

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14047
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Nature's Edge Proposed Development		
Street: Elm Street		
Municipality: Kingston	Watershed: South Shore	
Universal Transverse Mercator Coordinates:	Latitude: 41° 59' 2.82" Longitude: 70° 44' 17.28"	
Estimated commencement date: Oct. 2007	Estimated completion date: Oct. 2009	
Approximate cost: \$10,000,000	Status of project design: 100 %complete	
Proponent: Nature's Edge Building Co., LLC		
Street: 1 Park Place, Suite 2A		
Municipality: Plymouth	State: MA	Zip Code: 02360
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brad Holmes		
Firm/Agency: Environmental Consulting & Restoration, LLC	Street: P.O. Box 1319	
Municipality: Plymouth	State: MA	Zip Code: 02362
Phone: 617-529-3792	Fax: 508-746-0345	E-mail: 4holmes@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): Not Applicable

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Massachusetts Endangered Species Act Conservation & Management Permit, Town of Kingston Conservation Commission Determination of Applicability, Town of Kingston Planning Board Approval

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: MaNHESP Conservation & Management Permit</i>
Total site acreage	30.06 acres			
New acres of land altered		8.88 acres		
Acres of impervious area	0.14 acres	4.11 acres	4.25 acres	
Square feet of new bordering vegetated wetlands alteration		Not Applicable		
Square feet of new other wetland alteration		Not Applicable		
Acres of new non-water dependent use of tidelands or waterways		Not Applicable		
STRUCTURES				
Gross square footage	2 single family homes, approx. 2,800 sq. ft.	60,834 sq. ft.	62,234 sq. ft.	
Number of housing units	2 single family homes	58 units	59 units	
Maximum height (in feet)	2 stories or 20 feet	2.5 stories or approx. 25 ft.	2.5 stories or approx. 25 ft.	
TRANSPORTATION				
Vehicle trips per day	Approx. 20 trips per day	Approx. 373 trips per day	Approx. 383 trips per day	
Parking spaces	Two single family homes existing	116 parking spaces, plus 10 visitor spaces	Approx. 127	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	Approx. 660 GDP	Approx. 9,995 GPD	Approx. 10,325 GPD	
GPD water withdrawal	Approx. 660 GDP	Approx. 9,995 GPD	Approx. 9,335 GPD	
GPD wastewater generation/ treatment	Approx. 660 GDP	Approx. 9,995 GPD	Approx. 9,335 GPD	
Length of water/sewer mains (in miles)	0	Water approx. 1,100 linear ft., sewer approx. 2,700 in. ft.	Water approx. 1,100 linear ft., sewer approx. 2,700 in. ft.	

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, Please refer to the attached Project Description) 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, 142 Elm Street is listed as a Historic House, which will remain undisturbed) 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.)

