

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: **12915**  
 MEPA Analyst: **ARTHUR Pugsley**  
 Phone: 617-626-**1029**

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.

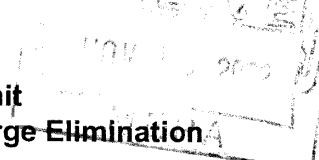
Project Name: <b>Pine Lands Drive Subdivision</b>		
Street: <b>Fairgrounds Road</b>		
Municipality: <b>Nantucket</b>	Watershed: <b>Islands</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>N 41°-16'-03"</b> Longitude: <b>E 70°-05'-16"</b>	
Estimated commencement date: <b>March 2003</b>	Estimated completion date: <b>November 2005</b>	
Approximate cost: <b>\$ 2,000,000</b>	Status of project design: <b>100</b> % complete	
Proponent: <b>Nantucket Electric</b>		
Street: <b>2 Fairgrounds Road</b>		
Municipality: <b>Nantucket</b>	State: <b>MA</b>	Zip Code: <b>02554</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Daniel C. Mulloy, P.E.</b>		
Firm/Agency: <b>Cullinan Engineering Co., Inc.</b>	Street: <b>10 Riverside Drive, Suite 104</b>	
Municipality: <b>Lakeville</b>	State: <b>MA</b>	Zip Code: <b>02347</b>
Phone: <b>508- 946 - 9911</b>	Fax: <b>508- 946 - 9955</b>	E-mail: <b>dmulloy@cullinaneng.com</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): N/A.

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

List Local or Federal Permits and Approvals:  
**Local : Nantucket Planning Board Definitive Subdivision Approval**  
**Nantucket Department of Public Works Sewer Extension Permit**  
**Environmental Protection Agency – National Pollution Discharge Elimination System (NPDES) General Permit for Construction Activities**



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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	19.76			
New acres of land altered		11.96		
Acres of impervious area	1.21	7.44	8.65	
Square feet of new bordering vegetated wetlands alteration		0.00		
Square feet of new other wetland alteration		0.00		
Acres of new non-water dependent use of tidelands or waterways		0.00		
<b>STRUCTURES</b>				
Gross square footage	13,575±	118,575±	132,150±	
Number of housing units	0	56	56	
Maximum height (in feet)	0	30'	30'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	200	3,190	3,390	
Parking spaces	20	200	220	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	600	42,800	43,400	
GPD water withdrawal	0.0	0.0	0.0	
GPD wastewater generation/treatment	600	42,800	43,400	
Length of water/sewer mains (in miles)	0.0	SEWER: 0.87 WATER: 0.7	SEWER: 0.87 WATER: 0.7	

**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) **Site Description.** The proposed project is a 57 lot subdivision on a 19.76± acre parcel situated near the center of the town and island of Nantucket. The site is fronted by Old South Road on the northeast, Fairgrounds Road on the northwest, and Ticcoma Way on the southwest. Commercial properties border the site to the northeast and the southeast with residential properties to the northwest and southwest. Nantucket Electric's main office and facility building exists on the northerly corner of the lot. Water and sewer utility service exist on Fairgrounds Road and Old South Road and part of Ticcoma Way. These roads are paved except for the portion of Ticcoma Way that abuts the site. The site is zoned Residential Commercial 2 (RC-2) where the minimum lot area is 5,000 sq.ft. The portion of the site to be developed is predominantly wooded consisting of pine trees and dense scrub oak and no wetlands. A plan titled *Existing Condition Plan* (sheet 2 of 4) is included to further illustrate the existing character and condition of the project site.

(b) **Alternatives.** The project parcel has frontage on Fairgrounds Road, Ticcoma Way and Old South Road. A potential of over 100 lots is possible under full build-out conditions with a mix of residential and commercial lots. The current plan before the Planning Board for approval consists of a 57 lot subdivision with a combination of residential and commercial lots. The plan titled *Proposed Subdivision Site Plan* (sheet 1 of 4) is the current plan or subdivision layout. It shows the proposed lots, the proposed roadways, and the existing roadway(s) improvements; additionally, it also shows the proposed sewer connection and extension route. The proposed design and layout of the subdivision has been developed through numerous public meetings with the Planning Board and abutters to the project. The plan titled *Initial Definitive Subdivision Plan* (sheet 4 of 4) is an exhibit of the original submitted design, and in comparison with the current plan, demonstrates the amendments made in response to comments received at public meetings. The current design address issues raised by all parties involved to date with the review and approval of the project. The proposed 57 lot subdivision will be serviced by 2,450-feet of new internal roadways and 857-feet of reconstructed existing roadway. The project is consistent with the NP&EDC's comprehensive community plan objectives. In addition, the proposed subdivision, the internal roadways, the reconstructed section of Ticcoma Way, the created sidewalks and bike paths on Fairgrounds Road, as well as its proposed bus stop and road widening are designed in accordance with the Town of Nantucket Wetlands and Zoning by-laws and the Planning Board Rules and Regulations Governing the Subdivision of Land. The Nantucket Planning Board has closed the public hearing for the project and requested revised plans based upon Board and staff comments. Final approval of the subdivision is expected upon submission of revised plans.

The 57 lots created is a combination of 41 residential and 16 commercial lots. The boundary between the residential lots and the commercial lots is not described but clearly implied. The lots created north of

Waitt Drive and also the lots that front on Pine Lands Drive are proposed as commercial lots, lots 9 through lot 24. Vehicles access the commercial lots that front on Waitt Drive through the access easement created for from Pine Lands Drive. The majority of the commercial traffic takes place on Pine Lands Drive with residential traffic occurring on Waitt Drive and Vincent Circle.

The proposed project drainage system is designed to store and infiltrate the entire stormwater runoff volume occurring from a 25-year 24-hour storm event. Deep sump hooded catch basins within the proposed road network, the reconstructed segment of Ticcoma Way, and at the intersections with Fairgrounds Road will intercept all runoff leaving the site and a portion of the runoff from Fairgrounds Road. The first inch (first flush) of runoff is directed to an off-line oil and water separator then eventually to leaching basins for infiltration. Therefore, the post-development conditions will result in a net decrease in runoff leaving the site. A plan titled *Overall Grading and Drainage Plan* (sheet 3 of 4) expounds on the proposed systems and methods applied.

(c) **Mitigation.** The proposed project drainage system is designed in full compliance with the DEP's Stormwater Management Policy. The project improves the drainage system on the section of Ticcoma Way where there was none, and it also collects a portion of the runoff from Fairgrounds Road. The system is designed to remove pollutants amassed from the runoff prior to its infiltration. Altogether, the drainage system is helping promote the quality of the inland water resources and also preserving the island's aquifer.

The project also proposes a bus stop on Fairgrounds Road that will help reduce automobile usage. The construction of new sidewalks and bike paths on Fairgrounds Road and Ticcoma Way enhance the pedestrian and bike path system on the island, and will also aid in reducing automobile dependency. The road widening of Fairgrounds Road at the intersection of Old South Road also improves the traffic condition and character at this location. These traffic and transportation improvements and mitigations associated with the proposed project are concurrent with the town's long range transportation objectives and will aid in mitigating area traffic congestion.