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June 8, 2007

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Residences at Canal Bluffs
PROJECT MUNICIPALITY : Bourne
PROJECT WATERSHED : Cape Cod
EOEA NUMBER : 14015
PROJECT PROPONENT : **Housing** Assistance Corporation
DATE NOTICED IN MONITOR : May 9, 2007

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

This project consists of the construction of a 117-unit residential development on a 17.1-acre site in Bourne. It will include an apartment building consisting of 28 units, adaptive re-use of an existing structure for 41 loft-style condominiums and 48 town homes. Primary access will be provided via Otis Park Drive and secondary access may be provided through connection to a commercial development to the north. The project will include construction of 240 parking spaces and other associated infrastructure, including an on-site wastewater treatment plant.

The site is bordered by MacArthur Boulevard to the east, Otis Park Drive to the south, existing residences to the west and a commercial development to the north. It includes a partially constructed, two-story steel structure with a concrete slab foundation (with a footprint of approximately 18,900 square feet) and other associated site work conducted as part of a commercial development that was not completed. The site is located within the Zone II of a public water supply.

The project is undergoing MEPA review pursuant to Section 11.03 (5)(b)(4)(c)(1) because it requires a state permit and consists of new discharge to groundwater of 10,000 or more gallons per day (gpd) within a zone identified as necessary or appropriate to protect a public drinking water supply. It requires a Groundwater Discharge Permit from the Massachusetts Department of Environmental Protection (MassDEP). Also, the project requires a Comprehensive Permit from the Bourne Zoning Board of Appeals. The project may include state funding, therefore, MEPA jurisdiction is broad in scope and applies to any issues that have the potential to cause Damage to the Environment. These include land alteration, creation of impervious surfaces, water quality, wastewater and traffic.

Potential environmental impacts are associated with the alteration of 4.8 acres of land, creation of 3.8 acres of new, impervious surfaces, generation of 770 average daily vehicle trips (adt), use of 27,398 gpd of water and generation of 31,853 gpd of wastewater. Measures to avoid, minimize and mitigate project impacts include a cluster design, incorporation of low impact development (LID) techniques and construction of a wastewater treatment plant that can achieve a 10 microgram/liter standard for total nitrogen. In addition, the proponent is working with the adjacent retail plaza to create a connection between the two sites, which could serve to minimize vehicle trips associated with the project. Comments from MassDEP confirm that the Bourne Water District has adequate capacity to serve this project.

The review of the ENF has served to adequately disclose the potential impacts associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that outstanding issues can be addressed adequately through state and local review. No further MEPA review is required.

June 8, 2007

Date


Ian A. Bowles

Comments Received:

1/12/07 Department of Environmental Protection /Southeast Regional Office
(MassDEP/SERO)

IAB/CDB/cdb