

ENF

**Environmental
Notification Form**

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13438
MEPA Analyst:	Aisling Eglinton
Phone: 617-626-	1024

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: The Homesteads		
Street: Off Osprey Lane		
Municipality: Sandwich	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 0377947E	Longitude: 4619765N
Estimated commencement date: Sum 2005	Estimated completion date: Spring 2006	
Approximate cost:	Status of project design: 85	%complete
Proponent: Housing Assisting Corporation		
Street: 460 West Main Street		
Municipality: Hyannis	State: MA	Zip Code: 02601
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gisele Gauthier		
Firm/Agency: Housing Assistance Corp	Street: 460 West Main Street	
Municipality: Hyannis	State: MA	Zip Code: 20601
Phone: 508-771-5400, x 206	Fax: 508-774-7434	E-mail:

- 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): Anticipated: Department of Housing and Community Development HOME Funds \$500,000; Affordable Housing Trust Fund: \$500,000

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

List Local or Federal Permits and Approvals: Sandwich Planning Board Special Permit - Approved

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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
LAND				<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	14.84			
New acres of land altered		4.4		
Acres of impervious area	0	1.03 roof/pav		
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		Approx 20K	Approx 20K	
Number of housing units		16	16	
Maximum height (in feet)		30' 10"	30' 10"	
TRANSPORTATION				
Vehicle trips per day		Approx 125	Approx 125	
Parking spaces		2 per house	2 per house	
WATER/WASTEWATER				
Gallons/day (GPD) of water use		5280	5280	
GPD water withdrawal		N/A	N/A	
GPD wastewater generation/ treatment		N/A	N/A	
Length of water/sewer mains (in miles)		N/A	N/A	

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: Box Turtles) 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.)

(a) The site is located in East Sandwich at the end of Osprey Lane, which is off Quaker Meeting House Road. It is 14.84 acres of rolling woodlands. It is rectangular shaped, divided by Discovery Hill Road, an essentially unused dirt road with no easy access that cuts across the narrow width, approximately 2/3rd of the way back. 29% of the site will be developed with 16 3-bedroom, 2-bath homes. Each unit will be situated on an approximately 9,000 square foot lot, clustered toward one end of the property, abutting another development on Osprey Lane. The remaining land will remain natural.

(b) With minor adjustments, we have been able to exceed the 70% requirement of MassWildlife and the Natural Heritage and Endangered Species Program, therefore no alternatives are required.

(c) Very little mitigation has been required because the project design clustered the development toward one end of the property.