

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13523
 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: Proposed Housing for Rugged Road and Scotts Way		
Street: Rugged Road and Scotts Way		
Municipality: Nantucket	Watershed: Cape and Islands	
Universal Tranverse Mercator Coordinates: 408558.996 E 4568332.792 N	Latitude: 41° 15' 40.5" N	Longitude: 70° 5' 29.7" W
Estimated commencement date: Fall 2005	Estimated completion date: Fall 2008	
Approximate cost: \$20,500,000	Status of project design: 25 % complete	
Proponent: Rising Tide Development LLC		
Street: 32 Arlington Street		
Municipality: Cambridge	State: MA	Zip Code: 02140
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 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): 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:

NPDES Permit Storm Water during Construction
 Comprehensive Permit under Ch. 40B
 Building Permits

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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Conservation and Management Permit from the Division of Fisheries and Wildlife
Total site acreage	10.1			
New acres of land altered		7.8		
Acres of impervious area	0	3.8	3.8	
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	85,800	85,800	
Number of housing units	0	44	44	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	489 ¹	489	
Parking spaces	0	113	113	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	19,745	19,745	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	17,950	17,950	
Length of water/sewer mains (in miles)	0	Water: 0.51 Sewer: 0.45	Water: 0.51 Sewer: 0.45	

¹ Based on ITE Land Use Code 210 – Single Family Detached Housing

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: PH1737; NHESP correspondence may be found in Appendix C.) 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: The site is located within the Nantucket Historic District) 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 Site

As shown on Figure 1 (Figures are located in Appendix A of this ENF), the proposed project will be located between Rugged Road and Scotts Way, just east of Fairgrounds Road. The project site is undeveloped and primarily wooded with pitch pine, and there are no wetland resource areas on the site. The site is adjacent to residential development on three sides. The site is located within an area designated in the Nantucket Comprehensive Community Plan as "Town," where denser development is encouraged, but it is zoned for two-acre residential lots (with two buildings per lot). (The other designations in the plan are Greenbelt, Country Neighborhoods, and Non-greenbelt.) The project site's existing conditions are shown on Figure 2.

Proposed Project

The proposed project involves construction of 44 single-family homes, a swimming pool, a tennis court, and clubhouse on a ten-acre site in Nantucket (4.4 units per acre). The entryway from Rugged Road will be 24 feet wide; the roadways entering from Scotts Way will be 16 feet and 18 feet wide. The proposed project is shown on Figure 3. The project is being developed under Chapter 40B and will provide eleven units of affordable housing (25 percent). The project will make direct connections to public water and sewer lines and has vehicular access from Rugged Road and Scotts Way. The site also has access to an existing network of bicycle paths and is on the shuttle bus route. The Zoning Board of Appeals (ZBA) has issued a permit for this project, and that permit has been appealed by two abutters.

Alternatives

Although the site is zoned at a low density, property adjacent to it is zoned for much higher densities. To the east, zoning allows one lot (with two dwellings per lot) per 20,000 square feet (s.f.), or 4 units per acre. Across Fairgrounds Road just 500 feet to the west, zoning allows one lot (with two dwellings per lot) per 10,000 s.f., or 8 units per acre. One-quarter mile to the north on Fairgrounds Road, zoning allows one lot (with two dwellings per lot) per 5,000 s.f., or 17 units per acre. Consistent with those much higher densities, the proponent originally filed a proposal to construct 72 units on the ten-acre site, or 7.2 units per acres. The proposal included a mix of single-family homes and duplexes and would have provided 27 affordable units. The ZBA reduce the number of units in its permit decision to 44, and the proponent accepted the smaller project..

Impacts

The project's impacts may meet one MEPA review threshold, for the taking of a state-listed plant species, in this case, two hybrid specimens of Nantucket shadbush (*Amelanchier nantucketensis*). Based on information provided by the Natural Heritage and Endangered Species Program (NHESP) included in Appendix B, the proponent has conducted field surveys for four other plant species, one bird species, one turtle species, and twelve moth species, which had been identified by NHESP as having been found in the vicinity of the project site. At this time it appears that the proposed project will not result in a take of any of these other species.

The proponent has conducted an intensive (locational) archaeological survey of the project site. The survey, including background research, a site walkover, and subsurface testing, did not identify any documented prehistoric or historic period resources or archaeological deposits within the study area. The Massachusetts Historical Commission (MHC) has determined that no further archaeological testing is warranted for the project area and that the project will have no adverse effect on the historic characteristics of the Nantucket Historic District. MHC's letter making these determinations may be found in Appendix C.

The project's other impacts are well below both permitting and MEPA review thresholds. It will require approximately 19,745 gallons per day (gpd) of water from the municipal water supply and will discharge approximately 17,950 gpd of wastewater to the municipal sewer system. Based on Institute of Traffic Engineers data, the project will generate 489 vehicle trips per day. The project will not affect wetland resource areas.

