

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13545
MEPA Analyst:	Beriony Angus
Phone:	617-626-1029

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: Old Fall River Road, Lot 32		
Street: Old Fall River Road		
Municipality: Dartmouth	Watershed:	
Universal Transverse Mercator Coordinates: 7885420MN, 403147ME	Latitude: N71° 03' 10"	Longitude: W41° 40' 24"
Estimated commencement date: Sept. 2005	Estimated completion date: Dec. 2005	
Approximate cost:	Status of project design: 75% complete	
Proponent: Cook Development		
Street: 92 Songbird Drive		
Municipality: North Dartmouth	State: MA	Zip Code: 02747
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert M. Field		
Firm/Agency: Field Engineering Co., Inc.	Street: 11D Industrial Drive	
Municipality: Mattapoisett	State: MA	Zip Code: 02739
Phone: (508) 758-2749	Fax: (508) 758-2849	E-mail: rfield@fieldengrg.com

- 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 301 CMR 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): **Not Applicable**

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

List Local or Federal Permits and Approvals: **Definitive Subdivision-Dartmouth Planning Board; Conservation & Management Permit-NHESP**

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" 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"/> Superceding 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> <u>NHESP Conservation & Management Permit</u>
Total site acreage	106			
New acres of land altered		31.5		
Acres of impervious area	0.1	4.7	4.8	
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	n/a	n/a	n/a	
Number of housing units	1	28	29	
Maximum height (in feet)	N/A	N/A	N/A	
TRANSPORTATION				
Vehicle trips per day	10	280	290	
Parking spaces	n/a	n/a	n/a	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A	N/A	N/A	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	N/A	N/A	N/A	
Length of water/sewer mains (in miles)	N/A	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_ Estimated/Priority Habitat-See Project Summary) 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.)

Refer to Project Description on page I-3 of the Project Summary Section.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes ___ No; if yes, specify each threshold: **301 CMR 11.03 (1)(b) 1. Alteration of 25 or more acres of land**

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.08</u>	<u>1.5</u>	<u>1.5</u>
Roadways, parking, and other paved areas	<u>0.02</u>	<u>3.3</u>	<u>3.3</u>
Other altered areas (detention basins, lawn)	<u>1.7</u>	<u>26.7</u>	<u>28.4</u>
Undeveloped areas	<u>104.2</u>	<u>-31.4</u>	<u>72.8</u>

B. Has any part of the project site been in active agricultural use in the last three years?
___ Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
___ Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation

Project Description

The development of the project site as a residential subdivision in the manner proposed would require the construction of 3,680 linear feet of new public roadway as well as the construction of 560 linear feet of private access road to serve 29 proposed lots as shown on Figure 3. Access and egress for the project would be through a single proposed intersection on Old Fall River Road. The subdivision layout is based on review and comment from the Natural Heritage and Endangered Species Program (NHESP). In order to accommodate the habitat protections required by NHESP, the project provides a large open space parcel and is designed to retain 70% of the overall lot size in an undisturbed or revegetated state as shown on Figure 5. This 70% coverage equates to 74.21 acres consisting of 72.76 acres of undisturbed woodland and 1.45 acres of revegetated areas. 72.43 acres of the woodland is within a common, open space parcel with 0.33 acres of the woodland falling within individual house lots which will be encompassed by a conservation restriction. The large, undisturbed parcel proposed as part of this project leaves all proposed construction well outside of the 100 foot buffer to the wetland resource areas on the site. The project construction therefore is not within the jurisdiction of the State Wetlands Protection Act nor the Dartmouth wetland protection bylaw.

Prior to consultations with NHESP, a 42 lot subdivision was proposed for this parcel rather than the current 29. Figure 4 illustrates the initial subdivision proposal for this parcel. The subsequent redesign of the project not only results in a substantial increase in the undisturbed area of the parcel, but this area is contiguous, and is adjacent to, the wetlands at the southerly and easterly ends of the property.

The drainage system will incorporate both non-structural and structural best management practices for source reduction and stormwater treatment. The stormwater management system for the project will accommodate full build out of the designated developed areas. The proponent has worked with the Dartmouth Planning Board to reduce roadway widths in order to minimize impervious surfaces required as part of the site development.

Municipal sewer and water service are not available in this area. The proposed residences would therefore require the installation of individual wells and on site septic systems. The project site does not fall within the Town's mapped Zone 1, 2, or 3 aquifer protection districts. Based on 29, four bedroom dwellings, the water use associated with this project would be 12,760 gallons per day (GPD) using a rate of 110 GPD per bedroom.