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: (Local): Definitive Subdivision Plan Approval from the Marshfield Planning Board (see Attachment D); Special Permit from Marshfield Planning Board for work in a Water Resource Protection District and Special Permit from the Planning Board for an Age-Restricted Adult Village (see Attachment E); Marshfield Board of Health Title V Disposal Works

Construction Permit for residential housing; and Order of Conditions from Marshfield Conservation Commission (see Attachment F). (Federal): Notice of Intent under NPDES General Permit for Stormwater Discharge from Construction Activities.

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
<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 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>
Total site acreage	94.3			
New acres of land altered		32.2		
Acres of impervious area	0.0	9.7	9.7	
Square feet of new bordering vegetated wetlands alteration		2,550*		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
<b>STRUCTURES</b>				
Gross square footage	0	173,000±	173,000±	
Number of housing units	0	85	85	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	607	607	
Parking spaces	0	124	124	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	24,700	24,700	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	22,450**	22,450**	
Length of water/mains (in miles)	0	1.2	1.2	

\*Replication = 3,825 sf  
 \*\*13,200 (30 x 440 GPD per house) GPD total from individually Title 5 systems serving the 30 residential lots and 9,250 GPD total from the age-restricted housing which is served by a common system.

**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

Through a filing made to the Natural Heritage and Endangered Species Program (NHESP) by the adjacent mixed use development project (EOEA # 13016 – NHESP File : 02-11108), the subject site has been identified as being in the vicinity of a species of "Special Concern", the Spotted Turtle (*Clemmys guttata*), and the Eastern Box Turtle (*Terrapene carolina carolina*). The proponent for the Mt. Skirgo project has by letter dated September 22, 2003, forwarded to NHESP the Turtle Survey conducted by Woodlot Alternatives, Inc. and has, in consultation with the Marshfield Conservation Officer, provided for appropriate mitigation measures. (See Attachment C and attached Plan 4).

**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.)

Mount Skirgo Ridge and The Reserve at Mount Skirgo (together the Project) consists of two residential developments to be constructed on a site of approximately 94.3 acres in Marshfield, Massachusetts. The site is shown on Figure 1. Seth Sprague Drive provides access to the site from Sundance Drive, a subdivision road from Plain Street (Route 139). Sundance Drive also serves a recently-approved mixed use development (EOEA #13016) comprising a supermarket, senior housing, and commercial uses on a site of about 20 acres located north and west of the Project.

The Mount Skirgo Ridge component of the Project consists of a residential subdivision of 30 single-family homes on lots ranging from 20,000 square feet (sf) to 53,500 sf. It also contains [five] drainage lots, [one] open space lot, and a parcel of 25 acres to be donated to the Town of Marshfield Conservation Commission. The Reserve at Mount Skirgo component of the Project is a 55 apartment age-restricted housing development on approximately 20 acres. Attached Plan 2 shows the site plan for Mount Skirgo Ridge and The Reserve at Mount Skirgo.

Alternatives considered in connection with the Project originally included a far more typical subdivision, which initially would have comprised 102 single-family home lots (see Plan 3 attached to this ENF). Additionally, a cluster residential development which would have consisted of 116 lots was considered. As will be detailed below, the impacts associated with both of these alternative developments were far more significant than those which are associated with the proposed project in the sense that they would have entailed more intense development with more vehicle trips and increased impervious surface. Both of these alternatives were viewed unfavorably by the Town of Marshfield Planning Board, with the current project alternative representing an optimized scenario which was arrived at following extensive discussion.

The Project design includes multiple mitigation measures which were not included in the previous alternatives. These include the following:

- A 25 acre parcel is to be donated to the Town of Marshfield as conservation land. This land is contiguous with other conservation land owned or controlled by the Town and will, therefore, provide continuous open space, with the attendant wildlife values associated with larger parcels of conservation land, as opposed to a smaller, isolated parcels.
- In addition to the 25 acre parcel conservation land, approximately 22 additional acres of land are provided as open space in the form of drainage and open space lots.
- In the two alternatives which were not selected, no mitigation measures for turtle habitat had been incorporated. As part of the Project, Woodlot Alternatives, Inc. has provided a detailed mitigation plan designed to assure that land development does not adversely impact nesting activities by Eastern Box Turtles, which have been documented as being present in or adjacent to the project area. These wildlife mitigation measures include maintaining a temporary barrier fence to ensure that turtles do not enter the project area during construction activities, installing permanent barrier fencing; and providing nesting enhancements and crossing structures, such as specially designed culvert, so that turtles may safely cross part of the subdivision roadway in order to utilize upland nesting habitat.
- The two alternatives which were not selected did not provide an allowance for affordable housing. Although not an M.G.L. Chapter 40B project, the Project provides for six affordable housing units as part of the 55 unit age-restricted housing development, as well as a grant to the Town of \$6,000 per affordable unit to provide monitoring funds to assure that the affordable housing is utilized by qualifying parties.
- The two alternatives which were not selected were not integrated with a mixed use project which is separate from the current project, but is adjacent to it and utilizes the same subdivision roadway. This project which, as noted above, was subject to EOE No. 13016, comprises a supermarket, senior housing and commercial uses on a site which is immediately adjacent to the

Mt. Skirgo Ridge component of the project and is readily accessible to The Reserve at Mt. Skirgo component. Given these circumstances, the Project conforms to the smart growth objectives of enabling residents to either walk or use non-motor vehicle based transit, such as bicycles, to access services such as grocery stores and other shopping facilities.

Finally, the two project alternatives which were not selected also did not optimize to the extent that the Project does the goals and objectives set forth in the Town of Marshfield's Master Plan entitled "Marshfield Townscape Plan" which was last updated October, 2003 (please also refer to the discussion under ENF Section III.A. below).

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)  Yes  No; if yes, specify each threshold: Creation of five or more acres of impervious area [301 CMR 11.03(1)(b)(2)]; direct alteration of 25 or more acres of land [301 CMR 11.03(1)(b)(1)].

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>3.4 Ac.</u>	<u>+ 3.4</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>6.32</u>	<u>+ 6.3</u>
Other altered areas (describe)	<u>0</u>	<u>22.52</u>	<u>+22.5</u>
Undeveloped areas	<u>94.3</u>	<u>62.1</u>	<u>- 32.2</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  
 Yes  No; if yes, does the project involve the release or modification of such restriction?  
 Yes  No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?   
 Yes  No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?  Yes  No; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the