



The Commonwealth of Massachusetts
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July 7, 2006

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

PROJECT NAME : Canal Place Townhouses
PROJECT MUNICIPALITY : Perry Avenue - Bourne
PROJECT WATERSHED : Buzzards Bay
EOEA NUMBER : 13808
PROJECT PROPONENT : Equivise LLC
DATE NOTICED IN MONITOR : June 7, 2006

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 determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of an 80-unit (188,000 square feet (sf)) residential townhouse condominium development with associated access roadways on a 12.12-acre site. Twenty of the units will be affordable. The project will have its primary access driveway from Perry Avenue and a secondary access driveway onto Main Street. The site is undeveloped.

The project is subject to review pursuant to Section 11.03(5)(b)(3)(c) of the MEPA regulations because the project includes the construction of one or more new sewer mains for 0.5 or more miles in length, provided the sewers are not located in the right-of-way of existing roadways. It may require a Comprehensive Permit from the Housing Appeals Committee (HAC) under Chapter 40B. The project will need a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. It will need to obtain an Order of Conditions from the Bourne Conservation Commission. Because the proponent is seeking a permit from the HAC, MEPA jurisdiction extends to all aspects of the project that may have significant environmental impacts.

Based on the Institute of Traffic Engineers Land Use Code 230, the proposed project is estimated to generate approximately 480 new vehicle trips per weekday. About 197 parking

spaces will be constructed.

Each residential unit will be supplied by both public water and wastewater service. The project will consume approximately 21,175 gallons per day (gpd) of water. It will generate approximately 19,250 gpd of wastewater. The proponent is proposing to construct approximately 2,850 linear feet of sewer mains.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices. Existing site runoff is sheet flow. The project will create approximately 4.6 acres of new impervious area. Runoff from the proposed roadways, driveways, and parking areas will flow to catch basins equipped with deep sumps and hoods. Stormwater flows to water quality inlets with oil-water separators and drainage swales. Roof runoff will be infiltrated via leaching systems. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system and a seasonal sweeping program of the proposed driveways and parking areas until the homeowners association assumes responsibility. The homeowners association will provide for an inspection and maintenance program for the stormwater collection system and a seasonal sweeping program.

The proponent has included 4-foot wide sidewalks on one side of its proposed roadway. It will construct a 4-foot wide footpath via an unobstructed easement to the public for pedestrian access directly from Perry Avenue to the Green Belt pathway owned by the Town of Bourne which runs parallel to the Cape Cod Canal. The Town of Bourne would maintain this easement.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with DEP, I find that the potential impacts of this project do not warrant the preparation of an EIR.

July 7, 2006
Date


Stephen R. Pritchard

cc: Sharon Stone, DEP/SRO

Comments received:

MA Division of Marine Fisheries, 6/8/06
Atlantic Design Engineers, 6/26/06
Atlantic Design Engineers, 6/27/06

EOEA #13808

ENF Certificate

July 7, 2006

Equivise, 6/26/06
Equivise, 6/27/06
DEP/SERO, 6/29/06

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SRP/WG/wg