



**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
EOEA No.: **13431**  
MEPA Analyst: **Aisling Eglinton**  
Phone: 617-626-**1024**

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: <b>Construction of a single family home, septic system, and appurtenances</b>		
Street: <b>99 Ocean Drive</b>		
Municipality: <b>Barnstable</b>	Watershed: <b>Cape Cod Watershed</b>	
Universal Transverse Mercator Coordinates:	Latitude: 041° 38' 3.98" N Longitude: 070° 19' 5.35" W	
Estimated commencement date: <b>Oct. 2005</b>	Estimated completion date: <b>July 2006</b>	
Approximate cost: <b>\$300,000.00</b>	Status of project design: <b>100% complete</b>	
Proponent: <b>Anne Doerge</b>		
Street: <b>Middle Fort Road</b>		
Municipality: <b>Middleburgh</b>	State: <b>NY</b>	Zip Code: <b>12122</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Norman W. Hayes</b>		
Firm/Agency: <b>BSC Group, Inc.</b>	Street: <b>384 Washington Street</b>	
Municipality: <b>Norwell</b>	State: <b>MA</b>	Zip Code: <b>02066</b>
Phone: <b>781-659-7981</b>	Fax: <b>617-345-8027</b>	E-mail: <b>nhayes@bscgroup.com</b>

- 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): Not Applicable

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify, Massachusetts DEP, Division of Wetlands and Waterways)  
 No

List Local or Federal Permits and Approvals:

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 type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions (pending) <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	1.1 acres (47,717 sq. ft.)			
New acres of land altered		Less than 5,000 sq. ft. total		
Acres of impervious area	0 sq. ft.	Approx. 1,092 sq. ft. (single family home roof area)	Approx. 1,092 sq. ft. (single family home roof area)	
Square feet of new bordering vegetated wetlands alteration		0 sq. ft.		
Square feet of new other wetland alteration		Coastal Bank = Approx 2,200 sq. ft.  Land Subject to Coastal Storm Flowage = 1,800 sq. ft.		
Acres of new non-water dependent use of tidelands or waterways		0 sq. ft.		
<b>STRUCTURES</b>				
Gross square footage	0 sq. ft.	Approx. 1,092 sq. ft. (single family home roof area)	Approx. 1,092 sq. ft. (single family home roof area)	
Number of housing units	0 sq. ft.	1	1	
Maximum height (in feet)	0 sq. ft.	30 feet	30 feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	Not Applicable – Single Family Home	Not Applicable – Single Family Home	Not Applicable – Single Family Home	
Parking spaces	Not Applicable – Single Family Home	Not Applicable – Single Family Home	Not Applicable – Single Family Home	

WATER/WASTEWATER			
Gallons/day (GPD) of water use	Not Applicable – Single Family Home	Not Applicable – Single Family Home	Not Applicable – Single Family Home
GPD water withdrawal	Not Applicable – Single Family Home	Not Applicable – Single Family Home	Not Applicable – Single Family Home
GPD wastewater generation/treatment	0	2 Bedroom Single Family Home = 220 gallons per day	2 Bedroom Single Family Home = 220 gallons per day
Length of water/sewer mains (in miles)	Not Applicable – Single Family Home	Not Applicable – Single Family Home	Not Applicable – Single Family Home

**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 \_\_\_\_\_)  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.)

Because the project proposes to alter a coastal bank and the proposed project will require a State Permit (DEP Superseding Order of Conditions), which is currently under review with the DEP Southeast Regional Office, the applicant is filing this Environmental Notification Form with MEPA.

