

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *14291*
 MEPA Analyst: *Holly Johnson*
 Phone: 617-626-*1023*

ENF Environmental Notification Form

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: CARDAN REALTY TRUST		
Street: 87 SANTUIT ROAD		
Municipality: FALMOUTH	Watershed: BUZZARDS BAY	
Universal Transverse Mercator Coordinates: N 4609866 E 363263	Latitude: 41° 37' 44"N	Longitude: 70° 38' 30"W
Estimated commencement date: Fall 2008	Estimated completion date: Fall 2009	
Approximate cost: unknown	Status of project design: 100 %complete	
Proponent: CARDAN REALTY TRUST		
Street: 24 COMMONWEALTH AVENUE, APT. 2		
Municipality: BOSTON	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: JEFFREY L. JOHNSON		
Firm/Agency: HOLMES AND MCGRATH, INC.	Street: 362 GIFFORD STREET	
Municipality: FALMOUTH	State: MA	Zip Code: 02540
Phone: 508-548-3564	Fax: 508-548-9672	E-mail: jjohnson@holmesandmcgrath.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 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): **NONE**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: **MA DEP for a Superseding Order of Conditions**) No

List Local or Federal Permits and Approvals: **Order of Conditions (DEP File #25- 3464) and MA DEP Superseding Order of Conditions (DEP File 25-3464) pending review**

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 checked="" 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 checked="" type="checkbox"/> Order of Conditions <input checked="" 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	0.41 acres			
New acres of land altered		NONE		
Acres of impervious area	0.15 acres	NONE	0.15 acres	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		Temporary alteration of 1,300 s.f. of coastal dune		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	3,972 s.f. +/-	NONE	3,972 s.f. +/-	
Number of housing units	1	NONE	1	
Maximum height (in feet)	16 feet +/-	11.5 feet +/-	27.5 feet	
TRANSPORTATION				
Vehicle trips per day	N/A	N/A	N/A	
Parking spaces	Minimum of 2 (Residential)	NONE	Minimum of 2 (Residential)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	440 GPD (4 Bedroom)	NONE	440 GPD (4 Bedroom)	
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	

* Superseding Order is currently pending DEP review

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

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

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) Project Site Description

Lot 1B at #87 Santuit Road is a private, residentially developed parcel of land and is approximately 17,943 square feet in area. Lot 1B has been a lot of record since the 1920's and has been developed as single-family residence since 1974. Approximately 51% of the property is currently developed, including all terraces and walkways. A man-made coastal bank separates the property from Buzzards Bay to the west and a coastal dune to the north. Santuit Road fronts the property to the south. The existing structures include a one-story, four-bedroom single-family house with an attached garage and wooden decks. Other existing development includes an existing septic system, stone patios, a bituminous concrete driveway, fencing, landscaping, and stone riprap. The existing house is located approximately 10 feet from the top of the stone riprap (man-made coastal bank) at its closest point. The edges of the paved driveway are lined with landscape timbers. Surface runoff is not currently contained on site. The existing septic system consists of a 1000-gallon septic tank, distribution box and leaching field and does not meet the current requirements under Title 5.

The property is located within Land Subject to Coastal Storm Flowage, Flood Hazard Zone V15 (Elevation 19) and A12 (Elevation 15) as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Wetland resource areas on or within 100 feet of the lot include Land Subject to Coastal Storm Flowage, an armored Coastal Bank, a Coastal Beach and a Coastal Dune.

The proposed project includes the renovation and maintenance of the existing single-family house including second floor additions above the existing house and garage, the construction and maintenance of an addition within the footprint of the existing structure, the upgrade of the existing septic system with no increase in design flow, driveway re-surfacing, the installation of driveway drainage, dune restoration and all excavation, re-paving and landscaping associated with such activities. Work will take place in a coastal dune, a coastal beach, the A-Zone portion of land subject to coastal storm flowage, and within 100 feet of a coastal beach, coastal dune and coastal bank.

The work will require only temporary disturbance to the existing coastal dune adjacent to the work area. Any areas of coastal dune disturbed by the proposed project will be restored. There will be no permanent disturbance to the coastal dune.

(b) On-site and Off-Site Alternatives

As this project is a privately funded renovation of a private single-family house, no off-site alternative are required or considered. All work is limited within the boundaries of the lot.

On-site alternatives have been considered and proposed. The proposed house renovation is located with the footprint of the existing structures. The proposed addition is located within the footprint of the existing deck. Keeping the proposed work within the footprint of existing structures has minimized expansion of the development.

The existing septic system does not meet current standards and an upgrade/ replacement of the on-site septic system is necessary. One alternative to the proposed design is to replace the system in its existing location. This alternative is not possible due the size of the required leaching system under current regulations and would also cause a much greater disturbance to the coastal dune and coastal dune vegetation than under the current proposal. The system has been sited primarily under the existing driveway, which minimizes disturbance to the dune. Only limited portions of the dune will be disturbed by the proposed construction and will be restored upon completion of the work.

