

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

<p><i>For Office Use Only</i></p> <p>EEA#: <u>15823</u></p> <p>MEPA Analyst: <u>Anne Canaday</u></p>
--

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Meeting House Way Residential Subdivision		
Street Address: 139 Meeting House Way		
Municipality: Edgartown	Watershed: Islands	
Universal Transverse Mercator Coordinates: 371586.04, 4581619.19, 19T (UTM Zone)	Latitude: 41.375852	Longitude: -70.535625
Estimated commencement date: July 1, 2018	Estimated completion date: Dec. 31, 2019 (roads)	
Project Type: Residential	Status of project design: 10 %complete	
Proponent: Meeting House Way LLC, c/o McCarron, Murphy & Vukota		
Street Address: P.O. Box 1270		
Municipality: Edgartown	State: MA	Zip Code: 02539
Name of Contact Person: Sean D. Hale		
Firm/Agency: Normandeau Associates, Inc.	Street Address: 25 Nashua Road	
Municipality: Bedford	State: NH	Zip Code: 03110
Phone: (207) 518-6763	Fax: -	E-mail: shale@normandeau.com
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:		
a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i>		
Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?		
11.03 CMR (2)(b)(2) – Greater than two acres of disturbance of Priority Habitat resulting in a take of a state-listed endangered or threatened species; 11.03(5)(b)(3)(c) – Construction of new sewer mains >1/2 miles not located in existing roadways.		
Which State Agency Permits will the project require? MESA Conservation & Management Permit		
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: Not applicable.		

1933
June 1933

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	54.26*		
New acres of land altered		23.88	
Acres of impervious area	0	4.73	4.73
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0	Approx. 129,000	Approx. 129,000
Number of housing units	0	36	36
Maximum height (feet)	0	Approx. 36 ft. (2 story)	Approx. 36 ft. (2 story)
TRANSPORTATION			
Vehicle trips per day (*August volumes)	4,570	410	4,980
Parking spaces	0	72	72
WASTEWATER			
Water Use (Gallons per day)	0	26,136 gpd	26,136 gpd
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	23,760 gpd	23,760 gpd
Length of water mains (miles)	0	1.52	1.52
Length of sewer mains (miles)	0	1.24	1.24
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_) <input checked="" type="checkbox"/> No			

* Total site acreage of 54.26 is project parcel and does not include additional 0.13 acres of project activity on adjacent parcels that includes installation of sewer and water connections and limited section of entrance roadway to be accomplished via establishment of an easement. Impact calculations include this activity.

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

******Please also refer to Attachment A, Supplemental Project Information, for more detail.******

Describe the existing conditions and land uses on the project site:

The project is located at 139 Meeting House Way on a 54.26 acre undeveloped parcel of land zoned for residential use located approximately 1.5 miles southwest of downtown Edgartown, situated between Meeting House Way to the south, Meshacket Road to the north, and with the majority of its western boundary defined by Division Road (a.k.a. Henry's Path), a gravel roadway. Surrounding land uses include residential neighborhoods, limited commercial uses, and undeveloped woodlands and fields accessed via a network of paved and gravel roadways under local control. The former town landfill is located north of the property and town-owned open space is located to the southwest, on the opposite side of Meeting House Way (please see Figure 1 – USGS Locus Map, Figure 2 – Existing Conditions Aerial Map & Figure 3 – Environmental Constraints in Attachment B).

Portions of the property and surrounding area are within mapped Priority Habitat of Rare Species according to the current 14th Edition *Natural Heritage Atlas* released August 1, 2017. The species documented to occur in the vicinity is Imperial Moth (*Eacles imperialis*), the host plant for which is pitch pine (see Figure 4 – NHESP Mapping in Attachment B).

Describe the proposed project and its programmatic and physical elements:

The proposed project consists of a 36-home residential subdivision with associated development envelopes for structures and residential landscaping; proposed paved roadways, and utility infrastructure. A primary subdivision roadway will provide access from Meeting House Way to the south and connect to Meshacket Road to the north. Internal roadways and cul-de-sacs will provide access to the 36 lots, several of which may involve shared driveways to retain the sense of the undeveloped, wooded character of the property, with building envelopes and house pads set behind a swath of undisturbed native vegetation. The overall area proposed for development has been focused toward the northwest extent of the existing parcel to facilitate establishment of a permanently-protected moth habitat corridor that preserves the highest quality habitat on the property along the south and east boundaries of the parcel. The project has also minimized the direct disturbance of the remaining Priority Habitat at the site beyond the protected corridor to the extent practicable by limiting and demarcating clearing of vegetation for house pads and landscaped areas (see Figure 5 – Plan of Land in Edgartown, Mass. & Figure 6 – Meeting House Way in Attachment B).

The project is served by local roadways, and the number of vehicle trips generated by the project will not require intersection improvements at the nearest state-controlled roadway, Edgartown-West Tisbury Road. A public water and sewer main presently run beneath Meshacket Road located approximately 60 feet to the north on land associated with the former town landfill. The proposed project will tie into this existing infrastructure via an easement across assessor's parcel 28-240, involving a looped water main to maintain adequate flow capacity for fire suppression and water quality, and a dead-ended force main to manage wastewater flows (see Figure 9 – Proposed Water & Sewer Layout).

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Project Impacts

The only project impacts subject to MEPA jurisdiction are those associated with rare species habitat. Construction activities and permanent alteration of over two acres of priority habitat will occur in the southeastern portion of the property. The project is also subject to review by the Martha's Vineyard Commission (MVC) as a Development of Regional Impact, which will address project impacts under regional and local jurisdiction, such as traffic, water and wastewater and consistency with objectives of the Island Plan. MVC review has not yet been initiated, and will commence in early spring 2018.

