

**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.:	<u>14971</u>
MEPA Analyst:	<u>Ashley Elington</u>
Phone:	617-626- <u>1027</u>

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: Risha LLC		
Street: 170 Pond Ave		
Municipality: Wellfleet	Watershed: Cape Cod	
Universal Transverse Mercator Coordinates: 19T 416939.55mE 4640734.40mN	Latitude: 41°54'50.95" N Longitude: 70°00'05.87" W	
Estimated commencement date: ASAP	Estimated completion date: ASAP	
Approximate cost: \$610,000.00 +/-	Status of project design:	75 %complete
Proponent: Risha LLC		
Street: 1336 Ella Grasso Boulevard		
Municipality: New Haven	State: CT	Zip Code: 06511
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katelyn Siddell		
Firm/Agency: East Cape Engineering, Inc.	Street: PO Box 1525	
Municipality: Orleans	State: MA	Zip Code: 02653
Phone: 508-255-7120	Fax: 508-255-3176	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 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): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (**MADEP, Board of Health, Wellfleet Building Department, Wellfleet Board of Appeals**)  
 No

List Local or Federal Permits and Approvals: Order of Conditions, Superceding Order of Conditions, Building Permit, Disposal Work Construction Permit, Chapter 40B Comprehensive Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 1.1.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <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
<b>LAND</b>				<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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>Chapter 40B Comprehensive Permit</u> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	0.57			
New acres of land altered		0.35		
Acres of impervious area	N/A	0.05	0.05	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
<b>STRUCTURES</b>				
Gross square footage	0	2,220	2,220	
Number of housing units	0	3		
Maximum height (in feet)	0	28	28	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	20+/-	20+/-	
Parking spaces	0	6	6	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	330	330	
GPD water withdrawal	0	330	330	
GPD wastewater generation/ treatment	0	330	330	
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 site in Priority and Estimated Habitat –see attached letter from NHESP)  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 - Wellfleet Harbor ACEC \_\_\_\_\_ )  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.*)

**This project is located on a residential lot located at 170 Pond Avenue in Wellfleet. Currently, the site is wooded and vacant with a stockade fence located around the perimeter. A coastal bank is located on the southeastern portion of the lot. The topography of the site slopes from the northwest to the southeast.**

**The project proposes the construction of three one-bedroom units. One of the units is to be affordable housing. Also proposed are a driveway, parking area, drainage components, septic system, and a well. Each unit is to have a footprint of approximately 740 square feet for a total of 2,220 square feet. A pervious parking area with six parking spaces is proposed.**

**The alternative to the proposed project would be to do nothing, which is not the desired option for the applicant. An off-site alternative would be to purchase and build units on a surrounding property. This option is not economically feasible and currently, there are no abutting lots for sale. Also, all surrounding properties are located within the same proximity of the resource as this property, thus would face the same possible impacts.**

**In order to mitigate any possible impact from construction and expansion of the property, it is suggested that the applicant follow an aggressive planting plan to stabilize any areas that may be become disturbed during construction. The application of fast growing conservation seed mix will not only stabilize the area quickly, it will also be a permanent mitigation measure to restore the wildlife habitat. The areas abutting the property are residential or owned by Wellfleet Conservation Trust, thus offsite mitigation is neither applicable nor available for this site.**