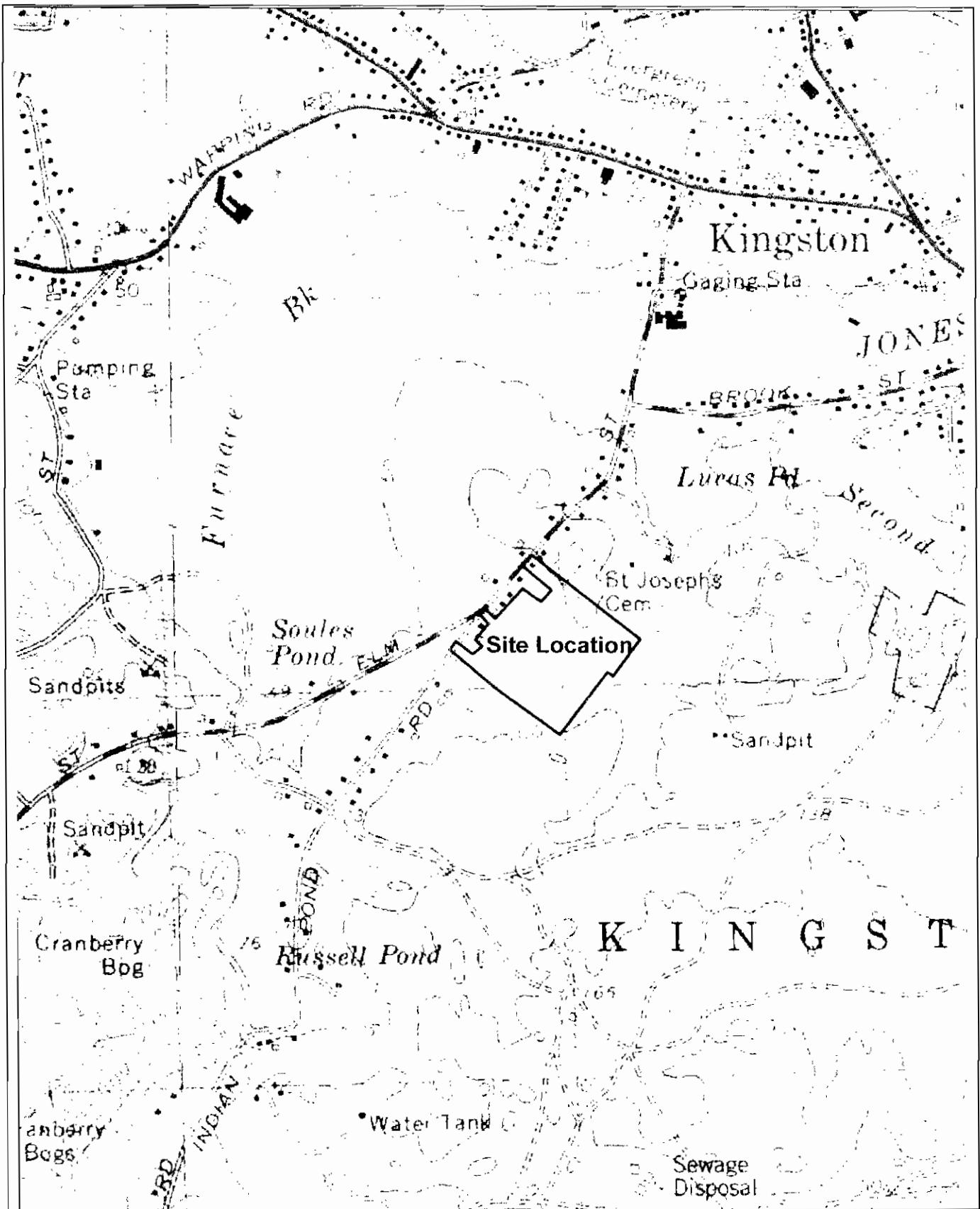
a.) The Nature's Edge Proposed Development is located on 30.06 acres of land off Elm Street in Kingston. The site consists of two single family homes in the northern corner of the site, mixed forested upland, evergreen forested upland, a field, two forested Bordering Vegetated Wetlands with intermittent streams, and a wet meadow. The wetland resource areas and locations on the site have been confirmed by the Town of Kingston Conservation Commission through an Order of Resource Area Delineation (DEP File #SE37-673). The site is within mapped Priority Habitat for Rare Wildlife. Extensive site evaluations, research, and reporting on this site has previously been conducted with ongoing coordination with Massachusetts Natural Heritage & Endangered Species Program (MaNHESP). Currently, this proposed project is under review with MaNHESP as part of the Conservation & Management Permit application.

b.) The proposed project contained in this Environmental Notification Form is the result of over three years of project review and coordination with MaNHESP, which has resulted in numerous project reductions and revisions. Previous designs were larger with more housing units, roadways, conventional drainage systems, etc. The current proposal minimizes, to the extent possible, the amount of disturbance to rare species habitat by including the following:

- a. Proposed number of structures and sizes are as small as economically possible.
- b. Structure placement has been designed to maintain animal movement through the site.
- c. There is no proposed wetland resource area alteration.
- d. Pervious pavers are proposed to minimize impervious area.
- e. There is little to no proposed 100 foot buffer zone to wetland resource area alteration.
- f. The site will utilize Low Impact Design (LID) tools to minimize site disturbance and manage stormwater in a more natural state. Rain gardens, vegetated swales, native planting areas, etc. will be utilized, which will eliminate the need for extensive drainage systems, detention basins, etc. The vegetated areas associated with the LID tools may actually enhance the site's habitat qualities.
- g. The proposed development will connect to the Town of Kingston sewer system. However, if necessary an on-site septic system to handle the site's sewage has been determined as a feasible alternative to sewer system connection

c.) The proposed project includes significant mitigation to help offset potential disturbance to rare species habitat. The proposed development encompasses a small portion of the overall site and within the development footprint itself, a significant portion will consist of pervious area consisting of lawn, landscape beds, native planting areas, LID stormwater handling areas, etc., which may function as occasional habitat for wildlife species. The proposed creation of additional nesting areas, on site rare species protective measures, a Conservation Restriction on the remaining undeveloped portion of the site, and other activities described in the Conservation and Management Plan under review by MaNHESP will provide a long term net benefit to rare species.

Please refer to the attached Project Description for more information.



USGS Map
Nature's Edge Proposed Development, Elm Street
Kingston, Massachusetts



Source: USGS Quadrangle Map