

MEPA Analyst: *Osielee Buckley*

Phone: 617-626-*1044*

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Knipmeyer Single Family Dwelling		EOEA #: 12233	
Street: 41 Water Wagon Road			
Municipality: Tisbury		Watershed: Island	
Universal Transverse Mercator Coordinates: 4,592,500 m N, 365,200 m E, zone 19		Latitude: 41 28 28.9 N Longitude: 70 36 51.81 W	
Status of project construction: _____ %complete			
Proponent: Hugh Knipmeyer			
Street: RR #2, Box 201F			
Municipality: Vineyard Haven		State: MA	Zip Code: 02561
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Leslie Fields			
Firm/Agency: Woods Hole Group		Street: 81 Technology Park Drive	
Municipality: East Falmouth		State: MA	Zip Code: 02536
Phone: 508-540-8080	Fax: 508-540-1001	E-mail: lfields@whgrp.com	

In 25 words or less, what is the project change? The project change involves the use of helical piles instead of piers and footing, reducing the footprint to 30x30 and now consistent with Title 5 Septic and building elevations.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: May 24, 2000

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: _____) No
 was a Final EIR filed? Yes (Date: _____) No
 was a Single EIR filed? Yes (Date: _____) No

Have other NPCs been filed? Yes (Date(s): _____) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	2.06		2.06
Acres of land altered	0.29	- 0.06	.23
Acres of impervious area	.004		.004
Square feet of bordering vegetated wetlands alteration	0		0
Square feet of other wetland alteration	0		0
Acres of non-water dependent use of tidelands or waterways	0		0
STRUCTURES			
Gross square footage	2025	1125	900
Number of housing units	1		1
Maximum height (in feet)	18		18
TRANSPORTATION			
Vehicle trips per day	<1		<1
Parking spaces	2		2
WATER/WASTEWATER			
Gallons/day (GPD) of water use	198		198
GPD water withdrawal	0		0
GPD wastewater generation/ treatment	330/330		330/330
Length of water/sewer mains (in miles)			

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No
4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No
5. impact upon an Area of Critical Environmental Concern? Yes No
- If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

The proposed project has been reduced in scope since the Certificate of the Secretary of Environmental Affairs was issued in September 8, 2000 by MEPA, and has recently been issued an Order of Conditions by the Tisbury Conservation Commission. Because the applicant has a valid SOC for this project, the most recent Order of Conditions was issued under the General Wetlands By-law for Tisbury, MA. Most recently, in order to comply with requirements set forth by the Town of Tisbury, some changes have been made to the project since your initial approval in 2000. Primarily the size of the dwelling has been reduced to a 30 x 30 ft single-family dwelling with no outside porch or shower. Second, the construction of a helical pier foundation system will replace the originally approved piers and footings. The purpose of using the helical piers rather than piers and footing is to limit or eliminate any excavation. Using piers and footings would require extensive excavation whereas the helical system will require little or no excavation. Previously, the following improvements designed to minimize potential adverse impacts were made to the project at the request of the various regulatory agencies: the proposed dwelling was elevated on piles to eliminate the basement and crawl space areas; the first floor elevation was raised at least two (2) feet above existing grade to eliminate the need for excavation; the parking area was moved to eliminate the need for a retaining wall; a Title V septic system was designed outside the 100-year floodplain and without the need for concrete retaining walls. These changes were previously reviewed by MEPA, and were all designed to lessen potential impacts to the resource areas.

The most current plans associated with this project include Vineyard Land Surveying plan "Plan of Land in Tisbury, Mass revised April 21, 2006; "Proposed Septic System on Land in Tisbury", revised April 5, 2005; "Sand Filter Design for Hubert E. Knipmeyer" dated April

5, 1005; and Carlos Montoya planting plan dated April 26, 2006. All components of the proposed project have been specifically designed to minimize disturbance to the nearby resources and to blend in with the existing natural landscape.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

<u>12/11/06</u>	<u><i>Michael D. Vhay</i></u>	<u>12/11/06</u>	<u><i>Tara P. Marden</i></u>
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

<u>Michael D. Vhay</u>	<u>TARA P. MARDEN</u>
Attorney for Hugh Knipmeyer	
Name (print or type)	Name (print or type)
<u>DLA Piper US LLP</u>	<u>WOODS HOLE GROUP, INC.</u>
Firm/Agency	Firm/Agency
<u>33 Arch Street</u>	<u>81 TECHNOLOGY PARK DRIVE</u>
Street	Street
<u>Boston, MA 02110</u>	<u>EAST FALMOUTH, MA 02536</u>
Municipality/State/Zip	Municipality/State/Zip
<u>617.406.6000</u>	<u>508-540-8080</u>
Phone	Phone