

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13742
 MEPA Analyst: Ann Canada
 Phone: 617-626-1035

The information requested on this 3/16form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Cozy Hearth Community Corporation Chapter 40B subdivision		
Street: Watcha Path		
Municipality: Edgartown	Watershed: Islands	
Universal Transverse Mercator Coordinates:	Latitude: N 41° 23' 00" Longitude: W 70° 36' 00"	
Estimated commencement date: June 2006	Estimated completion date: June 2007	
Approximate cost: \$3,500,000	Status of project design:	99 %complete
Proponent: William H. Bennett, Cozy Hearth Community Corporation		
Street: P. O. Box 2120		
Municipality: Vineyard Haven	State: MA	Zip Code: 02568
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Culbert		
Firm/Agency:	Street: P. O. Box 1035	
Municipality: Oak Bluffs	State: MA	Zip Code: 02557
Phone: (508) 693-4908	Fax:	E-mail: wculbert@gis.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):

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals:

**Martha's Vineyard Commission Development of Regional Impact (approved, written decision issued January 25, 2006),
 and Town of Edgartown Board of Appeals (per Chapter 40B)**

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

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input checked="" 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 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> Conservation and Management Permit from the Natural Heritage and Endangered Species Program
Total site acreage	10.93			
New acres of land altered		3.68		
Acres of impervious area	- 0 -	0.25	0.25	
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 -	16,500	16,500	
Number of housing units	- 0 -	11	11	
Maximum height (in feet)	32	-6	26	
TRANSPORTATION				
Vehicle trips per day (for Watcha Path)	168	110	278	
Parking spaces	- 0 -	22	22	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	3,993	3,993	
GPD water withdrawal	- 0 -	3,993	3,993	
GPD wastewater generation/ treatment	- 0 -	3,630	3,630	
Length of water/sewer mains (in miles)	- 0 -	- 0 -	- 0 -	

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 **Natural Heritage and Endangered Species Program Priority Habitat 1730**) 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 Cozy Hearth Community Corporation has purchased 10.93 acres of land on Watcha Path in Edgartown, Massachusetts. This land is currently undeveloped, with no on-site roads and no utilities. The land is completely wooded, with various species of oaks predominating. There are currently three building lots on the property (3.0, 3.5 & 4.4 acres, see Attachment 1) in a part of town zoned for 3 acre lots.

The Cozy Hearth Community Corporation is proposing a Chapter 40B affordable housing subdivision that will create 11 approximately one acre building lots for island residents. Eight of the lots will provide permanent, deed-restricted affordable housing, five of which will go to Cozy Hearth members (families of businessmen and tradesmen that can not otherwise afford to buy their own homes on the island) and three will be awarded by the Town of Edgartown. This exceeds the requirement of three affordable units required by Chapter 40B.

The Cozy Hearth Community Corporation had no off-site alternatives. This parcel was the only piece of land available on Martha's Vineyard that was both affordable and large enough for this subdivision. This project is the only way these eight island residents will be able to own their homes; without this project these eight families might have to leave the island.

Numerous alternatives to the first project proposal have been made during the permitting process. Some of these alternatives have been incorporated into the subdivision plan, including moving some homesites out of the ecologically vulnerable scrub oak shrublands, installing composting toilets in some of the houses to reduce nutrient loading in Oyster Pond, and reducing the maximum height of the houses so they are less visible from neighboring properties. These and other changes to the subdivision design have reduced the environmental impacts of this affordable housing project.