The supplemental narrative to this ENF describes studies that have been undertaken to address other topics subject to MEPA jurisdiction (land alteration, wetlands, water, wastewater, transportation, etc.), to document that project related impacts are largely below MEPA review thresholds, or do not necessitate state agency actions.

Construction period impacts will be minimized by limiting activities to areas that are designated for permanent alteration (i.e., existing and proposed roadway corridors, roadside landscaping and storm water treatment facilities, development envelopes associated with individual houselots, and an area designated for a neighborhood park). Temporary construction-period impacts will include increases in noise, air quality impacts, and construction-related traffic, all of which will be addressed through standard mitigation measures such as designating construction traffic routes, limiting hours of activities, compliance with anti-idling laws, and Best Management Practices (BMPs) to minimize erosion and reduce fugitive dust.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Design Alternatives

The project site is zoned for a minimum lot size of one-half acre (54 acres at ½ acre lot size equals approximately 100 lots as allowed per zoning). While this zoning could theoretically result in the development of up to approximately 70 to 80 house lots (including roadways, common area, etc.), preliminary discussions with town representatives by previous owners and prospective buyers indicated that the town would not be supportive of development at that density, as such, the proponent has not submitted a plan with, or even considered, such a density. Taking this into consideration, several design alternatives for the property have been envisioned and evaluated by others and the project proponent; this process has resulted in the preferred alternative developed in consultation with NHESP, and taking into consideration what will be acceptable to the town, as presented herein.

A prior 2007 development concept envisioned a total of 52 house lots ranging in size from 30,604 s.f. to 38,346 s.f., as allowed by zoning regulations. This proposal resulted in almost complete "build-out" of the property, with a considerably greater number of house lots and roadways, driveways and landscaped/lawn area. No land area was designated for conservation or habitat purposes, with only approximately 3.5 acres remaining undeveloped open space. The proposed lot layout did nothing to limit habitat impacts and fragmentation due to the expanded lot configuration.

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

During the early stages of the proponent's consultation with NHESP, several subdivision concepts were developed and presented to NHESP for comments and subsequently refined. This process, beginning in July 2017 and conducted over the course of several meetings resulted in a Concept Plan presented to NHESP in October 2017 which contained the same number of house lots (36) as the preferred alternative but in a different configuration (Figure 11 - Concept Plan V5 in Attachment B). This concept reduced the number of house lots to 36 (vs. 52 in the 2007 concept), resulting in less construction-period impact and reduced long-term impact to traffic and demand on municipal infrastructure. The proposed lots and roadways were configured to minimize habitat impact and fragmentation within the developed portion of the property and to create space for a permanently-protected moth habitat corridor. This concept proposed a similar subdivision layout to the preferred alternative, however the open space along the south and east extents of the property was proposed in 3 distinct areas selected for their habitat quality. While this alternative would protect the highest quality habitat available, it provided less overall permanently protected habitat than the preferred alternative, and the protected habitat was not contiguous, resulting in a less desirable habitat corridor. This concept was subsequently improved with guidance NHESP to the preferred alternative as described herein.

Preferred Alternative

The preferred alternative establishes a contiguous, approximately 13.0 acre, permanently-protected "moth habitat corridor" at the east and south extents of the property to preserve the highest quality moth habitat on the site, and also provide a connected migration and foraging habitat corridor between other mapped habitats at the north and south of the parcel. This corridor is assumed to provide the highest quality habitat for Imperial Moth because it supports the densest growth of pitch pine as compared to the remainder of the property.

Please see the attached supplemental narrative for more detailed information on project alternatives.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

The primary mitigation measure relevant to MEPA jurisdiction is the establishment of an approximately 13.0 acre, permanently-protected "moth habitat corridor" at the east and south extents of the property to preserve the highest quality moth habitat at the site, and also provide a migration and foraging habitat corridor between other mapped habitats at the north and south limits of the parcel. This corridor is assumed to provide the highest quality habitat for Imperial Moth because it supports the densest growth of pitch pine as compared to the remainder of the property. In addition to this permanent protection of habitat, the project also reduces impacts and habitat fragmentation within the remainder of mapped habitat to the extent practicable while also meeting the residential development objectives of the project. Restoration and management of lower-quality habitat areas to improve their function as habitat for Imperial Moth is also proposed. See rare species sections below and in the attached narrative for more detailed information on the project's proposed mitigation measures.

It is anticipated that a variety of mitigation measures will be undertaken with respect to locally-regulated topics, including traffic and wastewater, among others.

If the project is proposed to be constructed in phases, please describe each phase:

The project will be constructed over an uncertain period of time, depending upon market demand

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

for new homes. Initially, the primary subdivision roadway will be constructed along with utilities. Aside from initial establishment of this infrastructure, no specific construction phasing is anticipated at present, and site preparation of individual lots will only occur in conjunction with imminent construction.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;
if yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;

if yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm)

Yes (Specify A portion of the Project site is located within Estimated and Priority Habitat) 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

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___ Yes X No;

if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? X Yes ___ No; if yes, identify the water body and pollutant(s) causing the impairment:

Subject property is within approximately ½ mile of Edgartown Great Pond which is listed as impaired for pathogens and in Category 5 of the current Massachusetts Integrated List of Waters (305(b)/303(d)) requiring a TMDL. The pollutant of concern for this TMDL is listed as nitrogen, which is commonly associated with septic systems and use of fertilizers. Impairment of this water body is most likely due to septic systems in the immediate vicinity of the pond, as residential development along the shoreline is not served by town sewer.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___ Yes X No