

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

Environmental Notification Form

For Office Use Only

EEA#: 16256

MEPA Analyst: Purvi Patel

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: Catena Way		
Street Address: Off Orchard Lane		
Municipality: Abington	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 244,587.85m / 874,064.11m	Latitude: 42 06' 56.268" Longitude: 70 57' 39.852"	
Estimated commencement date: 10/2020	Estimated completion date: 4/2021	
Project Type: Subdivision	Status of project design: 100 %complete	
Proponent: Christopher and Gregory O'Neill		
Street Address: 70 Diane Circle		
Municipality: Abington	State: MA	Zip Code: 02351
Name of Contact Person: John Zimmer		
Firm/Agency: South River Environmental	Street Address: 61 Meetinghouse Ln	
Municipality: Marshfield	State: MA	Zip Code:
Phone: 978-697-0854	E-mail: southernriverenvironmental@gmail.com	
<p>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No a Special Review Procedure? (see 301 CMR 11.09) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i></p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? 11.03(3)(b)(1.d.) – alteration of 5,000 or more sf of bordering or isolated vegetated wetlands Which State Agency Permits will the project require? 401 Water Quality Certificate / Superseding Order of Conditions 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</p>		

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	9.11		
New acres of land altered		2.43	
Acres of impervious area	0	0.62	
Square feet of new bordering vegetated wetlands alteration		6,050	
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	3,000	3,000
Number of housing units	0	2	2
Maximum height (feet)	0	30	30
TRANSPORTATION			
Vehicle trips per day	0	<10	<10
Parking spaces	0	8	8
WASTEWATER			
Water Use (Gallons per day)	0	880	880
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	880	880
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
<p>Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No</p>			
<p>Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No</p>			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site: **The site is currently undeveloped and consists of a mix of forested upland and forested wetland.**

Describe the proposed project and its programmatic and physical elements:

The proposed project entails the construction of a two-lot single family residential subdivision roadway with associated, drainage, utilities, and other site development features. Each individual lot will include a single-family house with an associated driveway. Stormwater management associated with the development of each lot will be contained within the individual lots and will not be directed into the stormwater system associated with the roadway. Other land disturbance associated with lot development will include grading and installation of lawn areas.

The roadway will end in a cul-de-sac and will be approximately 507 feet in length. The project will require approximately 6,050 square feet of disturbance to a bordering vegetated wetland to access the upland area on the easterly side of the lot. Approximately 7,000 square feet of wetland replication area is proposed to mitigate for the wetland alteration. The project includes a stormwater management system designed in accordance with DEP's Stormwater Management Handbook. The stormwater management system will incorporate best management practices and an operation and maintenance program designed to treat, recharge, and detain all of the stormwater runoff generated from the proposed development of the site.

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:

The upland area within the property is isolated from other contiguous upland areas by bordering vegetated wetlands. The only means of access to the upland from Orchard Lane requires the crossing of the wetland. There is no available alternative means of access from other properties that would eliminate the wetland crossing.

No Action Alternative

The no-action alternative consists of using the property in its current conditions without impacting the wetland. This alternative was rejected as there is insufficient upland available along the western side of the property to site two single-family residential lots. In fact, there is insufficient upland area to site any form of residential development designed in compliance with applicable municipal setback requirements while avoiding or limiting wetland alteration to under 5,000 square feet. The no-action alternative would essentially result in a regulatory taking of the parcel.

Alternative Access

The applicants evaluated the potential for an alternative means of access to the upland portion of the property. Access the site from the west via Orchard Lane requires a wetland crossing as the wetland extends along the entire western property boundary. Similarly, there is also wetland along the entire northern and eastern property boundaries. There is upland along the southern