

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13068</u>
MEPA Analyst:	<u>Deirdre Buckley</u>
Phone: 617-626-	<u>1044</u>

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>Farmview Estates</b>		
Street: <b>Snake Pond Road</b>		
Municipality: <b>Sandwich</b>	Watershed: <b>Cape Cod</b>	
Universal Tranverse Mercator Coordinates:	Latitude: <b>N41° 40.536'</b>	Longitude: <b>W70° 32.142'</b>
Estimated commencement date: <b>Oct. 2003</b>	Estimated completion date: <b>Oct. 2007</b>	
Approximate cost: <b>\$16,000,000</b>	Status of project design: <b>0 %complete</b>	
Proponent: <b>Farmview Affordable Homes, LLC</b>		
Street: <b>155 West St.</b>		
Municipality: <b>Wilmington</b>	State: <b>MA</b>	Zip Code: <b>01887</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Jason Savage</b>		
Firm/Agency: <b>Howland Development</b>	Street: <b>155 West Street</b>	
Municipality: <b>Wilmington</b>	State: <b>MA</b>	Zip Code: <b>01887</b>
Phone: <b>978-657-6400</b>	Fax: <b>978-658-8582</b>	Email: <b>jsavage@howlanddevelopment.c</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): MassHousing, possible \$4 million construction loan.

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

Yes (Specify: DEP, Sandwich Board of Health)  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 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 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 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 (including Legislative Approvals) – Specify: <u>DHCD-Comprehensive Permit</u> <u>Nitrogen loading aggregation plan approval- DEP-BRP WP58a</u> <u>Masshousing-financing</u>
Total site acreage	63			
New acres of land altered		19		
Acres of impervious area	0	6	6	
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		
<b>STRUCTURES</b>				
Gross square footage	0	120,000	120,000	
Number of housing units	0	72	72	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	720	720	
Parking spaces	0	144	144	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	23,760	23,760	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	23,760	23,760	
Length of water/sewer mains (in miles)	0	0.9	0.9	

**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.*)

The proposed project consists of a residential subdivision containing 72 single family house lots including associated roadways, stormwater management system and utilities on an approximate 63 acre parcel located in Sandwich, Massachusetts. The parcel is located on Snake Pond Road, west of Route 130, at the Otis Gate and is abutted by farmlands, residential areas and the Mass Military Reservation. The site currently consists of undeveloped forest area and several acres of disturbed area caused by use as a contractors yard during the 1970's. The site was approved in 1986 for a 39 lot subdivision, the road cuts were completed and exist today.

The proposed project will be undertaken through Massachusetts General Laws Chapter 40B and will contain 18 affordable units (houses will be sold to families earning less than 80% of the area medium income at approximately 50% of the price of the market homes).

New utilities such as town water, gas, electric, telephone and cable will be installed within the proposed subdivision roads and tie into the existing Snake Pond Road utilities.

Stormwater runoff generated from the proposed project will be collected, treated and discharged to drainage areas located within the site. The drainage areas will be permanently dedicated for this use through easements on land which will ultimately become conservation area. The proposed project is currently before the Housing Appeals Committee of the Department of Housing and Community Development on an appeal from the denial of a Comprehensive Permit by the Sandwich Board of Appeals. The density of the project has recently been reduced from 79 to 72 lots. The stormwater drainage system has been designed for the larger project and complies fully with the Department of Environmental Protection's Stormwater Management Policy.

Wastewater will be treated and discharged through individual Title 5 compliant septic systems. Approximately 40 acres of the site is located within a nitrogen sensitive area designated by the Town of Sandwich as the Otis J Well Interim Zone II Water Resource District. In accordance with Title 5, one bedroom of new construction per 10,000 square feet of land is allowed in this district. The project proposes to utilize approximately one bedroom per 15,000 square feet. The project proposes to utilize a layout which conforms to Title 5 on an aggregate basis, consistent with 310 CMR 15.216.

Throughout the 1960's-1970's the site was used by a private contractor in association with construction services for the military. The site was left contaminated from illegal dumping of petroleum products, construction debris and pesticides. To date, these issues have been mitigated and an RAO was issued in July 2002 (RTN # 4-0637) by an LSP (Gulf of Maine Research Center), thus placing the site into conformance with the Mass Contingency Plan and acceptable for residential use. Approximately 1,400 yards of soil tainted with pesticides remain on the site, which will be removed by the owner if the project goes forward.

Finally, approximately 5+ acres of the site has been stripped of all natural vegetation as a result of the previously described contractor's use, which substantially fragmented the tree line. The project proposes to restore these areas (within open space locations) to their natural condition.