

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

Environmental Notification Form

For Office Use Only

EEA#: 15813

MEPA Analyst: Pooji Patel

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: The Residence at Penniman Hill		
Street Address: 276 Whiting Street		
Municipality: Hingham	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 42 deg 11' 3" N Longitude: 70 deg 54' 27" W	
Estimated commencement date: April 2018	Estimated completion date: Sept. 2019	
Project Type: Assisted Living Facility	Status of project design: 95 %complete	
Proponent: LCB Berkshire Senior Living Holdings, LLC		
Street Address: 3 Edgewater Drive, Suite 101		
Municipality: Norwood	State: MA	Zip Code: 02062
Name of Contact Person: David Formato, P.E.		
Firm/Agency: Onsite Engineering, Inc.	Street Address: 279 East Central Street, #241	
Municipality: Franklin	State: MA	Zip Code: 02038
Phone: 508-553-0616	Fax: 508-553-0617	E-mail: dformato@onsite-eng.com

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)?
Wastewater
 Which State Agency Permits will the project require?
DOT / MassDEP GWDP
 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**

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P. Patel

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	9.17		
New acres of land altered		0.03	
Acres of impervious area	1.96	0.96	2.92
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			
Gross square footage	60,984 SF	1,315	62,299
Number of housing units	1 single family house	90 assisted living units	91
Maximum height (feet)	~45 FT (exist. archery bldg.)	0 FT	~45 FT
TRANSPORTATION			
Vehicle trips per day	0*	239	239
Parking spaces	0*	60	60
*Due to the current underutilization of the site compared to available ITE data for land use code 817, the number of vehicle trips per day was identified as 0 trips for the purposes of this analysis.			
WASTEWATER			
Water Use (Gallons per day)	Est. 800	14,450	15,300
Water withdrawal (GPD)	0 (private well)	15,300	15,300
Wastewater generation/treatment (GPD)	Est. 650	14,650	15,300
Length of water mains (miles)	0	0	0
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: See Attached Narrative

Describe the proposed project and its programmatic and physical elements: See Attached

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.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

If the project is proposed to be constructed in phases, please describe each phase:
Not applicable

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____)
 No

If yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;
If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm)

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

**ENVIRONMENTAL NOTIFICATION FORM
THE RESIDENCE AT PENNIMAN HILL
HINGHAM, MASSACHUSETTS**

NARRATIVE

This Environmental Notification Form application, (i.e. ENF) is submitted to the Massachusetts Environmental Policy Act office for *The Residence at Penniman Hill*. The project is proposed for the South Hingham parcel at 276 Whiting Street, shown on the Town of Hingham Assessor's Map as #187, Lots #2 & #3. The locus is the current site of the Penniman Hill Farm Garden Center, which sells plants, vegetables, produce and yard decorations and accessories. In addition to the garden center, the site includes an automotive repair shop in an adjacent outbuilding to the garden center. The garden center owner has determined they intend to cease operations for both commercial uses, thereby making the land available for redevelopment. The proponents of the project have an agreement for purchase of the site from the current owners subject to securing the required approvals for the proposed assisted living facility project.

The majority of the site consists of the farm stand buildings, associated storage areas for products, various destroyed and abandoned greenhouses, and a combination of gravel roads and parking areas along with some paved parking areas. The parcel includes a perennial stream and associated wetlands to the rear of the site, but is not located in estimated or priority NHESP habitats, ACECs, or special flood hazard zones. It is, however, located in an existing public water supply Zone II. The land is located within a glacial outwash plain of alluvial sand and the Boston Harbor Watershed District, but not within the CZM Coastal Zone for Hingham. Soil test pits and borings determined the parent soil material, or "C" layer, is consistently medium to coarse sand with depths greater than 50-feet below grade.

The development proposes to disturb less than 5 acres of the property (most of which is already developed/disturbed) to construct a two story, 89,000 square foot assisted living facility with a building footprint on the site of 46,953 square feet. The proposed development will also contain a water resource recovery facility, plantings, paved driveways, parking areas, a gravel driveway for shared access with adjacent property, and associated landscaping and utilities. The project proposes to alter previously degraded 200-Foot Riverfront Area on the site associated with the perennial stream at the eastern edge of the property. The project does not propose any direct alteration to the bordering vegetated wetlands, and is designed to comply with all applicable regulations of the Town of Hingham and the Massachusetts Department of Environmental Protection (MassDEP) for stormwater management. The proposed project also includes the installation of a new stormwater management system designed in accordance with current Town of Hingham and MassDEP Standards.

The proposed assisted living facility includes 64 assisted living units and 26 memory care units. The total bed count for the project is 102 beds. Based upon MassDEP Title 5 criteria for assisted living facilities, the anticipated maximum day water use (and sewage generation) is 150 gpd/bed. Therefore, for the 102 beds proposed, the maximum day Title 5 flow is

projected to be 15,300 gallons. As this flow is greater than 10,000 gallons, a MassDEP and Town of Hingham Board of Health Groundwater Discharge Permit will be required. The project will require a vehicular access permit from MassDOT for access to Whiting Street (Route 53) as well as a connection to the existing public water distribution system and gas utilities located within the right of way of Whiting Street.

