

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13115
 MEPA Analyst: Nick Zaublas
 Phone: 617-626-1030

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: THE TRAILS, off SHIP POND ROAD, PLYMOUTH, MA		
Street: Off Ship Pond Road		
Municipality: Plymouth	Watershed: Bloody and Hathaway Ponds	
Universal Transverse Mercator Coordinates: Easting: 369859.485 Northing: 4635862.644	Latitude: 41.865899	Longitude: -70.568058
Estimated commencement date: 09/30/03	Estimated completion date: 11/30/07	
Approximate cost: \$1,500,000	Status of project design: 100 %complete	
Proponent: Cheval, LLC		
Street: 29 Samoset Street		
Municipality: Plymouth	State: MA	Zip Code: 02360
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard R. DeBenedictis P.E.		
Firm/Agency: Manchester Engineering, LLC	Street: 5 Main Street Ext. Suite 201	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-746-3000	Fax: 508-746-5000	E-mail: Manchesterengg @ AOL.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):

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

List Local or Federal Permits and Approvals:

1. Special Permit for Rural Density Development from Plymouth Planning Board
2. Subsurface Sewage Disposal Permits from Plymouth Board of Health (Title 5)

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 type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| 3 <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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	171.6 acres			
New acres of land altered		30.07 acres		
Acres of impervious area	0.0 acres	2.0 acres	2.0 acres	
Square feet of new bordering vegetated wetlands alteration		0.0 sf		
Square feet of new other wetland alteration		0.0 sf		
Acres of new non-water dependent use of tidelands or waterways		0.0 acres		
STRUCTURES				
Gross square footage	6,000	153,000	159,000	
Number of housing units	2	51	53	
Maximum height (in feet)	35	0.0	35	
TRANSPORTATION				
Vehicle trips per day	16	408	424	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	880	22,440	23,280	
GPD water withdrawal	880	22,440	23,280	
GPD wastewater generation/ treatment	880	22,440	23,280	
Length of water/sewer mains (in miles)	N/A	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 Project Site, named "The Trails," consist of 171.6 acres of forested land of which approximately 68 ± acres consist of an existing farm, with a single family house, corrals, paddocks; three barns and a garage; a second single family home known as the Round House and about 3 acres of earth removal. The area is in the Rural Residential District (RRD) of Plymouth, MA where 200-foot frontages and 3 (builder) acres of land constitute a buildable lot. The proposed project plans to use a new local zoning by-law that was promulgated to preserve open space and minimize the alteration of land by allowing for the development of homes on a smaller lot size (i.e. as small as 20,000 sf) with a minimum of 50 foot frontages. The density, or number of lots, however, is limited to that which would be allowed under the underlying 3-acre zoning. This Bylaw is referred to as **Rural Density Development (RDD)**.

The proposed project will also make use of another relatively new zoning initiative, the **Transfer of Development Rights (TDR)** Bylaw, that was also promulgated to preserve land in the Town of Plymouth. It was designed to allow a landowner to sell the development rights of their respective property to a developer to use on their property, which may be in a totally different location. This project is using the TDR to secure the development rights of an abutting property, known as "Valinor," a family owned horse farm, thereby preserving its 45 acres in its existing use. This property is part of the 68± acres cited above as previously disturbed land. The farm, which is considered to be the "sending property," has the capacity to have up to 13 lots developed under the 3-acre zoning in the RR District. By selling the rights to develop this property the landowner is financially able to keep the land as a horse farm.

Although the local RDD Bylaw allows for 20,000 sf lots and 50-foot frontages by Special Permit, the proposed development will average 40,000 sf lots and 100 feet of frontage. The development plan will result in a more than 50 % reduction in road length and allow for more than 107 acres of preserved open space. The open space will have more than 4 + miles of horse trails and a separate 4 + miles of hiking trails winding throughout its scenic topography, utilizing primarily existing forest paths. The build-out, however, will be limited to the construction of only 51 new homes, the number allowed by right under the 3-acre zoning.

A most important benefit of the project is that of adding to the proposed "**Wildlife Corridor.**" The 107 plus acres of open space resulting from this proposed plan will provide a vital link in the Wildlife Corridor sought for this area by preserving the forest, and consolidating the potential development. The westerly elements of the Corridor will be linked to its easterly land areas, as it approaches the seacoast. According to the United States Department of Agriculture (USDA) wildlife in this area need a large area to forage for food due to the lack of highly fertile soils. The Extension of the Wildlife Corridor contributes to the satisfaction of this need.

(b) The On-Site Alternatives are, as described above, the full development of the 171.6 acres into 51

additional 3- acre home-sites, with no open space other than backyards and lawns, which may have a pool, fencing or other related structures. The impact on the land would be at the whims of the individual homeowners, with only the restrictions of zoning to impede them. The Wildlife Corridor would be interrupted or re-routed to other potential pathways with the opportunity for the more direct route impacted by development. The existing horse farm (Valinor) would most likely become fully developed as a three-acre residential subdivision, ending its tenure as an aesthetic and well-maintained open space/recreation facility in the area.

The proposed horse and walking trails offer the venue for both equestrian and hiking involvement with Nature while excluding motorized vehicles and preserving the land for its wildlife inhabitants. Many of the trails will follow the existing paths created by historical presence and activities associated with the appreciation of the forest.

The use of an 18-foot-wide paved roadway will minimize storm-water flows over impermeable surfaces. Although walkways within the developed area will be surfaced they will be designed to shed water to the sides with a minimum of drainage structures. Stormwaters will be directed by vegetated swales to sandy bottomed depressions which will act as natural infiltration basins.

(c) The mitigation required of the 3-acre full development scenario, with 200 foot frontages, would be to; 1) not do it; 2) to reduce the width of the proposed paved roadways and/or 3) to have less lots. Having less lots when, by right, you are allowed to maximize your land value, is not a feasible alternative particularly since the imposition of the 3-acre zoning has already severely limited the land's development value. Because of the shape of the parcels, 3-acre development would eliminate the land's potential as a Wildlife Corridor link, even with a reduced lot scheme. Finally, such a scheme would need to use the "Scenic" Old Sandwich Road as an entrance roadway as well as reduce the possibility of preserving the Valinor Farm.

The proposed RDD project will allow for a relatively large area (107 + acres) of Open Space to be set aside and preserved as a valuable link in the proposed "Wildlife Corridor." The Plan also calls for minimizing the disturbance of the existing forest and natural topography by developing roads and building homes within limited areas by restrictive covenant. It will use the site's low-lying sandy bottom areas, for storm drainage and retention, rather than construct "basins" and numerous drainage structures. Roadways will follow ridge lines and existing graded paths. The proposed project will reduce road length by over 5,000 linear feet (vs. the 3-acre "by right" development), minimize the clearing of trees and responding to the Town's desire to limit the cut and fill of the existing topography.