

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13917</u>
MEPA Analyst:	<u>Anne Canaday</u>
Phone:	617-626- <u>1035</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: Summer Woods		
Street: Kendrick Road		
Municipality: Harwich (East)	Watershed: Massachusetts Coastal	
Universal Transverse Mercator Coordinates: Zone 19 (US Survey Feet) N: 15,153,528 E: 1,366,525	Latitude: N 41° 43' 00"	Longitude: W 70° 00' 12"
Estimated commencement date: January, 2007	Estimated completion date: December, 2011	
Approximate cost: \$20 million	Status of project design: 25%complete	
Proponent: Harwich One L.L.C.		
Street: c/o Lighthouse Realty, P.O. Box 25		
Municipality: Chatham	State: MA	Zip Code: 02633
Name of Contact Person From Whom Copies of this ENF May Be Obtained: J. Thaddeus Eldredge, PLS		
Firm/Agency: Eldredge Surveying	Street: 1038 Main Street	
Municipality: Chatham	State: MA	Zip Code: 02633
Phone: 508-945-3965	Fax: 508-945-5885	E-mail: office@eldredgesurveying.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Comprehensive Permit (M.G.L. Ch. 40B) Issued November 2, 2005, by Harwich Board of Appeals

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 type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input checked="" 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>
Total site acreage	39.50 Ac.			
New acres of land altered		17.30 Ac.		
Acres of impervious area	0.10 Ac.	4.10 Ac.	4.20 Ac.	
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				<u>M.G.L. Ch. 40B Comprehensive Permit; Massachusetts Department of Environmental Protection (DEP), Shared Septic Permit</u>
Gross square footage	4,350 S.F.	56,650 S.F.	61,000 S.F.	
Number of housing units	1	31	32	
Maximum height (in feet)	<25	<5	<30	
TRANSPORTATION				
Vehicle trips per day	N/A	364	364	
Parking spaces	2	62	64	
WASTEWATER				
Gallons/day (GPD) of water use	330 gpd	9,570 gpd	9,900 gpd	
GPD water withdrawal	330 gpd	-330 gpd	0 gpd	
GPD wastewater generation/treatment	330 gpd	9,570 gpd	9,900 gpd	
Length of water/sewer mains (in miles)	0	0.52 mi. water 0.62 mi. sewer	0.52 mi. water 0.62 mi. sewer	

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 (A portion of the project site is within an area designated as H.A.-1 or the Monomoyick Area on the inventory of Historical and Archaeological Assets of the Commonwealth. This Area is broad and much of it is already disturbed or developed.) 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 (The developed project will be adjacent to the Pleasant Bay Area of Critical Environmental Concern (ACEC), no construction or work is proposed within the 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.)

The Summer Woods project is a 32-lot subdivision proposed under the state's affordable housing law, M.G.L. Ch. 40B. As approved, twenty-five percent (25%) of the units, or eight homes, will be restricted as affordable housing ownership units. The development will provide high quality, year-round affordable housing in Harwich, that will serve an important unmet housing need in the town.

The project site contains 39.5 acres of land and is located approximately 1.25 miles east of the East Harwich Village Center at Routes 39 and 137. The property is in the R-R zoning district on the south side of Kendrick Road approximately mid-way between Church Street to the southwest and Route 28 to the northeast. Currently, there is a house, two sheds and an agricultural building on the property. While mostly wooded at the present time, the property was the site of a farm and cleared fields a number of generations ago.

The property has more than 493 ft. of frontage on Kendrick Road in two locations (427.27 ft. and 66.12 ft.). The property is bounded to the north by Kendrick Road, and by single-family residential dwellings. The property is further bounded to the east by single-family residential dwellings, to the south by a cranberry bog and open land, and to the west by single-family residential dwellings along with open land.

A portion of the property on the west is subject to an electric company easement with overhead utility lines. A portion of the property along the southeast/east is located within the Pleasant Bay Area of Critical Environmental Concern (ACEC).

The project is proposed to be constructed in four phases of eight houses per phase. Each single-family home will contain two or three bedrooms. The average proposed lot size is 15,791 square feet. Approximately 4,200 linear feet, or 0.79 miles of roadway are proposed for the development. A significant portion of the property – approximately 16.7 acres – is proposed to be set aside as open space. An additional 7.9 acres of land is subject to an agricultural easement. This land is to be set aside as open space with the reservation of the agricultural rights stated by the easement.

The potential impacts of the proposed project are minimal. No work will be conducted within the wetland resource areas or their buffer zones. Although a portion of the property lies within the Pleasant Bay ACEC, none of the project work will take place within the ACEC. To the extent that any work is conducted beyond the limits of the proposed house lots, these areas will be vegetated and kept as part of the open space.

A portion of the project site is located within an area defined as the Monomyick Area or H.A.-1 on the inventory of Historic and Archaeological Assets of the Commonwealth. Much of this broad area has been developed or disturbed. Any historic or archaeological assets on the project site were likely disturbed or removed as the site was almost entirely cleared and used for farming for several generations.

The Comprehensive Permit issued by the Harwich Board of Appeals requires that a wastewater treatment facility be installed on the subject site. Currently, the system has been proposed on the easterly portion of the site. It was proposed in this location to avoid impacts to a future Zone II wellhead zone. The wastewater treatment facility is to be designed to meet the 5 ppm diluted nitrogen standard as defined by the Cape Cod Commission.

The project has been designed to keep all construction activities outside of the resource areas. It has further been designed to keep all construction activities outside of the Pleasant Bay ACEC. Vegetated buffers have been proposed to minimize impacts on the neighboring properties. As designated, the location for the wastewater treatment facility will reduce the associated impacts to a potential public water supply as well as neighboring private wells.