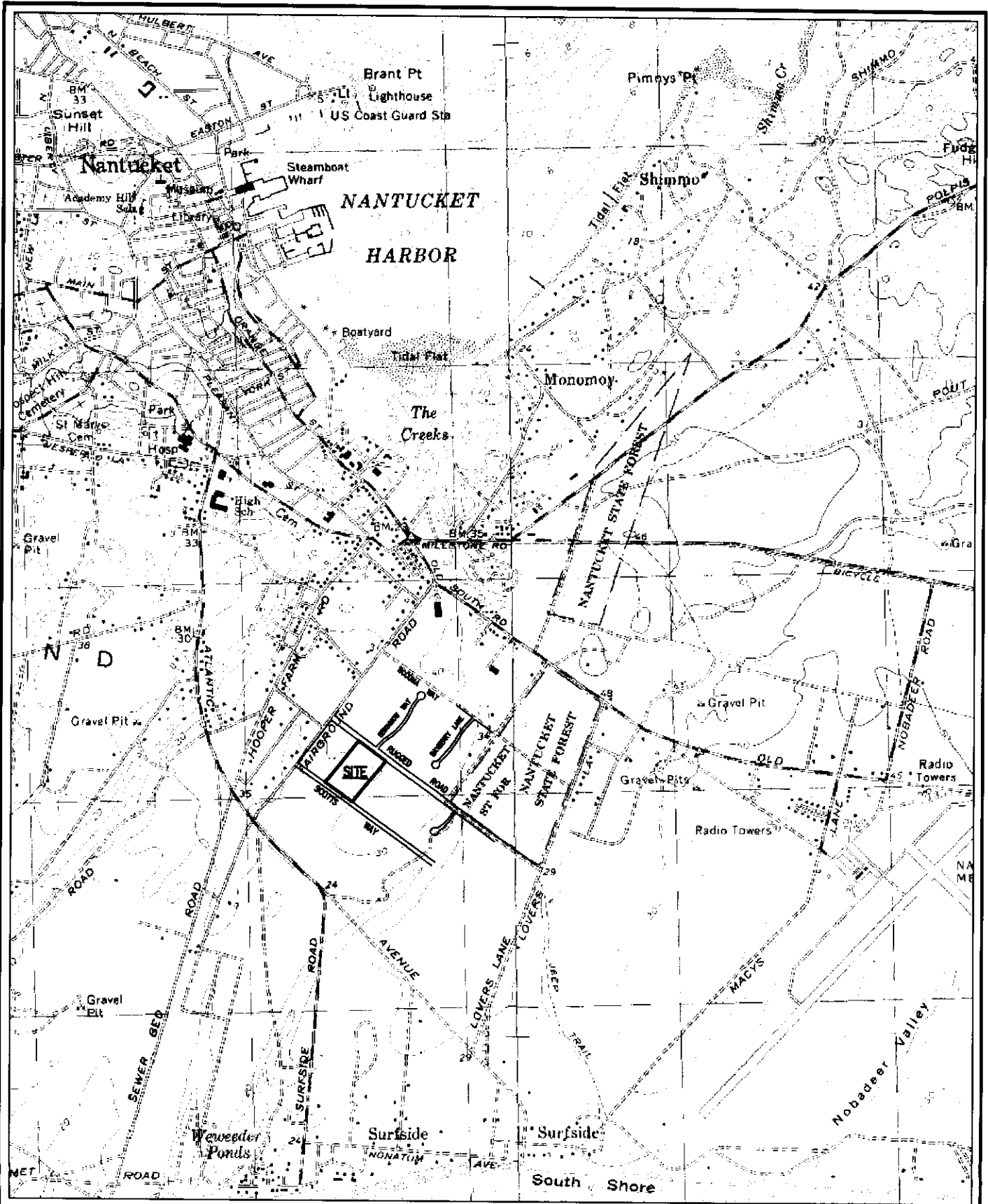
Mitigation

The proponent is coordinating with NHESP on a plan to mitigate potential impacts to state-protected shadbush and expects to be in a position to receive a Conservation and Management Permit following the conclusion of MEPA review.

The proponent will protect a "no disturb" area measuring 25 feet inward from each of the two long sides of the rectangular project site, except that, as required by the Comprehensive Permit, it will install additional plant materials to enhance a visual buffer between the project site and abutting property. In addition, the proponent has agreed to a 50' building setback line; this line is shown on Figure 3.

The project's stormwater management system will comply with the Department of Environmental Protection's Stormwater Management Policy. Because the project site is located in the Zone II of a public drinking water supply, the project will meet additional requirements to ensure protection of groundwater quality. As required in the project's Comprehensive Permit, the drainage system will incorporate use of vegetative swales to the extent practicable, and the final design will be reviewed by the ZBA's consulting engineers and the Wannacomet Water Company.

To mitigate the project's traffic impacts, the proponent will construct sidewalks on the project site. It will also construct Scotts Way, which is currently an unimproved road, and an extension of the bike path on Scotts Way. It will also contribute \$35,555 to be administered by the ZBA for traffic mitigation measures within a one-mile radius of the site.



CULLINAN ENGINEERING
 AUBURN - BOSTON - LAKEVILLE, MASSACHUSETTS
 CIVIL ENGINEERING - SURVEYING - TRANSPORTATION DESIGN

2000 0 1000 2000
 1 INCH = 2000 FEET
 SCALE 1 : 24,000
 DATE : APRIL 12, 2005
 PROJ. NO. : 2023127

NORTH

FIGURE 1
LOCUS MAP
RUGGED ROAD DEVELOPMENT
NANTUCKET, MA