

For Office Use Only
Executive Office of Environmental Affairs
 EOEa No.: 13622
 MEPA Analyst: Dierdra Buckley
 Phone: 617-626-1044

ENF Environmental Notification Form

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: TROUT FAMILY HOME		
Street: FORDHAM WAY		
Municipality: NEWBURY	Watershed: MERRIMAC RIVER	
Universal Tranverse Mercator Coordinates:	Latitude: N42 47.6'	Longitude: W70 48.4'
Estimated commencement date: FALL 2005	Estimated completion date: JULY 2006	
Approximate cost: 275,000	Status of project design:	75 %complete
Proponent: HARRY TROUT		
Street: 36 FORDHAM WAY		
Municipality: NEWBURY	State: MA	Zip Code: 01951
Name of Contact Person From Whom Copies of this ENF May Be Obtained: BILL DECIE		
Firm/Agency: KAIROS ENVIRONMENTAL	Street: P.O. BOX 1088	
Municipality: NEWBURYPORT	State: MA	Zip Code: 01950
Phone: 978 388 6566	Fax: 978 388 3626	E-mail: kairosinc@msn.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 DEP—WETLANDS) No

List Local or Federal Permits and Approvals: ORDER OF CONDITIONS: DEP #050-0785 & APPROVAL PER TOWN OF NEWBURY PIOD BYLAW

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" 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 checked="" type="checkbox"/> Order of Conditions <input checked="" 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: <i>LOCAL BY-LAW</i>
Total site acreage	0.34			
New acres of land altered		0.04		
Acres of impervious area	0.03	0.04	0.07	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		2087		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	634	2087	2721	
Number of housing units	0	1	1	
Maximum height (in feet)	20	32	32	
TRANSPORTATION				
Vehicle trips per day	4	0	4	
Parking spaces	2	0	2	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	300	300	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	220	220	
Length of water/sewer mains (in miles)	N/A		N/A	

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.*)

(a) **The proposed work area consists of two residential lots located to the west side of Fordham Way on Plum Island in the Town of Newbury. The two lots have a combined area of over 15,000 square feet (SF) and are in an area classified as "barrier beach" by Coastal Zone Management (CZM) and as administered to by the Department of Environmental Protection (DEP). Both lots have frontage on the improved street known as Fordham Way. Lot 45 (south lot) is presently occupied by an existing two car garage with an asphalt driveway leading from the roadway to the garage. To the south and west are existing single family homes, with a vacant lot found to the north. A continuous band of single family homes is located to the east, all with frontage on the east side of Fordham Way. Further east of the dwellings is the coastal beach, approximately 150 feet east of the property line of Lots 45 and 46 [assessor map U01 – Attachment A]. The topography is comparatively level paralleling the street, and along the south property line. Elevations vary from the north property line to the south with the front of the two lots at the same approximate elevation as Fordham Way (22 at the north corner to 18 at the south). Forty feet west of Fordham, Lot 46 drops off sharply to elevation 8: eighty five feet west of Fordham Way. Basically, the rear of the two lots consists of a depressed area with fairly steep slopes to the east, west and south. The northern slope is gentler in topography as elevations increase onto the vacant lot 47, eventually reaching the mid-twenties. In July 2005, a determination was issued by FEMA that the parcels were located in flood zone C [see Attachment B].**

The existing site vegetation is diversified. South and east of the proposed dwelling location is an upland lawn with landscaping; including coniferous shrubs and pine trees. To the north and west of the proposed dwelling, American beach grass is found in varying densities. On the east slope, there are two separate areas of a dense growth of Rosa rugosa. All vegetation to be effected by the construction process is to be removed and transplanted prior to any building [see Attach. C & D]

(b) **Alternatives considered for the site were, as follows:**

1) **The "no build" alternative was not seriously considered. The owner wishes to improve the property which he purchased in 1986 for the purpose of eventually constructing a dwelling on the parcel. The project proposes the construction of a single family home on the two lots to be combined into one (presently taxed as separate lots). The proposed building will be constructed on pilings a minimum of three feet above existing grades in compliance with the Town of Newbury Plum Island by-law (PIOD) and existing zoning regulations. The new structure will be connected to the existing garage by means of a raised, covered walkway**

- which will allow the proponent the continued use of the garage.
- 2) There are no off-site alternatives for the project. Build able lots on Plum Island are extremely expensive, selling in the hundred of thousands; therefore, it is economically unfeasible for the proponent to consider construction elsewhere on the island.
 - 3) On site alternatives consist of three possibilities:
 - (i) *expand existing garage*: This alternative was dismissed for three reasons: (A) Per the Town's PIOD, an expansion of the garage would effectively necessitate its razing; including the removal of the foundation, floor, etc. The PIOD requires that, a project with a proposed work cost exceeding 50% requires a building to be placed on raised pilings and to meet all present building codes. This alternative would create extra expense to the owner and not significantly decrease site alterations; and, in fact could increase alterations due to the excavation necessary for foundation/floor removals. (B) By removal/razing, the applicant would lose the use of the existing "grandfathered" garage. (C) Expansion of the garage footprint north or west would result in the loss of several large pine trees
 - (ii) *Downsize the proposed dwelling*: The house has been designed such that the living quarters for the owner and wife shall be on the first floor with only guest bedrooms on the upper level. After several revisions by the architect, the ground footprint is proposed to be 1709 SF, not including deck or garage connector [Attach. E]. Additional downsizing will not significantly decrease the proposed alteration.
 - (iii) *Alternative locations*: No real alternative location exists on the property. Building conforms to all zoning setbacks.
- (c) Mitigation is proposed on the property. The project has been designed to comply with 310 CMR 10.28. During the construction process, snow or similar fencing shall completely enclose the work area. Access shall be from Fordham Way over an existing lawn area which is to be removed on the completion of construction, as stated in the Construction Schedule & Planting Scheme [Attach. C & D]. All existing vegetation to be effected by building construction is to be removed and transplanted (see Attach. D for details on mitigation).

