

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: **14015**
 MEPA Analyst: **Deirdre Buckley**
 Phone: 617-626-**1044**

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: Residences at Canal Bluffs		
Street: 6 Otis Park Drive		
Municipality: Bourne	Watershed: Cape Cod	
Universal Transverse Mercator Coordinates: X = 276087.86, y = 829679.12	Latitude: 41.71	Longitude: -70.59
Estimated commencement date: Sept. 2007	Estimated completion date: Mar. 2009	
Approximate cost: \$31,300,000 (includes construction and site costs)	Status of project design: 30 %complete	
Proponent: Housing Assistance 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: Mark Nelson		
Firm/Agency: Horsley Witten Group	Street: 90 Route 6A	
Municipality: Sandwich	State: MA	Zip Code: 02563
Phone: 508-833-6600	Fax: 508-833-3150	E-mail: mnelson@horsleywitten.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X 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):

1) **Low-income housing tax credits and HOME funds (both administered by the Department of Housing and Community Development). LIHTC equity in the amount of approximately \$3.9 million, and HOME funds in the amount of approximately \$1.5 million.**

2) Affordable Housing Trust Money from MassHousing administered by DHCD in the amount of approximately \$1.7 million.

3) HOME funds from the Cape Cod Commission in the amount of approximately \$300,000.

Note: With the exception of the Cape Cod Commission HOME funding, all of the funds listed above have been awarded as of the date of this filing.

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

List Local or Federal Permits and Approvals:

- MGL Chapter 40B Comprehensive Permit (applied for 10/5/2005 and approved 1/18/06)
- National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for Construction Activities (to be obtained prior to construction)

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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit MGL Chapter 40B Site Eligibility approval from MA Department of
Total site acreage	17.1			
New acres of land altered		4.8		
Acres of impervious area	0.4	3.8	4.2	
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	37,800	142,766	180,266	
Number of housing units	0	117	117	
Maximum height (in feet)	19	23	42	
TRANSPORTATION				
Vehicle trips per day	0	770	770	
Parking spaces	0	240	240	

WATER/WASTEWATER

Gallons/day (GPD) of water use	0	27,398	27,398
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	0	31,843	31,843
Length of water/sewer mains (in miles)	0/0	0.7/0.3	0.7/0.3

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

A Project Notification Form (PNF) was filed on 6/5/00 with the MHC for this site as part of a different project (one which did not require a MEPA filing). On 6/20/00, the MHC responded that the proposed project was unlikely to affect significant historic or archaeological resources. A new PNF was filed on 10/8/05 with the MHC and on 06/12/05 the MHC once again responded that the proposed project was unlikely to affect significant historic or archaeological resources.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

The closest ACEC (Bourne Back River) boundary is approximately 1,000 feet to the north.

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.)

The project involves the development of a 117-unit affordable housing community reclaiming a partially developed commercial site on MacArthur Boulevard in Bourne. The project incorporates low impact development techniques including a cluster design for the housing, bioretention facilities for stormwater treatment and a tertiary wastewater treatment plant to protect groundwater.

a) The site currently exists as a largely undeveloped lot, approximately 17 acres in size. Surface elevations at the site range from approximately 100 feet to 160 feet above the National Geodetic Vertical Datum (NGVD) of 1929. The site slopes steeply to the south, where it meets Otis Park Drive, and to the east, where it meets MacArthur Boulevard. The site topography consists of undulating kettle and kame, which has been obscured over a part of the site by prior grading alterations. Geology at the site consists mainly of sandy till over sand, and has been classified by the USDA Soil Survey Report of Barnstable County (March 1993) as Barnstable sandy loam with slopes between 3% and 25%. These soils are typical of dry, upland areas. The project site is within a Zone II wellhead protection area. The only structure on the property is a partially constructed, two-story steel structure with a concrete slab foundation. The approximate footprint of the structure is 18,900 square feet. Road and site grading improvements are also evident. Construction activities and site improvements occurred as part of an earlier commercial development that was not completed.

The proposed development will include the new construction of a 35,000sq. ft. ± wood frame building containing twenty eight (28) affordable apartments; the adaptive reuse of an existing 37,000 sq. ft. steel frame structure as forty one (41) loft-style condominiums; and the new construction of forty eight (48) wood frame town homes clustered around a landscaped common and community pool area. The applicant is in negotiations with an abutting shopping center to provide secondary access to the site in a manner that will reduce traffic on MacArthur Boulevard.

There will be an on-site wastewater disposal system, designed with an enhanced wastewater treatment plant to meet the required 10 mg/L standard for total nitrogen. In addition, there will be an UV disinfection system that will eliminate pathogens prior to discharge of the effluent in subsurface disposal trenches. The maximum design flow for the system is approximately 32,000 gallons per day (gpd). The wastewater treatment system is being designed with the flexibility to provide treatment capacity for adjacent properties in the future.

Stormwater will be treated on site through a series of water quality swales, bioretention areas, and infiltration basins. There will be no increase in peak runoff over existing conditions up to the 25-year storm event. All runoff from impervious areas will be infiltrated on site up to the 10-year storm event. All other services, such as electric, gas, telephone, and cable will be provided by the respective utility companies and will all be underground. Water will be provided by the Town of Bourne and will be connected at two locations.

b) The site is in a locally zoned business district; the main alternative use for this site is a commercial project. A previously proposed office building project was to serve as the headquarters for a computer firm for this site. Although this project was never developed due to economic reasons at the time, the most notable site impact associated with this commercial project was the generation of additional traffic. Off-site alternatives for the current proposed project would include developing the Residences of Canal Bluffs on another parcel of land in Bourne. However, other locations may be undisturbed and closer to water, wetland, rare species, historical, archaeological and other resources that could be adversely affected by the proposed project. The current project site is upland area locally zoned for development. There are no wetlands or surface water resources on the site, and it is not in a floodplain. The site does not contain any rare species or features of historical or archaeological significance, and the site has been previously disturbed by a commercial development project.

c) Mitigation measures for the traffic generated by a commercial development onsite include:

- participation in variable shift schedules or telecommuting;
- on-site cafeteria facilities or catered lunch service and free beverages to reduce noontime trips;
- pedestrian interconnection between the site and the adjacent retail plaza;
- encourage ridesharing and providing preferred parking for carpool vehicles;
- designating an employee to promote and coordinate ridesharing;
- maintain a database of employees interested in ridesharing, and;
- provide bike racks and showering facilities onsite.

Environmental impacts due to the disposal of wastewater from a commercial development could be mitigated through enhanced wastewater treatment to remove nitrogen from the wastewater prior to discharge and disinfection of the effluent to minimize bacteria and viruses.

Mitigation measures for impacts related to developing this proposed affordable housing project on a lot other than the proposed project site could include:

- enhanced wastewater treatment to remove nitrogen, reduce phosphorus and disinfect effluent;
- design standards to avoid or minimize impacts to wetlands or adjacent buffer zones, and;
- avoidance or protection of historical or archeological features.