

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13680
 MEPA Analyst: Deirdre Buckley
 Phone: 617-626-1044

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: Single-Family Residence at 4 P Street and 159 Old Point Road, Newburyport, MA		
Street: P Street & Old Point Road		
Municipality: Newburyport	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates:	Latitude: N 4,741,170	Longitude: E 351,148
Estimated commencement date: March 06	Estimated completion date: July 06	
Approximate cost: \$275,000	Status of project design: 100 %complete	
Proponent: Scott & Madelyn Steeves (Gap Realty Trust)		
Street: P.O. Box 528		
Municipality: Middleton	State: MA	Zip Code: 01949
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jesse Blanchette		
Firm/Agency: Griffin Engineering Group, LLC	Street: P.O. Box 7061	
Municipality: Beverly	State: MA	Zip Code: 01915
Phone: 978-927-5111	Fax: 978-927-5103	E-mail:

- 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): None

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

List Local or Federal Permits and Approvals: Approval under the Newburyport's Wetland Ordinance (local) and Building Permit (local).

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 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	0.20			
New acres of land altered		0.12		
Acres of impervious area	0.00	0.04	0.04	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		5,275		
Acres of new non-water dependent use of tidelands or waterways		0.00		
STRUCTURES				
Gross square footage	0.00	2,202	2,202	
Number of housing units	0	1	1	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	11	+11	22	
Parking spaces	1	+2	3	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	330	330	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	330	330	
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 (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 project site is located at 4 P Street and 159 Old Point Road [Map 75, Lots 165 & 166], on Plum Island in Newburyport, Massachusetts. The parcel has a total land area of approximately 8,809 square feet. The property is bounded to the south by P Street and the Old Point Road cul-de-sac, developed residential properties to the north and west, and by an unbuilt portion of Old Point Road (paper street) to the east. The site is currently undeveloped with 23% of the parcel being encroached upon by two abutter's driveways. The parcel is located within an area of the Plum Island Barrier Beach that has been developed, other than this parcel, for many years. There are existing residences on all sides of this property. The parcel was one of 14 that were anticipated (in 2001) to become buildable upon the construction of water and sewer mains on Plum Island.

The proponent proposes to construct a single-family dwelling and a car port with the associated driveway, utilities, and decks. The proposed residence is to be serviced by municipal water and sewer mains.

The dwelling has been sited as far from the Riverfront Area as zoning regulations allow. The proposed dwelling, car port, and decks are to be constructed in accordance with Newburyport Plum Island Design Guidelines (i.e. elevated on piles) to mitigate adverse impacts. The Plum Island Design Guidelines are more stringent than any state code for the construction of a modest size single-family residence within an A-Zone. In addition, the proponent has agreed to eliminate one of the encroaching driveways and to restore the area with native beach vegetation. A snow fence has also been proposed to limit the construction zone and thereby minimize unnecessary disturbance of the resource area.