The proposed project at 99 Ocean Drive in Barnstable (Hyannisport), Massachusetts (the Site) involves the construction a small two bedroom single family home with associated appurtenances to include deck, stairway, driveway, roof drainage collection system, septic system, grading, riprap, walkway, landscaping, etc. The site is an undeveloped parcel of land containing wetland resource areas, which have been identified and delineated under an Order of Resource Area Delineation (DEP File #SE3 – 4181) issued by the Town of Barnstable Conservation

Commission on January 30, 2004. A portion of the proposed project occurs within a State (Massachusetts Department of Environmental Protection defined Coastal Bank) and Town (Town of Barnstable Wetlands Bylaw defined Coastal Bank) coastal bank, the 100-foot buffer zone to Bordering Vegetated Wetlands (BVW) and Salt Marsh, and Land Subject to Coastal Storm Flowage.

The property located at 99 Ocean Drive is an undeveloped parcel of land abutting a Bordering Vegetated Wetlands to a salt marsh associated with Halls Creek, which is a tidal inlet merging with Nantucket Sound west of Squaw Island. The site is bordered by single-family homes to the east and west on Ocean Drive and single-family homes to the north. The site has been altered in the past, which is evident by existing concrete debris and thick growth of invasive (non-native) plants that usually colonize areas upon site disturbance. The proposed dwelling and appurtenances are primarily within this previously disturbed area and existing invasive vegetation at the site. Therefore, this proposed project does not alter a pristine environment. Further, the proposed project involves the removal of existing construction debris and invasive plant species.

There will be no filling or alteration of the salt marsh or bordering vegetated wetlands ("BVW"). The soil absorption system (SAS) is located as far as possible (at least 100 feet) from the marsh and BVW. The limit of work for the house leaves a 50 foot "no disturbance" zone to the marsh and BVW. This setback complies with the Conservation Commission's "Regulation Governing Activity in the 100 ft. Buffer Zone." (The Wetlands Protection Act does not require a "no disturb" zone.)

The 100-setback of the SAS to the marsh and the BVW complies with the Conservation Commission's Buffer Zone Regulation and the 50 foot setback provision in 310 CMR 10.03(3). The 100 foot setback also complies with the Board of Health's requirements.

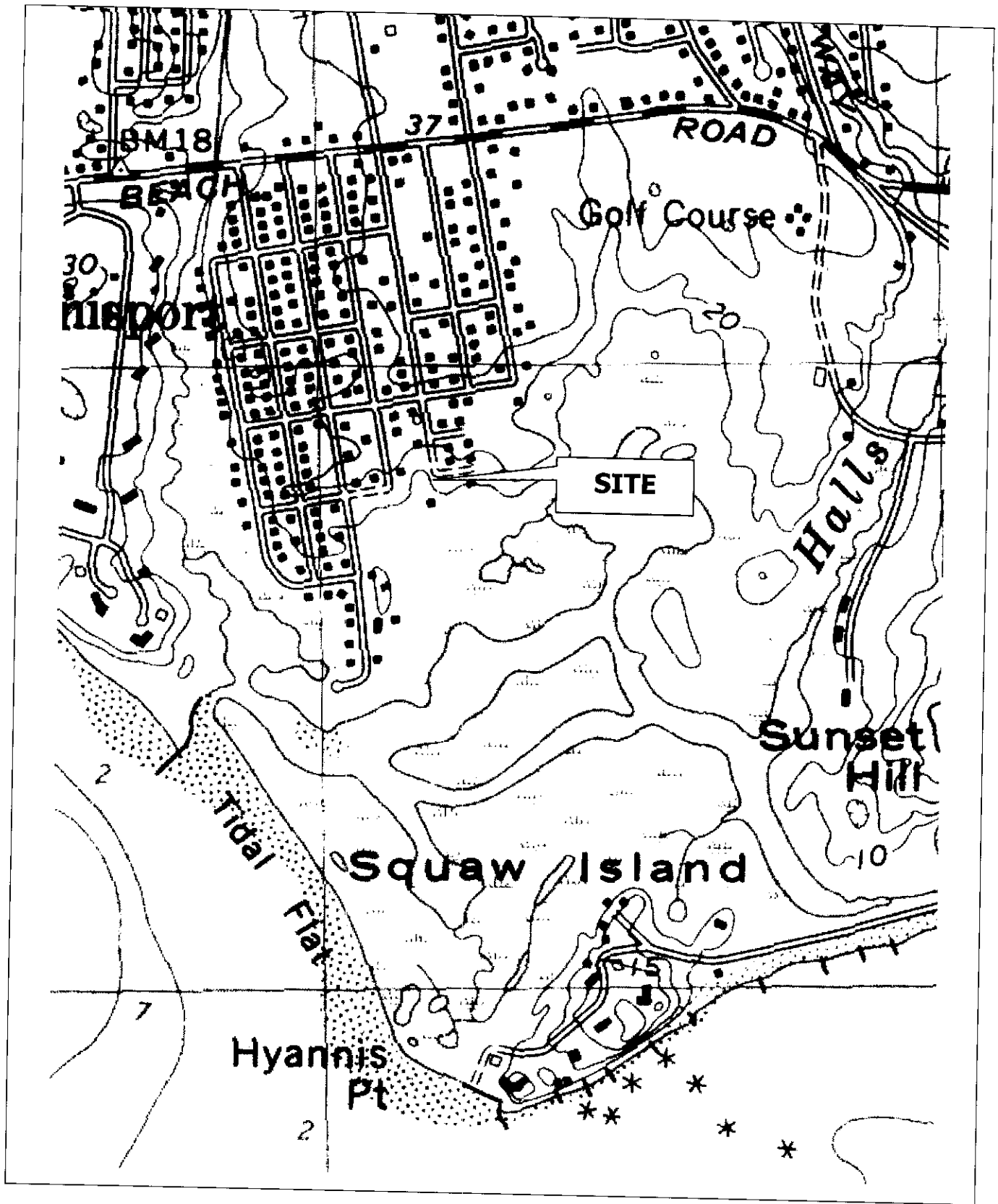
The coastal bank is vegetated and stable. It is not subject to wave erosion or velocity. The Bank is not a sediment source and, therefore, compliance is achieved with the "sediment source" performance standards for Bank at 310 CMR 10.30(3-5) and under the Town's Wetlands Ordinance at Section 14.

