



**Commonwealth of
Massachusetts**
Executive Office of Environmental
Affairs ■ MEPA Office

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14421</u>
MEPA Analyst:	<u>Holly Johnson</u>
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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: Southcoast Center for Cancer Care at Fairhaven		
Street: Mill Road and Shady Drive		
Municipality: Fairhaven	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: 343161.24m, 4613040.69m, Zone 19N	Latitude: 41° 39' 13" N	Longitude: 70° 53' 1" W
Estimated commencement date: 2009	Estimated completion date: 2010-2011	
Approximate cost: \$42 million	Status of project design: 25 %complete	
Proponent: Southcoast Hospitals Group		
Street: 101 Page Street		
Municipality: New Bedford	State: MA	Zip Code: 02740
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: Three ClockTower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978)897-0099	E-mail: csnowdon@epsilonassociates.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): N/A

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: No Federal permits. Special Permit (use) and Variance (height) will be sought from the Fairhaven Zoning Board of Appeals. Order of Conditions will be sought from Fairhaven Conservation Commission under MA Wetland Protection Act and Fairhaven wetlands bylaw.

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 checked="" 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
Total site acreage	29.7			
New acres of land altered		12.5		
Acres of impervious area		5.6	5.6	
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		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Determination of Need _____ _____ _____
Gross square footage Phase I Phase II	0	51,046; 50,000	101,046	
Number of housing units	0	0	0	
Maximum height (in feet)	0	52	52	
TRANSPORTATION				
Vehicle trips per day	0	1,060	1,060	
Parking spaces Phase I Full Build-out	0	257; 302	302	

WASTEWATER			
Gallons/day (GPD) of water use Phase I	0	3,828;	
Full Build-out		7,528	7,528
GPD water withdrawal	0	0	
GPD wastewater generation/ treatment	0	3,828; 7,578	7,528
Length of water/sewer mains (in miles)	0	0.55 sewer (0.38 sewer in public road); 0.30 water	

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.)

Introduction. The Proponent Southcoast Hospitals Group is a community-based health delivery system with multiple access points, offering an integrated continuum of health services throughout Southeastern Massachusetts and East Bay, Rhode Island. Southcoast Hospitals Group includes three campuses — Charlton Memorial Hospital in Fall River, St. Luke’s Hospital in New Bedford and Tobey Hospital in Wareham.

The proposed Project, a comprehensive center for the treatment of cancer and blood diseases in Fairhaven, will address the growing need for state-of-the-art cancer services in the South Coast region. The new cancer center will ensure coordinated, high-quality, streamlined care for cancer patients and their families. It will complement Southcoast’s well-established and highly accredited medical oncology program, which diagnoses a great number of cancer patients in the region.

Phasing. It is anticipated that the Project will be built in two phases, of approximately equal sizes. Phase I is planned to be a two-story building of 51,046 s.f., and construction is scheduled to begin this summer. The site will also accommodate a future Phase II, of approximately 50,000 s.f. At this time, it is not known when or if Phase II might be constructed. However, in keeping with MEPA regulation 301 CMR 11.01(2)(3)(c), this ENF addresses the entirety of the Project, including any potential future expansion.

For Phase I, 257 parking spaces will be provided, as required by the Fairhaven Zoning Bylaw. Experience with Phase I, as well as traffic and parking experience at a cancer center of similar size in Milford, MA, is expected to provide the basis for a Special Permit application for Phase II, allowing a reduced parking ratio. Total parking (Phase I plus Phase II) is anticipated to be 302 spaces.

Project Site. The project site, at 200 Mill Road, is easily accessible from Interstate I-195 and State Route 240. It is located near the intersection of Mill Road and Bridge Street in Fairhaven, Massachusetts. The site abuts State Route 240 to the west and the I-195 on-ramp to the north. Figure 1 is a U.S.G.S. map showing the Project Locus. Figure 2 is a plan of Existing Conditions at the Project site.

Alternatives. The project site is geographically convenient to Southcoast Hospitals Group’s patient population, and readily accessible by automobile, an essential attribute for a cancer care center. The No-Build alternative is the only viable offsite alternative. On-site, the project engineers have developed a site plan that respects and avoids both state and federal wetland resources, a stormwater management plan that complies with the MA Stormwater Management Guidelines and incorporates Low Impact Development (L.I.D.) measures, and a traffic access plan that assures safe and convenient access. Figure 3 is a plan showing the development of Phase I, and Figure 4 is a plan showing the potential future Full-Build Condition.

Mitigation. Attachment 1 is a discussion of the Project’s stormwater design. A Notice of Intent was filed on May 11, 2009, demonstrating the absence of impacts on wetlands. Appendix A (enclosed CD) contains the full stormwater report prepared for the NOI.

Improvements to the Bridge Street and Alden Road intersection are currently being developed by the town of Fairhaven. According to the Traffic Impact and Access Study performed by Greenman – Pederson, Inc. in May of 2009 (Appendix B, provided on enclosed CD), under Full Build-out conditions, the only mitigation that will be required is the re-timing of the traffic signals at the intersection of Route 240 and Bridge Street. This will significantly improve operations and negate any additional traffic impacts generated by the Project.

Finally, as part of its approval by the Massachusetts Department of Public Health for a radiation therapy unit, Southcoast Health System has committed to provide, over five years, more than \$375,000 for community outreach and cancer prevention programs.

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:
 301 CMR 11.03(b)(2): creation of > 5 acres impervious area.

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	0	0.6* 1.18**	0.6; 1.18
Roadways, parking, and other paved areas	0	4.1; 4.6	4.1; 4.6
Other altered areas (describe)	0	7.3; 6.3	7.3; 6.3
Undeveloped areas	29.7	17.7	17.7

* Phase I ** Full Build-out (Phases I & II)

- 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?
 The site has been grazed by cattle. Site soils are mapped as Prime Farmland. The Proponent will ensure that topsoils on the site are productively reused.

