



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 13684  
 MEPA Analyst: Briony Angus  
 Phone: 617-626-1027

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.

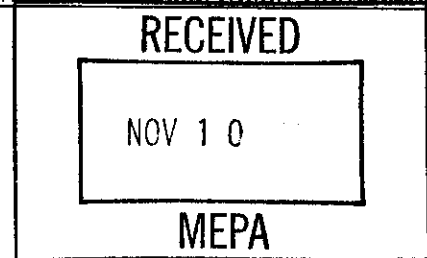
Project Name: Pinkerson Residence		
Street: 49A Commercial Street		
Municipality: Provincetown	Watershed: Provincetown Harbor	
Universal Transverse Mercator Coordinates: ---	Latitude: 2-42-02-29 N	Longitude: --- 70-11-38 W
Estimated commencement date: 8/2005	Estimated completion date: 4/2007	
Approximate cost: 500,000	Status of project design: 100 %complete	
Proponent: Alan L. Pinkerson		
Street: 4330 Klinge Street, N.W.		
Municipality: Washington	State: DC	Zip Code: 20016
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David Lajoie		
Firm/Agency: FELCO, Inc.	Street: P.O. Box 1366	
Municipality: Orleans	State: MA	Zip Code: 02653
Phone: 508-255-8141 x-105	Fax: 508-255-2954	E-mail: info@felcoengineering.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify Chapter 91, Army Corp )  No

List Local or Federal Permits and Approvals: Army Corp General Programmatic,  
Chapter 91 License, Provincetown Conservation Commission



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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions (Pending) <input type="checkbox"/> Superseding Order of Conditions <input checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	3077 SF			
New acres of land altered		0		
Acres of impervious area	<1	0		
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		<1		
<b>STRUCTURES</b>				
Gross square footage	874 SF	143 SF	1017 SF	
Number of housing units	1	0	1	
Maximum height (in feet)	18' ±	4	22' ±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	--	--	--	
Parking spaces	--	--	--	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use				
GPD water withdrawal				
GPD wastewater generation/treatment				
Length of water/sewer mains (in miles)				

**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 \_\_\_\_\_ Unknown \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ Unknown – (to be determined) \_\_\_\_\_ )  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.*)

**PLEASE SEE ATTACHED PROJECT DESCRIPTION, PAGE 3-A**

## PROJECT DESCRIPTION

### Pinkerson, 49A Commercial Street, Provincetown

*(Also see Federal Consistency Compliance letter attached)*

The project site is an existing residential property, which includes a residential building and decking landward of an existing timber bulkhead. The property abuts Provincetown Harbor, Commercial Street, and two adjacent residential properties. The wetland resource areas include the harbor, land under the ocean, coastal beach, present mean high water, historic tidelands, and land subject to coastal storm flowage flood zone A4 el. 11.

The structure, or at least parts of it, is probably somewhere on the order of 150 years old. It sits on upland and some defined, and undefined, sub-grade supporting pilings. The existing elevations (they vary because the house is uneven at and below grade) result in substantial interior flooding during storm events and peak tides. Water enters the house flooding the living area in part.

Construction quite obviously does not meet current Codes, Building and otherwise. Ceiling heights are as low as 6'6", minus downward protruding beams. The floor sags. An engineering report has confirmed that the structure may become condemnable in the not too distant future.

The proposed project consists of rebuilding the existing timber bulkhead to provide additional flood protection and elevating the existing residential building onto a concrete perimeter foundation in the same location. The existing structure will be renovated with a small 143 ± S.F. addition and supported by a new foundation constructed per building code requirements for new construction within the flood plain. This addition is necessary in order to construct a new stairway within the interior of the structure to provide access to, and egress from, the second level living space because the existing stair system is an ancient spiral stairway, which does not even approximate modern Code compliance and practical notions of safety, especially where some of the occupants are of an advanced age. The addition will not, however, protrude beyond the existing house perimeter but, rather, will "fill in" the "jog" at the extreme landward rear of the house. The existing structure's square footage is 874 ± S.F. and will be expanded to 1017 ± S.F. (footprint). The addition is located at the extreme landward end of the dwelling.

The project design required coordination of the new residential space with the existing building and other site restrictions as compliance for a Chapter 91 License application, such as miscellaneous physical barriers and structures, and the existing developed portion of the site.

Alternatives associated with this project are limited to the site. The additional building area was proposed to minimize the impact to the waterfront. The building foundation will improve storm damage prevention and flood control, as will the replacement bulkhead. Mitigation measures will be incorporated to meet the recommendations of the Provincetown Harbor Management Plan.

The resource areas consist of present and historic tidelands. The proposed project has received approval from the Provincetown Conservation Commission.

The non-water dependent portion of the project site is an existing dwelling located within historic tidelands typical around Provincetown Harbor. The bulkhead replacement is typical. The existing dwelling is to be elevated onto a conforming foundation per the building code requirements. A minor building addition is proposed on the landward end of the residence.