ALTERNATIVES

The land is privately owned and developable subject to regulations. As the existing site is developed in its entirety as a farm stand and the current owner plans to close operations, leaving the site abandoned in its current condition would cause blight to the area and therefore redevelopment is a preferred option. In addition, as the site has fallen into a state of disrepair, redevelopment of the site will require the cleaning, removal and restoration of the site by removing all the abandoned farm stand equipment and restoring the site to a more natural state outside the limits of the proposed assisted living infrastructure. This remediation will provide a net benefit to the surrounding area and local environment.

Furthermore, this project, consisting of assisted living and memory care facilities as proposed are statutorily permissible and socially needed in Hingham. Specifically, South Hingham was identified as part of the Town of Hingham Master Plan as an area to focus additional development within the Town. Other allowable options considered for this site included single family residences, condominiums, and new retail operations. These options proved prohibitive in terms of Town and/or neighborhood philosophies towards acceptance as well as manageable construction costs and therefore were deemed not feasible for this site.

Lastly, other sites within the South Hingham area of Town were considered by LCB Senior Living. As this area of Hingham does not have a municipal sewage collection system, any site in this preferred geographic area would require an onsite wastewater treatment system and, therefore, would regardless require permitting with the Town and MassDEP for that discharge. In addition, most of the other sites identified by the project proponent were not as advantageous relative to the overall project fit since many were currently undisturbed and would, therefore, require clearing and cause greater environmental impacts. Based upon the factors described above, the project was deemed most advantageous for this site in this area of Hingham, where a need exists for assisted living facilities to serve the aging population of the area.

The project does require an Environmental Notification Form, (ENF), per **301 CMR 11.03(5)(b) 4c. (i). wastewater**, because the proposed development is anticipated to generate greater than 10,000 gallon of sewage and will discharge the treated effluent into a Zone II of a public water supply well (see attached figures).

The project will commence with site demolition and remediation and then move directly into the installation of the site infrastructure (including the water resource recovery facility and effluent disposal system) and building. There will be no phasing to the project, as the approved design will be constructed to full build out. The Town has already issued approvals for the stormwater management system, wetlands order of conditions (OOC), Board of Health site development plan approval and site plan review from the Planning Board and Zoning Board of Appeals. The reports completed and filed with the Town, as well as the associated approvals issued, are attached to this ENF for review.

It is important to note that the development has been carefully designed to avoid and protect wetland resources such that no work will be performed in resource areas, only previously degraded buffer zones. In addition, the majority of the project will be completed within the limits of the already disturbed/degraded areas of the site, thereby improving the overall condition of the property and lessening the environmental impacts both during and after construction is complete.

During construction all conditions of the Conservation Commission, Planning and Zoning Board approvals regarding minimizing temporary construction disturbances will be followed. These will include, but not be limited to; using siltation barriers, stormwater BMPs, following all NDPEs and SWPPP requirements, adhering to the required construction schedule hours of operation, providing police details as necessary during work related to the frontage along Route 53, and mitigate noise and dust during construction activities. The contractor will be required to adhere to anti-idling practices in accordance with MGL, Chapter 90, Section 16A; 310 CMR, Section 7.11; and Chapter 111, Sections 142A – 142M. The detailed requirements for mitigation of impacts during construction activities are included in the various local approvals for review.

Construction waste shall either be recycled or disposed of off-site in accordance with all federal, state and local regulations. NPDES construction activity permit and SWPPP must be in place prior to any construction. Because ample municipal water capacity and pressure exists without stressing current demand, and there is adequate power and natural gas utilities available to the site, suitable utility connections with minimal impact to the Town's resources are available and have been approved. Ultimately, the proposed project will have little local impact and will be a net benefit to the Town due to the increase in assisted living housing stock as a result of this project.

The site requires review and conditional approval from the MassDEP for sewage treatment and disposal via Groundwater Discharge Permit. The site has been permitted and approved with MassDEP for the BRP WP 83 (hydrogeological permit approval attached), while the BRP WP 79 GWDP is under review and pending. The location of the treatment facility and effluent disposal system are shown on the proposed condition site plan "B"

The Site Development Plan included as "B" reflects thought, effort, and a great deal of scrutiny, review and revisions to secure the necessary local approvals for the project. The building, proposed grading, wetlands, driveway and parking, site infrastructure, sewage treatment and recovery, drainage system and any features affecting environmental integrity of interest to MEPA are all shown on this plan.

Prior to commencing construction operations, a demolition permit for the site and a building permit for the project, along with associated departmental signoffs, will be secured. At the conclusion of the project, as-built foundation certifications and final certification plan to demonstrate that the permitted development is consistent with the constructed development will be prepared and submitted to the Town for their records.

The attached ENF form details criteria responses for applicable sections to this project. We appreciate your consideration of this application. Please do not hesitate to contact us should have any comment or questions.