

For Office Use Only  
Executive Office of Environmental Affairs  
EOEA No.: 12930  
MEPA Analyst: Deirdre Buckley  
Phone: 617-626-1044

# 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: Canoe Club		
Street: Columbia Road		
Municipality: Pembroke	Watershed: North River	
Universal Transverse Mercator Coordinates:	Latitude: 42°-06'-20" N Longitude: 70°-48'-30" N	
Estimated commencement date: 1/03	Estimated completion date: 6/03	
Approximate cost: \$500,000	Status of project design: 100% complete	
Proponent: Ronald Wilson		
Street: 158 Center Street		
Municipality: Pembroke	State: MA	Zip Code: 02359
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Steven Wry		
Firm/Agency: Land Planning, Inc.	Street: 1115 Main Street	
Municipality: Hanson	State: MA	Zip Code: 02341
Phone: (781) 294-4144	Fax: (781) 293-4111	E-mail: hanson@landplanninginc.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): The Proponent does not seek any financial assistance from an agency of the Commonwealth.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify Endangered Species Act, Fish and Wildlife Service)  No

List Local or Federal Permits and Approvals: Federal: NPDES Filing (to be completed), Permit to Access State Highway (issued), Local: Pembroke Planning Board Approval of Definitive Subdivision (issued),

Pembroke Conservation Commission Order of Conditions (issued), North River Commission Scenic River (issued), DEP Water Quality Permit (not required with deed restriction <5000 SF of wetland disturbance), Pembroke Board of Health Disposal Works Construction Permits (not applied for - individual lot permits). 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 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	55.5 ± ac.			
New acres of land altered		8.0 ± ac.		
Acres of impervious area	0.6 ± ac.	2.6 ± ac.	2.0 ± ac.	
Square feet of new bordering vegetated wetlands alteration		4850 ± sf		
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	10000 ± sf			
Number of housing units	1 abandoned nursing home	19	19	
Maximum height (in feet)	30	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	226	226	
Parking spaces	60	-3	57	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	9470 ±	9470 ±	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	- 0 -	8360 ±	8360 ±	
Length of water/sewer mains (in miles)	- 0 -	Water: 0.59	Water: 0.59	

North River Commission - Scenic Rivers Act Permit

**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 Priority Habitat of Rare Species)  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 Proponent, Ronald Wilson, proposes to develop Canoe Club, a 19-lot residential (single family) subdivision on a 56-acre site located in the northeast corner of Pembroke, Massachusetts. Figure 1 depicts the project site locus.

The project site consists of land totaling approximately 56 acres. The project site is located on the westerly side of Columbia Road (Rte. 53 & 139) approximately 400 feet north of Old Washington Street and approximately 1000 feet south of the North River Bridge on Columbia Road. The project site is bounded by existing businesses on Columbia Road to the north and east, by River Point Subdivision to the southeast and by the North River and the Town of Hanover to the west. The site falls within the Residence A & Business B zoning districts. The project site is also located within an Interim Wellhead Protection Zone (Zone II) for a public water supply well in the Town of Hanover. A single building exists on the project site. This building was formerly used as a nursing home but has been left abandoned for many years. Figure 2 illustrates existing conditions. The topography of the project site varies from a low elevation of approximately 6' at the North River, to an elevation of 37' at a knoll located within the interior of the upland portion of the site, to an elevation of approximately 66' at the easterly corner of the project site at Columbia Road. Slopes of the project site generally range from 0 - 20% with the flattest slopes located in the wetland areas abutting the North River. A large wooded wetland area extends in a wide swath from the southerly border to the central area of the project site. The project site is wooded, with the exception of the brushy area located between Columbia Road and the former nursing home parking lot. The tree canopy consists primarily of white pines and oaks with a spattering of other hard wood trees. A pocket of wetland is present within the aforementioned brushy area. This wetland pocket drains under the existing driveway via a 15" culvert to the lower wetland along the North River. Stormwater runoff from the majority of the upland area drains to the vegetated wetland bordering the North River. Lower portions of the site, generally in the wetlands, fall within the local Flood Plain and Watershed Protection District delineated by the FEMA 100-year flood plain (elev. 9).

Canoe Club is proposed as a conventional development residential subdivision that allows for the layout of 19-house lots in a manner enabling approximately 50-percent of the project site's land area to be conserved in a

natural state (see lot A). A single roadway with related infrastructure will be constructed off of Columbia Road to provide access for the 19 new residential homes. The proposed road will conform to the minor street layout as defined in the 'Rules & Regulations Governing the Subdivision of Land' in the Town of Pembroke. The road layout will consist of a 24-foot wide paved surface with 12-inch bituminous cape cod berm. Each new lot will have a minimum 150 feet of frontage on the proposed right of way and a minimum area of 40,000 square feet. Removal of the existing building with its' access drive, parking areas, and related utilities is a required element of this project. Stormwater management structures and other utilities will be installed as a part of the Project. The constructions of homes on the individual lots will be by others. Since local zoning does not allow for Open Space development, the conventional residential subdivision is the best approach to minimizing impacts to wetland resources. Although alternative commercial development programs are possible within the Business B zoning district, residential use has been selected to maintain continuity of the Project. It is anticipated that any commercial use would less environmentally sensitive to resource areas due to the corresponding increases in impervious areas associated with commercial developments. The Pembroke Planning Board has issued definitive subdivision approval for the Project. The Pembroke Conservation Commission has issued an Order of Conditions for the Project.

The proposed subdivision roadway crossing/alteration of wetlands will be mitigated by providing replicated wetland areas on site at a minimum 1.5:1 ratio. The location of wetland replication areas has been chosen based on site conditions that will contribute to successful establishment of wetland species. Buffer zone disturbance during construction of the project site will be mitigated by implementation of erosion and sedimentation control plans. All wetland resource areas will be protected during construction by appropriate controls. Regular inspection of erosion controls will be conducted after each significant rainfall event and at a minimum of once per week during construction of the Project. In accordance with the DEP Stormwater Management Policy, appropriate best management practices have been chosen to mitigate impacts from increases in stormwater runoff.