Although the bank provides a vertical buffer to "stillwater" flooding (i.e., not wave velocity), the project will not increase erosion of, or destabilize, the bank. Destabilization of the bank will be prevented by the elevated pile-supported building and deck, erosion and sediment control, and re-plantings with native shrubs. As a result, compliance is achieved with the "stabilization" performance standards for Bank at 310 CMR 10.30(6-8) and under the Town's Wetlands Ordinance at Section 14.

The effluent discharge from the septic system will protect the wetland interests protected under the Wetlands Act and Ordinance. The discharge will comply with standards promulgated by the Cape Cod Commission and under Title V for "nitrogen sensitive areas." (Note that the site is not even a nitrogen sensitive area.) Further, the nitrogen levels will comply with the Commonwealth's Drinking Water Standards.

The proposed project at 99 Ocean Drive has been designed to avoid alterations to wetland resource areas to the extent possible. The proposed single family home, a portion of which will be constructed on piles, is partially located within Land Subject to Coastal Storm Flowage that is classified up to elevation 11 feet according to FEMA; however, BSC has produced documentation to consider a lower Land Subject to Coastal Storm Flowage elevation of 8.25 feet based on historic flood elevation of the 1938 and 1944 storm surge. The septic system was designed to meet the eight interests of the Wetlands Protection Act (310 CMR 10.03).

The site is not located in a velocity zone and has access from 99 Ocean Drive, which is to the north of the proposed development and landward of wetland resource areas and flood zone. There is no safety hazard to emergency response personnel accessing the proposed single family home in the event of emergency situations. Further, there is no safety hazard to neighboring properties with circumstances such as dislocation of structures during flooding because the flood zone is a still water surge without wave activity. In addition, the foundation of the single family home includes breakout panels to prevent deflection of floodwaters to neighboring properties. For more information, please refer to the Project Description included within this application.



SITE LOCUS MAP  
 99 Ocean Drive  
 Hyannisport, Massachusetts



Source: USGS Quad Map