

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13216
 MEPA Analyst: Arthur Pgsley
 Phone: 617-626-1029

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: Pennywise Path Affordable Housing		
Street: off of 12 th Street South		
Municipality: Edgartown	Watershed: Islands	
Universal Transverse Mercator Coordinates: 4584182.5 Northing, 369593.38 Easting	Latitude: 41° 23' 54.85" N Longitude: 70° 33' 35.92" W	
Estimated commencement date:	Estimated completion date:	
Approximate cost: \$10 million	Status of project design: 10 %complete	
Proponent: Town of Edgartown		
Street: 70 Main Street, P.O. Box 5158		
Municipality: Edgartown	State: MA	Zip Code: 02539
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Laura Rome		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978) 461-6226	Fax: 978) 897-0099	E-mail: lrome@epsilonassociates.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 _____) No

List Local or Federal Permits and Approvals:
Comprehensive Permit under MGL c. 40B; review and approval by the Martha's Vineyard Commission as a Development of Regional Impact.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" 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 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> Either Sewer Connection Permit or Groundwater Discharge Permit Conservation Restriction amendment
Total site acreage	18.2			
New acres of land altered		13.2		
Acres of impervious area	0	4.7	4.7	
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				
Gross square footage	0	60,000	60,000	
Number of housing units	0	60	60	
Maximum height (in feet)	0	32	32	
TRANSPORTATION				
Vehicle trips per day	0	400	400	
Parking spaces	0	137	137	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	11,980	11,980	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	10,890	10,890	
Length of water/sewer mains (in miles)	0	~0.5 miles	~0.5 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

To construct the access roadway from Metcalf Drive to the site, approximately 1.2 acres of the Pennywise Path conservation area and approximately 0.2 acres (8,000 square feet) of the Vineyard

Golf Club conservation area would need to be released. In return, 7.1 acres of the housing site containing a frost pocket would be permanently protected under a conservation restriction.

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

The project site is located within mapped Priority Habitat of Rare Species.

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.)

Project Description. The proposed project involves construction of 60 affordable rental housing units on an approximately 17 acre parcel in Edgartown and a roadway providing access to the project site. Proposed buildings range from two housing units to five housing units each. Currently three clusters of buildings are proposed, each including approximately 20 units, with the buildings arranged around landscaped open space. Surrounding the developed area, the project will maintain a buffer of unaltered open space, primarily composed of scrub oak. The arrangement of the buildings and their architecture will be consistent with the appearance traditional New England villages.

Project Site. Voters of the Town of Edgartown have determined that the 17-acre project site, located on two municipally-owned parcels, should be used for the development of affordable housing. The site abuts 118 acres of permanent conservation land, the Vineyard Golf Club, and a developed residential neighborhood located off of Vineyard Haven Road between Jernegan Avenue and South 15th Street. Figures 1 and 2 in Attachment 1 show the location of the proposed project.

Alternatives. The proposed project will develop affordable rental housing, because that is the primary need identified in Martha's Vineyard's 2001 Island-wide Housing Needs Assessment. As discussed in detail in Appendix A, the study found a substantial need for affordable, year-round rental housing. That study also identified affordable home ownership opportunities as an Island-wide need, but this project does not address meeting that need.

As noted above, the proposed project site is owned by the Town and has been assigned by the voters to be used for affordable housing. Given the overwhelming need for affordable housing in Edgartown, the Town's choice of sites is limited to ones that are large enough to allow development of a project of significant size. To keep the project's costs down, and so maintain the project's affordability, the Town is also limited to sites that it already owns.

Figures 3 and 4 in Attachment 1 show the preferred alternative for the proposed project.

Mitigation. As discussed in more detail in Appendix A, developing the project will require release of two areas of conservation land totaling approximately 1.4 acres to allow construction of an access road. To compensate for this impact, the project proposes to place a 7.1 acre portion of the project site under a Conservation Restriction. The location of this proposed Conservation Restriction is shown on Figure 5 in Attachment 1. In addition to protecting more than four times the area being lost to the releases of conservation land, the proposed new area of conservation land includes a frost pocket of potentially high ecological value and a surrounding buffer zone to protect it.