

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

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

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: Single-Family Home Rebuild, Western Point, Saquish, Plymouth		
Street Address: Landing Road		
Municipality: Plymouth	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 41° 59'39.50"N Longitude: 70°38'4.12"W	
Estimated commencement date: Winter 2021	Estimated completion date: Winter 2022	
Project Type: Reconstruction	Status of project design: 100% complete	
Proponent: Saquish Realty Trust		
Street Address: 1107 Lake St, 2 nd Floor		
Municipality: Oak Park	State: IL	Zip Code: 60301
Name of Contact Person: Brad Holmes or Stan Humphries		
Firm/Agency: ECR, LLC	Street Address: 26 Union Street	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 617-529-3792	Fax:	E-mail: brad@ecrwetlands.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes 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)) 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
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
301 CMR 11.03(3)(b)(1)(a): a. alteration of coastal dune, barrier beach or coastal bank;

Which State Agency Permits will the project require? DEP Superseding Order of Conditions DEP File #SE57-3078

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	Approx. 15,143 sq. ft.		
New acres of land altered		600 sq. ft. Pile supported. 15 sq. ft. Permanent for pile area. 600 square feet of temporary impacts to the coastal beach 2,100 square feet of temporary impacts to the coastal dune and Land Subject to Coastal Storm Flowage	
Acres of impervious area	None	None	None
Square feet of new bordering vegetated wetlands alteration		Not applicable	
Square feet of new other wetland alteration		600 sq. ft. Pile supported. 15 sq. ft. Permanent for pile area. 600 square feet of temporary impacts to the coastal beach 2,100 square feet of temporary impacts to the coastal dune and Land Subject to Coastal Storm Flowage	
Acres of new non-water dependent use of tidelands or waterways		Not applicable	
STRUCTURES			
Gross square footage	Debris, roof, etc. remains of cottage	Proposed cottage replacement	One
Number of housing units	cottage destroyed	Proposed cottage replacement	One
Maximum height (feet)	None	Approx. 32 feet	Approx. 32 feet
TRANSPORTATION			
Vehicle trips per day	none	No change	None
Parking spaces	None	None	None
WASTEWATER			
Water Use (Gallons per day)	None	None	None
Water withdrawal (GPD)	None	None	None
Wastewater generation/treatment (GPD)	None	None	None
Length of water mains (miles)	None	None	None
Length of sewer mains (miles)	None	None	None

Has this project been filed with MEPA before?

Yes (EEA # _____) No

Has any project on this site been filed with MEPA before?

Yes (EEA # _____) No

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 consists of a previously developed single-family home property that is located along the south side of Western Point on Saquish. The site abuts Plymouth Bay to the south, a single-family home to the east, undeveloped lots to the west and Fort Street to the north. The site includes remnants of a single-family home that has been damaged over time and ultimately relocated by storms to the west of the site. Despite the site's vulnerability to storms, the shoreline is relatively stable with a long-term erosion rate of only 0.33 feet per year. Environmental Consulting & Restoration, LLC (ECR) performed a review of wetland resource areas on and near the site on June 27, 2019. There are several relatively large, vegetated dune ridges and unvegetated blowouts. A relatively low-lying cobble dominated ridge separates the beach from a sparsely vegetated swale where the project is proposed. The vegetation within this swale primarily consists of beach heather, wormwood and seaside goldenrod with less beachgrass and no shrubs or trees. As a result of the field work and review of available environmental databases, ECR was able to confirm that the site contains the following wetland resource areas and areas of DEP jurisdiction (from seaward to landward): Coastal Beach/Barrier Beach, Coastal Dune/Barrier Beach and Land Subject to Coastal Storm Flowage (FEMA flood Zone VE el.16).

Describe the proposed project and its programmatic and physical elements:

The purpose of this project is to rebuild a single-family home located within 15,143 s.f. that will only be accessible by water on the south side. There will be no driveway or parking on the site. The proposed 600 s.f. single-family home will be elevated on timber piles and include appurtenances consisting of an elevated boardwalk, incinerating toilet, Solutubes, rainwater collection & distribution system, and a suspended grey water tank. Potable water is available on a seasonal basis by hose with use of an existing well. With the use of timber piles and posts to support the home and boardwalk, the only direct impact will be less than 15 s.f. Since there will be 3-6 feet of separation between the grade and the structures, the dune can migrate landward and laterally. Existing vegetation under the home will not be adversely impacted since the required light and moisture will be provided by the best available technology. A ThruFlow grate will allow vegetation to grow under the elevated boardwalk. The only machine on site will enter waterside and be used to place mats, clean debris, and install piles. Three to six months should be allowed for construction. Finally, a dune enhancement and restoration plan covering 735 s.f. is also proposed to improve the stability of the dune in the vicinity of the swale.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

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:

There are no alternative off-site locations. There was an alternate proposal that had all of the standard site uses for a single-family home which included a gravel driveway and a new well off Fort Street, a standard sewage disposal system under the 600 s.f. home, decks and no plantings. That proposal was denied at both the local and state levels. The home might be relocated further landward into an unvegetated dune swale, but that area is a blowout and, even with the home elevated on piles, wind movement of sand would likely destabilize the dune. In addition, short-term construction and long-term access would be damaging to the dune volume, form and vegetation. The only alternative to this seasonal home would be some type of elevated platform for bird watching or a Yurt maybe 12'x12' with a ladder, neither of which conforms to the owner's goal for use of the property.

The no build alternative has been in place since the owner acquired the property. The applicant/property owner intends to utilize his property and prefers to do that in the way of a small, minimally impactful elevated cottage that allows sewage disposal and amenities. Without a cottage onsite the applicant/property owner resorts to on the ground activities such as camping, etc., which involves access over undirected routes that may impact existing vegetation. Also, a no-build alternative does not include any enhancement plantings as included in the current proposal and allows the existing degraded conditions (rotting house remains, chimney, etc.) to remain in place.

NOTE: *The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

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

Four critical factors in the home design will impose a greater than negligible change in the environment which means there will be no adverse impacts to the dune: greater elevation +5.5 feet of structures than required; SolaTubes for plant light under the structures; rainwater collection and distribution system for plant moisture; and vegetation to improve dune stabilization. The Dune Enhancement and Restoration Plan (attached) which will cover 765 s.f., greater than 2:1 of the home footprint is proposed. If required by the agencies, cobble nourishment of the Primary Frontal Dune could be incorporated into the plan.

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

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 NHESP has reviewed and issued a Determination 17-36698, see attached.)
 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 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