

Narrative for 46 Sconticut Neck Road Project:

Alexander Gray Development, LLC is proposing the construction of a residential subdivision consisting of a paved dead-end road with a turnaround cul-de-sac and 8 single-family homes, to be known as Residence By The Girls Creek (the “Property”) located at 46 Sconticut Neck Road, Fairhaven, MA. The property meets the criteria for a subdivision as it was designed per the Fairhaven’s subdivision rules and regulations (minimum square footage lot sizes (15,000 sq ft), minimum frontage requirements (100.00 sq ft), the property is located in Single Residence District RC). Front set-back of 20 feet, rear setback of 20 ft, and side setback of 10 feet. All 8 lots meet or exceed those requirements and provide ample space for single family and associated garages, sheds, etc.).

Introduction:

Alexander Gray Development, LLC, a Massachusetts Limited Partnership, is qualified to undertake the planning, design, development, construction, ownership and operation of the proposed residential project known as the Property.

As part of the Applicant’s proposal, the Property will serve Fairhaven and the surrounding area by providing:

- 8 new, respectable single-family homes
- 445 ft access road with cul-de-sac
- Significant wetland restoration
- Over 20 acres of land to be donated to Fairhaven
- Access to walking trails from neighboring Leroy Wood Elementary School

New Construction	Number	Area Affected
Single Family Homes	8	4.84 ac
Road	1	445 ft

Tabulation of Homes:

New Construction	Number	Potential Bedrooms	Potential Average Sq. Ft per Home
Single Family Home	1	3 – 5	2000 – 4000 sq.ft
Single Family Home	1	3 – 5	2000 – 4000 sq.ft
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Single Family Home	1	3 – 5	2000 – 4000 sq.ft
Single Family Home	1	3 – 5	2000 – 4000 sq.ft
Total	8	24 - 40	16,000 – 32,000 SQ. FT

Property Description:

The 28.3 acre project site extends approximately 2,500 ft to the southwest from Sconticut Neck

Road and travels southeast in an “L” shape along the shoreline toward Hacker Street. As part of Alexander Gray Development’s proposal, the existing dilapidated two-family home will be demolished and the run-down camper and crumbling RV on the premises will be removed and disposed of. The locus consists of a total of approximately 28.3 acres, of which approximately 4.84 acres will be beautifully transformed into 8 single-family dwellings that will help build up the surrounding community. The project also proposes utilities and a stormwater management system comprised of a stormwater infiltration basin in the southeast portion of the site with an unpaved roadway to access it.

During the course of permitting via the Conservation Commission, it was discovered that 9,044 sq. ft. section of the wetlands were previously disturbed and degraded due to unauthorized fill (estimated to have been placed in 2005). As a result, Alexander Gray Development along with Nesra Engineering, LLC have been working with Fairhaven’s Conservation Commission, Massachusetts Department of Environmental Protection, MEPA, and the Army Corps of Engineers to obtain regulatory approval in moving and restoring 9,044 sq. ft. of the 10,445 sq. ft. of the wetlands. The remaining 1,401 sq. ft. of impacts are associated with the construction of the stormwater infiltration basin access road, and the project will replicate this square footage of BVW in another portion of the site.

Approximately 22.7 acres of the project site is undeveloped and includes forested uplands and wetlands, salt marsh, land subject to coastal storm flowage (LSCSF) and barrier beach. The salt marsh along the shoreline is mapped as Estimated or Priority Habitat of Rare Species as delineated by the Division of Fisheries and Wildlife’s Natural Heritage and Endangered Species Program (NHESP) in the 14th Edition of the Massachusetts Natural Heritage Atlas. The mapped habitat area is outside the development footprint of the project and includes the land being transferred to the Fairhaven Conservation Commission.

Environmental Impacts:

Several measures have been taken to avoid, minimize and mitigate damage to the environment. They include the restoration/replication of previously filled or newly impacted BVW, installation of a stormwater management system, the use of sediment and erosion controls, and the transfer of approximately 22.7 acres of the project site to the Fairhaven Conservation Commission for permanent protection as conservation land. The old stone wall structure located on the northeast corner of the property will be retained and preserved. Large species of trees not affected by the grading changes will also be saved.

Wavers:

Alexander Gray Development, LLC is asking for two waivers:

- (A) Exclude sidewalk from the road and
- (B) Exclude street lighting

This will help offset some of the unanticipated costs derived from the additional regulatory review and upcoming wetland restoration work.

Wetlands and Stormwater Management Systems (SMS):

The the project will result in impacts to BVW associated with restoration of previously unauthorized disturbance and filling of BVW and the construction of the infiltration basin access road. The project will restore 9,044 sf of BVW in its historical location and replicate 1,401 sf of BVW contiguous to the restored area. the project will increase impervious area at the project site by 1.1 acres (1.3 acres total). Measures to mitigate this impact include the installation of a stormwater management system which will comply with MassDEP SMS. The stormwater management system will allow excess stormwater to be collected, stored and infiltrated through vegetated buffers (lawns) with excess runoff collected via a series of catch basins. The catch basins will have 4-ft deep sumps for sediment collection and hoods for oil and grease separation. Stormwater will then flow into a series of sediment forebays and then into an infiltration basin. The system is designed to reduce the discharge volume for the 2 and 10-year storm and reduce the peak rate of discharge for all storms up to and including the 100-year storm event. The stormwater management system will meet or exceed local, state, and federal requirements when operated, monitored and maintained properly.

Water/Wastewater:

The project will increase water demand by 1,980 gpd (2,640 gpd total) and increase wastewater generation by 1,980 gpd (2,460 gpd total). The project will connect to the municipal water supply and sewer system.

Regulatory Review & Permitting:

The Fairhaven Conservation Commission will review the latest changes that were requested from the various stakeholders (this is the 4th revision made to the design). MassDEP has reviewed the project for its consistency with Water Quality Regulations (314 CMR 9.00). Water Quality Regulation Department has also reviewed the project.

The project requires an Order of Conditions from the Fairhaven Conservation Commission, or in the case of an appeal, a Superseding Order of Conditions from MassDEP. The project requires Pre-Construction Notification under Section 10 and Section 404 from the Army Corps of Engineers (ACOE) in accordance with the General Permits for Massachusetts. The project will require a National Pollution Discharge Elimination System (NPDES) Construction General Permit from the U.S. Environmental Protection Agency (EPA). The project is not receiving Financial Assistance from the Commonwealth. Therefore, MEPA jurisdiction for any future review would be limited to those aspects of the project that are within the subject matter of any required or potentially required Agency Actions and that may cause Damage to the Environment, as defined in the MEPA regulations.

Closing:

The Energy and Environmental Affairs Office (ENF) has reviewed and analyzed the project and assessed its potential environmental impacts and mitigation measures. Based on the review of the ENF, their comments, and in consultation with State Agencies, MassDEP determined on 7/24/2020 that an EIR is not required.