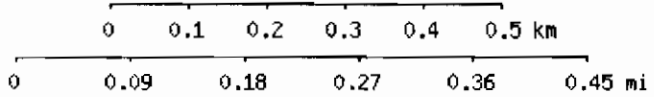
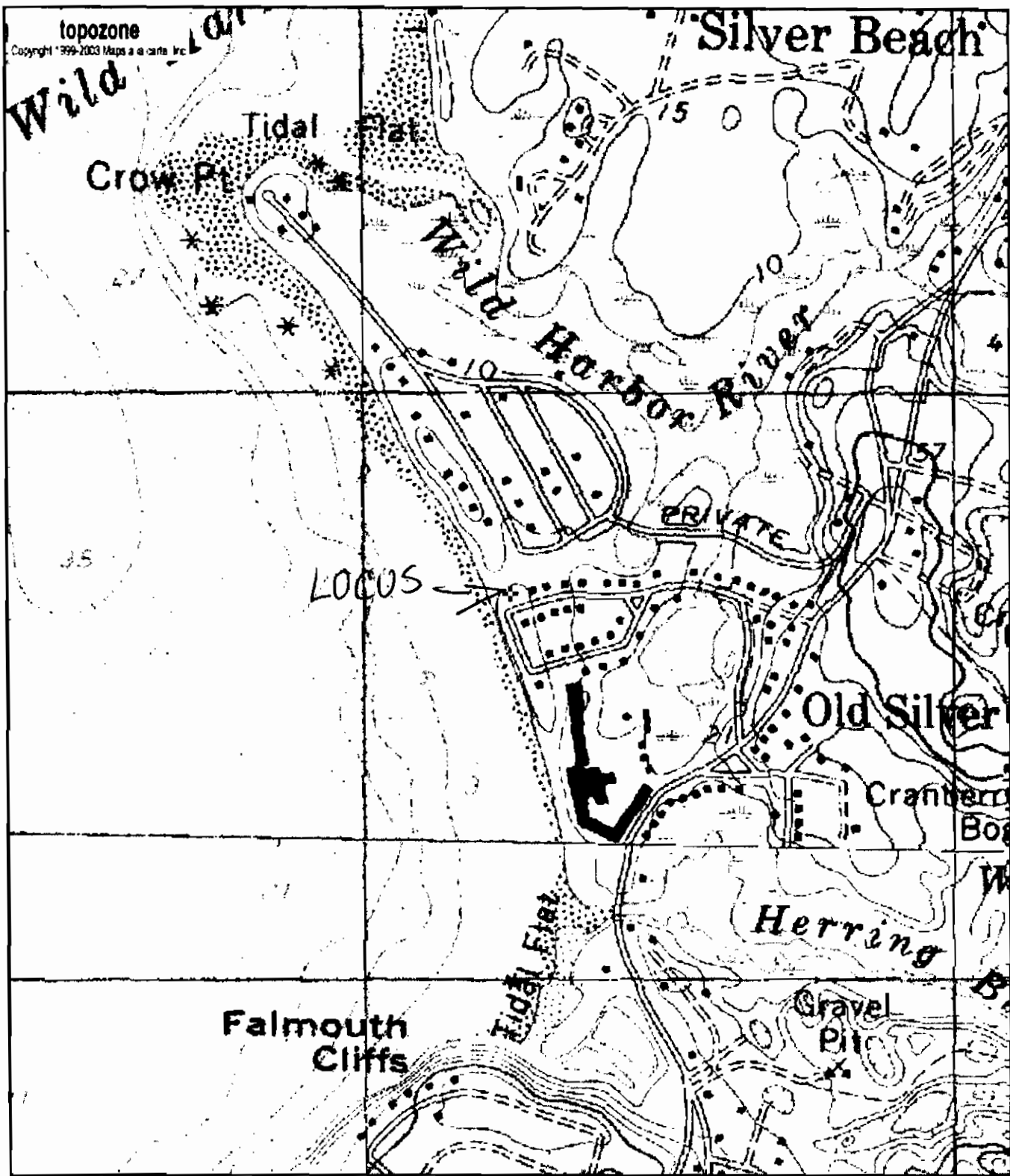
(c) Mitigation Measures Proposed

The temporary disturbance to the existing paved driveway and installation of the proposed septic system requires the alteration of approximately 1,300 square feet of coastal dune, all within 10 to 15 feet of the existing structures and driveway. A limit of work boundary will be installed and maintain throughout the construction process to limit impacts on the wetland resource areas and to control surface runoff. Although existing vegetative cover will be disturbed, the transplanting of as much of the existing vegetation and planting of additional material (as specified on the accompanying Landscape Plan by Kimberly Mercurio Landscape Architecture) will result in an enhanced coastal dune. All existing grades of the dune area will be re-established as part of the dune restoration. The proposed temporary disturbance to the dune will not result in a destabilization of the dune.

The proposed modification to the coastal dune will not increase the potential for storm or flood damage. The proposed dune will not change the volume of the dunes and the additional dune plantings will provide increased storm protection and flood damage. There will be no increase in the potential for storm or flood damage.

A Notice of Intent was filed with the Falmouth Conservation Commission under the Massachusetts Wetlands Protection Act and the Falmouth Wetlands Bylaw to obtain an Order of Conditions for the proposed waterfront improvements. The Falmouth Conservation Commission issued an Order of Conditions (DEP File #25-3464) on April 18, 2008 approving the proposed work with Conditions. The Order of Conditions was appealed by an abutter, who has requested a Superseding Order of Conditions from the DEP.

The ENF is in accordance with the provision of 301 CMR 11.03(3)(b)(1)(a) for the proposed renovation and maintenance of the existing single family house within the footprint of the existing structure, including a Title 5 sewage disposal system upgrade with no increase in design flow as authorized under Order of Conditions (DEP File #25-3464).



41° 37' 44"N, 70° 38' 30"W (NAD27)

USGS Onset (MA) Quadrangle

Projection is UTM Zone 19 NAD83 Datum

