

**ENF**

**Environmental  
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13655
MEPA Analyst:	Rick Bourne
Phone: 617-626-	1130

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: Michael Winstanley Residence		
Street: 781 Commercial Street		
Municipality: Provincetown	Watershed: Provincetown Harbor	
Universal Transverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date:	Estimated completion date:	
Approximate cost:	Status of project design: 100 %complete	
Proponent: Michael Winstanley		
Street: 308 North Alfred Street		
Municipality: Alexandria	State: VA	Zip Code: 22314
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David Lajoie		
Firm/Agency: FELCO, Inc.	Street: P.O. Box 1366	
Municipality: Orleans	State: MA	Zip Code: 02653
Phone: 508-255-8141 x-105	Fax: 508-255-2954	E-mail: info@felcoengineering.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 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):

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:

Provincetown Conservation Commission Order of conditions  
DEP Wetlands Superceding Order

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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	39, 200 +/-sq ft			
New acres of land altered		0		
Acres of impervious area	0	0	0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		9,200		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	3,335 +/-		
Number of housing units	0	1	1	
Maximum height (in feet)				
<b>TRANSPORTATION</b>				
Vehicle trips per day				
Parking spaces	0	2	2	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	550	550	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	-	-	-	
Length of water/sewer mains (in miles)	-	-	-	

**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.*)

**PLEASE SEE ATTACHED PROJECT DESCRIPTION – PAGE 3A**

## WINSTANLEY ENF PROJECT DESCRIPTION

### 781 Commercial Street, Provincetown

The project site is a single-family residential house site located on the south side of Commercial Street in Provincetown. The site abuts the road and consists of an existing stone driveway shared by two other existing dwellings. The drive extends to the edge of a coastal dune area, which contains a restricted wetlands portion, as shown on the DEM Wetland Restriction Map. The property extends southerly to Provincetown Harbor.

Alternatives for the project are limited to this property. The site has been owned by the applicant's family for twenty years and abuts property also owned by the applicant's family. The applicant worked for two years with neighboring property owners to design a project which would have minimal impact to their views and to the environment.

Zoning restrictions limit possible house locations, and as designed the project will not require any zoning relief in the form of variances or special permits. No variance is required for the septic system. The house site was designed to avoid encroachment into the restricted wetlands area. The dwelling will be constructed on a pile foundation to allow for a minimum of interference to the dune environment. Mitigation measures proposed by the applicant include pervious drive, re-vegetation of disturbed areas with beach grass and roof runoff control.

The project has received an Order of Conditions from the Provincetown Conservation Commission, which unanimously approved the order. No other local approvals are required other than the building permit. An abutting property owner appealed the Order of Conditions, and a Superceding Order of Conditions from the Department of Environmental Protection is now pending.