



JMMoulton – Alternatives Analysis:

Project Site:

The existing house site was developed in 1760 (per assessors records) with portions of the original house and barn still intact. Much of the 5.1 acre site was historically used for agriculture with most of the fields still maintained. The riverfront area is associated with an un-named perennial stream that empties into the ocean.

Project Proposal:

The project consists of a proposed 20' x 50' pool with low retaining wall and associated landscaping, are within the Riverfront Area. The closest point of proposed activity to the river is the retaining wall which would be 65'. *plan says 63'*

Alternatives Analysis:

As per 310 CMR 10.58 (4) (c), the pre 1996 site was considered for practical alternatives to determine if there were alternative locations for the proposed activity that might have “less adverse” effects on the interests as identified in M.G.L. c. 131 & 40. It is our position that there are no practicable alternative locations on the site that will have “less adverse” impacts on the interests:

Pool construction: The pool has been placed within a maintained lawn and field area on the side of the house closest to the driveway and access. The house site is surrounded by wetlands and bordered by the river on the north. An alternative siting for the pool was explored on the west side of the house, however due to access limitations on the south of the house, the access would need to encircle the house. The conclusion was made that an equal amount or more extensive disturbance would occur within proximity to wetlands and the stream if the pool were placed at the alternative location.

No Significant Adverse Impact:

It is our opinion that the current proposal will not have any significant adverse impacts on the interests of the act as identified in 310 CMR 10.58 (3):

1. Private/public water supply: The pool will contain a “salt-water” filtration system and all water to fill or draw down the pool will be trucked from offsite.
2. Groundwater: The pool will be elevated slightly above grade and will not extend into groundwater.
3. Flood control: The proposed pool will not impact flooding.
4. Prevent storm damage: The current proposal will not have any impact on the sites ability to prevent storm damage.
5. Prevent pollution: The filtration system will be a natural “salt-water” system.
6. Protect land containing shellfish and fisheries: N/A

7. Protection of wildlife habitat: All of the proposed activity is within currently maintained lawn or field area and will not alter natural wildlife habitat.

As outlined above, the proposed work within the Riverfront area will not have any significant negative impacts on the interests of 310 CMR 10.58 (3). As well, there are no practicable alternatives available for the site would have any less impact on the interests and therefore it is our opinion that the current proposal meets the performance standards of the Riverfront area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the West Tisbury Wetlands Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	N/A 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 6.36 acres
square feet



4. Proposed alteration of the Riverfront Area:

<u>3707</u>	<u>1694</u>	<u>2013</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.