

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13693
 MEPA Analyst: Anne Canaday
 Phone: 617-626-1035

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: BRT Wickets LLC- Wicket's Island Single Family Home Project		
Street: Wicket's Island-Onset Bay		
Municipality: Wareham, MA	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates:	Latitude: 41°44'14" Longitude: -70°39'12"	
Estimated commencement date: Unknown	Estimated completion date: Unknown	
Approximate cost: \$2,000,000	Status of project design: 50 %complete	
Proponent: BRT Wickets, LLC		
Street: 50 Newtown Road		
Municipality: Danbury	State: CT	Zip Code: 06810
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William F. Madden, P.E.		
Firm/Agency: G.A.F. Engineering, Inc.	Street: 266 Main Street	
Municipality: Wareham	State: MA	Zip Code: 02571
Phone: 508-295-6600	Fax: 508-295-6634	E-mail: gaf.eng@verizon.net

- 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 _____) No

List Local or Federal Permits and Approvals: Town of Wareham Zoning Board of Appeals Variance, Town of Wareham Conservation Commission Approval and Order of Conditions, Massachusetts

Department of Environmental Protection Chapter 91 Waterways Licenses, United States Army Corp. of Engineers permits and Town of Wareham consent to work on town land.

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 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: A. <u>Town of Wareham Town Meeting Consent to perform portion of project work on Town owned land.</u> B. <u>Town of Wareham Zoning Board of Appeals Variance</u> C. <u>United States Army Corp. of Engineers permit.</u>
Total site acreage	4.61			
New acres of land altered		1.07		
Acres of impervious area	0	0.24	0.24	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		3691		
Acres of new non-water dependent use of tidelands or waterways		0.0285		
STRUCTURES				
Gross square footage	0	10,456	10,456	
Number of housing units	0	1	1	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	10	10	
Parking spaces	0	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	770	770	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	770	770	
Length of water/sewer mains (in miles)	0	0.252	0.252	

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 PH1483 and WH2086 _____) 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.)

The Wickets Island development project is a multi-faceted construction operation with the ultimate goal of providing the owners of Wickets Island with one 4.6± acre building lot with a single family dwelling approximately 8500 square feet in area located thereon, while maintaining the ecological integrity of the island resource areas as well as Onset Bay itself.

Existing electric, telephone, cable, water, gas and sewer lines are to be extended from the end of Eagle Way at Point Independence across Onset Bay to the Northerly side of Wickets Island. This procedure is to be executed in accordance with the accompanying project plans as well as a new Chapter 91 license as determined by Massachusetts DEP. The utility lines will be encased in an underground duct system installed via directional drilling methodology. The utilities themselves will be placed in the location indicated on the accompanying plans. The lines will then be run to the appropriate location on Wickets Island for extension and connection to the various building systems.

The existing solid fill pier located on the northerly side of Wickets Island is a licensed structure recorded under Chapter 91 License no. 660. This original license plan includes a ramp, float and piles extending off the end of the pier. The proposed ramp, float and piles are to be constructed as per the dimensional criteria as shown on the accompanying plans. As an additional section of fixed timber pier has been added to the pier system, a new chapter 91 license will be required. This pier, ramp and float will provide the main access to the island inhabitants. In order to provide access up the island embankment, a mechanical pulley system will be utilized. A gondola style unit is being considered. This transport system will be devised in a fashion such that minimal disturbance be caused to the embankment. A separate wood frame emergency access stairway is also proposed.

The actual building construction and all associated upland site work will be accomplished through the use of conventional construction and excavation equipment. All necessary construction equipment & material will be flown onto the island by helicopter. An initial clearing will be created in the upland area as a drop zone and lay down area for construction materials. All necessary hay bales/silt fence/limit of work delineations will be established prior to site clearing. Excavation and construction will then begin.

Upon completion of all work and during construction all construction debris shall be removed from the

island and disposed of properly. Any improperly disturbed areas shall be restored to their original condition.

Although the overall project has been determined to be a non-water dependent submittal, it can be seen that all aspects of the project with the possible exception of the gondola transport system are proposed in direct response to the fact that the project site itself is an island. If alternative access to the island existed such as a bridge, our proposal would be a simple single family building construction subject only to local jurisdiction.

The possible alternatives to the development of Wicket's Island are somewhat limited as the very nature of the project leaves little to be re-examined. The utilities extension across Onset Bay is essential to the implementation of the project. Currently, no utilities exist on the island. For the scope of this project and the needs of the future occupants of the proposed single family dwelling a building without outside utility service is not a viable option. The construction of an onsite power plant would be cost prohibitive as well as detrimental to the character of the proposed development. Electricity must be brought to the island from outside public utilities. The only other alternative is the no-build alternative. The idea of providing overhead utility lines for power transmission has been looked at, however due to the sensitive environmental qualities of the project area as well as the need to maintain navigable waterways through Onset Bay, this alternative has been determined to be unfeasible. Likewise the concept of home heating oil was looked at for the dwelling heating system, however the monthly/bi-monthly oil delivery would need to be by helicopter. This would not only be cost prohibitive but cause unnecessary disturbance to the surrounding community. The proposed method of underground directional drilling will have virtually no permanent impact on any of the resource areas present and will offer no degradation to the scenic and every day living qualities of the project site.

The proposed pier restoration has no other alternative to review. By the very nature of the project being located on an island, the only means of access and egress from the property will be by boat. By any standard, the pier and float arrangement has been scaled back to a less than modest level. An 8'x25' float is the very smallest that can reasonably be expected to fulfill the needs of a sole access docking facility.

The proposed gondola style pedestrian transport system adjacent to the docking facility will provide the main access and egress to the dwelling itself. A stairway is proposed as well for emergency access in the event of power failure. Alternatives such as utilizing this stairway as the sole dwelling access were reviewed, however the need for the transportation of typical appliance size residential items is required. To this end, a facility that can accommodate a dolly style moving system must be provided. The gondola style system was chosen for its non-intrusive impact on the coastal bank. With the exception of limited vegetation pruning and removal the gondola system will travel up and down the embankment suspended above the ground without erosive effects on the bank.

The entire scope of operations for this project has been carefully devised with the goal of minimizing, if not eliminating any undue disturbances to the surrounding community as well as the existing resource areas. The project as proposed has been scaled and modified to meet this goal as well provide the appropriate level of development for a property of this value.

(SEE ATTACHED PROJECT NARRATIVE FOR FURTHER PROJECT DETAILS)

CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

<u>Wareham Courier</u>	<u>11-23-05</u>
Name	Date

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

11/28/05 William F. Madden
Date Signature of Responsible Officer
or Proponent

11/28/05 William F. Madden
Date Signature of person preparing
ENF (if different from above)

William F. Madden, P.E.
Name (print or type)

SAME
Name (print or type)

G.A.F. Engineering, Inc.
Firm/Agency

SAME
Firm/Agency

266 Main Street
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