EOEA # 13975
Analyst: Briony Angus
617-626-1029

ENF

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

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: **Cotuit Woods**		
Street: **High Street and Ryder Road**		
Municipality: **Rochester**	Watershed: **Buzzards Bay**	
Universal Tranverse Mercator Coordinates: **Northing: 4627751 Easting: 349617 Zone: 19**	Latitude: **41°, 47' 15.14"** Longitude: **-70°, 48' 34.18"**	
Estimated commencement date: **6/2007**	Estimated completion date: **6/2015**	
Approximate cost: **$5,000,000**	Status of project design: **60% complete**	
Proponent: **Edgewood Development Company, LLC**		
Street: **3 Belcher Street**		
Municipality: **Plainville**	State: **MA**	Zip Code: **02762**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Richard J. Tabaczynski, P.E.**		
Firm/Agency: **Atlantic Design Engineers, LLC**	Street: **P.O. Box 1051**	
Municipality: **Sandwich**	State: **MA**	Zip Code: **02563**
Phone: **(508) 888-9282**	Fax: **(508) 888-5859**	E-mail: **rtab@atlanticcompanies.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 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: **Flexible Development Special Permit, Definitive Subdivision Approval, MESA Conservation and Management Permit, Soil Conservation Board Permit, Order of Conditions, NPDES Permit for Construction Activity**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☒ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	566.7		
New acres of land altered		132.8	
Acres of impervious area	1±	19.8	20.8
Square feet of new bordering vegetated wetlands alteration		2900	
Square feet of new other wetland alteration			
Acres of new non-water dependent use of tidelands or waterways			
STRUCTURES			
Gross square footage		402,500	402,500
Number of housing units		115	115
Maximum height (in feet)		24	24
TRANSPORTATION			
Vehicle trips per day		1182	1182
Parking spaces		230	230
WASTEWATER			
Gallons/day (GPD) of water use		50,600	50,600
GPD water withdrawal (Private Wells)		50,600	50,600
GPD wastewater generation/ treatment (On Site Septics)		50,600	50,600
Length of water/sewer mains (in miles)		0	0

State Permits & Approvals

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify: **MESA Conservation and Management 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 **Eastern Box Turtle**) ☐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 plans to develop the 566 acre site into a 115 lot Residential (Cluster) Subdivision in conformance with the Town of Rochester Flexible Development Zoning Bylaws and Planning Board Rules and Regulations governing the Subdivision of Land. (Exhibit A and Appendix B). The applicant has considered, and the Rochester Planning Board has approved, a Preliminary (conventional) Subdivision Plan for the site (See Appendix D).

The property is zoned residential and has frontage on High Street and Ryder Road. Surrounding land uses are residential to the south and west and active cranberry farms to the north and east. (Refer to Exhibits B, C & D) Presently the site is primarily undeveloped vacant land consisting of moderately dense woodland, three active cranberry bogs with associated reservoirs, previously disturbed gravel pit areas and wetlands. Several cart paths and dirt roads transect the parcel. Refer to the Existing Conditions Plans in Appendix B.

MEPA jurisdiction is the result of the need for a Conservation and Management Permit under the Massachusetts Endangered Species Act from the Division of Fisheries and Wildlife to allow alteration of a significant habitat. This, along with alteration in the proposed development of more than 50 acres of land and the creation of more than 10 acres of impervious area triggers the MEPA threshold for a mandatory EIR.

NHESP has mapped the majority of the site as priority and estimated habitat for the eastern box turtle, which is classified as a species of special concern. An intense box turtle habitat study was completed by Sanford Ecological Services (SES) (Refer to Appendix L) and it was determined that approximately 460 acres of the 566 acre site was deemed potential habitat. Through numerous meetings with NHESP to review many renditions of different site layouts, the proponent has developed a plan for the site that balances the requirements of NHESP, the Town of

Rochester and the economic needs of the project. Utilizing the Town's "Flexible Development" (cluster) Bylaw, the project is designed with the residential housing areas concentrated at the east and west ends of the parcel, leaving the majority of the interior of the site as open space, thereby preserving more than 400 acres (greater than 70%) of the estimated box turtle habitat area. Over three miles of turtle barriers and five turtle crossing structures will be incorporated into the design of the roadway system in order to allow safe passage of migrating turtles and to minimize interaction of residents with the rare species.

Lot sizes will be 40,000 SF minimum with variable frontage and depths to create flexibility in siting of the dwellings on the lot. The architectural style of the subdivision is anticipated to be four bedroom colonial style homes with two car garages. All lots will be served by individual private wells and septic systems as municipal water and sewer systems are not available. Preliminary soil and groundwater tests (Refer to Appendix K) reveal variable but generally good soils conditions, suitable for design of the individual on-site septic systems.

Approximately 60 acres of the site has been previously altered for gravel removal and construction of cranberry bogs with associated reservoirs and drainage channels. Portions of this gravel pit area will be redeveloped as residential lots and drainage areas and the remaining portion will be restored and enhanced with reshaped water bodies, plantings and landscape features.

Wetlands (BVW) comprise approximately 119 acres of the parcel, with a potential vernal pool in the northern center of the site and a riverfront area adjacent to the Sippican River on the western boundary of the site. The Rochester Conservation Commission has issued an Abbreviated Order of Resource Area Delineation for the property accepting the wetland delineation prepared by the applicant's wetland consultant. (See Appendix E). Minor alteration of the delineated wetland is required for a roadway crossing. A constructed wetland replication area will be provided. In addition, stormwater detention ponds are to be located within 100 feet of the wetland boundaries. This work requires the filing of a Notice of Intent and issuance of an Order of Conditions by the Conservation Commission.

Access to the development will be via two new access roadways; one off of High Street and one off of Ryder Road. Approximately 13,000 linear feet of new roadway will be constructed to service the new homes in the development. To promote a traditional rural feel the roadways will be curvilinear with traffic-calming features in the form of roundabouts, to both slow interior traffic and to create pleasing visual impressions. A traffic study of area roadways and the projected impacts from the proposed development was completed by Pare Engineering Corp., showing that no adverse traffic effects will result from the proposed development. (See Appendix I).

Residential Cluster Development is a "smart growth" alternative preferred by theTown, NHESP and the applicant for this project. Environmental impacts will be significantly reduced by the cluster scheme as opposed to a traditional subdivision design. Preservation of open space, reduction in necessary roadway and infrastructure improvements, reduction of impervious area, and reduced stormwater runoff volumes will all be accomplished by the proposed cluster design in contrast to the standard, conventional subdivision design. The conventional subdivision plan (Appendix C) for this development would require over 20,000 linear feet of roadway, 53% more than the cluster plan. Additionally, the conventional plan has no protected open space while the Cluster plan will have over 400 acres of protected open space.