

# ENF Environmental Notification Form

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: **13374**  
 MEPA Analyst: **Nick ZAVOLAS**  
 Phone: 617-626-**1030**

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.

<b>Project Name: "The Woods at Greatneck" Residential Cluster Development</b>		
<b>Street: Great Neck Road</b>		
<b>Municipality: Wareham</b>	<b>Watershed: Buzzards Bay</b>	
<b>Universal Transverse Mercator Coordinates: Zone 19 360100E 4622127N</b>	<b>Latitude: 41°44'26" N Longitude: 70°40'57" W</b>	
<b>Estimated commencement date: May, 2005</b>	<b>Estimated completion date: May, 2006</b>	
<b>Approximate cost: \$5,970,000</b>	<b>Status of project design: 35 %complete</b>	
<b>Proponent: Easecat, Inc.</b>		
<b>Street: 555 Pleasant Street</b>		
<b>Municipality: Attleboro</b>	<b>State: MA</b>	<b>Zip Code: 02703</b>
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained: James L Shores</b>		
<b>Firm/Agency: G.A.F. Engineering, Inc.</b>	<b>Street: 266 Main Street</b>	
<b>Municipality: Wareham</b>	<b>State: MA</b>	<b>Zip Code: 02571</b>
<b>Phone: 508.295.6600</b>	<b>Fax: 508.295.6634</b>	<b>E-mail: gaf.eng@verizon.net</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 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): No Financial Assistance or Land Transfer from a Commonwealth Agency is anticipated.

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

List Local or Federal Permits and Approvals: Wareham Board of Health, Wareham Planning Board, Wareham Zoning Board.

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
<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	29.81 Acres			
New acres of land altered		11.1 Acres		
Acres of impervious area	None	3.21 Acres	3.21 Acres	
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	48,000 S.F.	48,000 S.F.	
Number of housing units	0	20	20	
Maximum height (in feet)	N/A	35 Feet	35 Feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	132	132	
Parking spaces	0	40	40	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	6,600	6,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	6,600	6,600	
Length of water/sewer mains (in miles)	0	0	0	

**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 (NHESP WH 7276 PH 1504)  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 project consists of the construction of a 20 lot single-family housing development located on the southerly side of Great Neck Road in Wareham. The site is approximately 29.8 acres of undisturbed forest consisting of upland, isolated wetland areas and isolated land subject to flooding. The site is bounded by Great Neck Road to the north and conservation preserves to the east, south and west. The property is mainly a white pine and oak forest with three small pockets of wetland resource areas. The site topography is a rolling terrain with elevations ranging from 28 to 8 as defined by the National Geodetic Vertical Datum of 1929. The soil types are mainly Windsor Loamy Sands. The slopes and soil types are not limiting factors in the development of the site. The site is within the Natural Heritage and Endangered Species Program (NHESP) defined Estimated Habitat 7276 (WH 7276) and Priority Habitat 1504 (PH 1504). The Massachusetts Division of Fisheries and wildlife defined the protected species in these areas to be the *Clemmys Guttata* (Spotted Turtle) and the *Terrapene Carolina* (Eastern Box Turtle). Both species are in the reptile Taxonomic Group and are of State Status "Special Concern". There are no off site alternatives for this project.

There were three alternatives discussed for the site. The first alternative is the "no-build" alternative, which will cause no impact to the site. The "no-build" is not financially feasible and has been discarded as an option. The second alternative is to build out the full site. Under this alternative a proposed subdivision would carve house lots and roadways throughout the property avoiding the defined wetland resource areas. The obvious impact, being in a NHESP area, is the loss of habitat area resulting in the potential loss of protected species. This leads to the third alternative of a cluster subdivision. This alternative will leave a significant portion of the site undeveloped which will minimize the impacts on the habitat areas. The remainder of this project description outlines the mitigation measures of the potential turtle habitat impact of this alternative.

The services of ENSR International were enlisted in April of 2004 to perform a site inspection to determine the potential habitats of the above referenced species within the bounds of the site. ENSR determined that based on the site conditions observed in April, the small isolated vegetated wetlands identified on the site do not present suitable habitat for spotted turtles. Also, signs of vernal pool breeding were not observed in the isolated wetlands. ENSR could not confirm an Eastern Box Turtle population on the site. There were no turtle shells or live specimens found during the site inspection. The full letter report provided by ENSR International is included in this document. Both G.A.F.

Engineering personnel and the Town of Wareham Conservation Commission have visited the site on numerous occasions and there was no evidence of an Eastern Box Turtle population reported by either party.

Pursuant to Article III, Residential Cluster Development, of the Town of Wareham Zoning By-Laws a 20 lot cluster development was proposed in the north-east section of the site. The Article III, Residential Cluster Development is permitted on tracts of land containing 10 or more acres providing the development can be connected to municipal sewer and water. Wareham's municipal water system is available but, the municipal sewer system does not extend to the site. The owner appealed to the Zoning board, seeking relief of the municipal sewer requirement. On July 29, 2004 the Town of Wareham Board of Appeals granted the variance and certified that no appeal has been filed against the Board's decision within the required 20 days. A copy of the decision and certification is included in this document. The proposed cluster development allows for 25,000 square foot building lots with 13 of the 20 lots having a 10,000 square foot conservation easement. The conservation easements are designed to abut the neighboring conservation preserves and the proposed open space on the site. This alternative will result in approximately 63% of the site to remain undeveloped. The site design minimizes the roadway lengths needed and employs storm water Best Management Practices (BMP's). The roadway cross sections incorporate sloped curbing for the ease of potential turtle crossing. The site will employ sub-surface sewage disposal systems for each of the 20 house lots. These sewage disposal systems will conform to the State Sanitary Code 310 CMR Title 5:15.000 and all local rules and regulations. There will be Municipal water supplied to each of the house lots.

There have been informal site plan reviews by NHESP to help mitigate the potential site impacts. Informal comments and suggestions have been supplied by NHESP and these comments and suggestions are implemented in the site design.