

January 26, 2002

Robert Durand, Secretary
Executive Office of Environmental Affairs: MEPA Unit
100 Cambridge Street - 20th floor
Boston, MA 02202

Re: Bay Club at Mattapoisett
File Number: 12683

Dear Secretary Durand:

On January 9, 2002 a notice was placed in the Environmental Monitor (File Number: 1268) requesting comments for the proposed Bay Club at Mattapoisett. As indicated in the Environmental Notification Form (ENF), this project involves the construction of a private eighteen-hole golf course and residential community on 600 acres of land in Mattapoisett. As indicated in the ENF, the residential component will consist of 150 units clustered within the layout of the golf course. In addition, an equestrian center (not shown on plan) will be built on the northwest corner of the site.

As you know, the Buzzards Bay Project National Estuary Program routinely reviews projects of regional impact such as this one, to ascertain whether they meet the goals and objectives of the Buzzards Bay Comprehensive Conservation and Management Plan¹ for the Buzzards Bay watershed.

As might be expected in a project of this scope, there are insufficient details in the ENF to allow a thorough review. Based on the discussions held at the MEPA site visit, the Buzzards Bay Project is aware that the proponent will be required to file an Environmental Impact Report (EIR) and a more detailed plan will accompany the report. Due to the limited amount of information provided, the Buzzards Bay Project's will identify the general areas that will need to be thoroughly addressed in their EIR.

1. Certain stormwater issues will need additional consideration.
 - a. Currently, there are downstream flooding problems already in existence that have been identified by the Town of Mattapoisett. Both the rate and volume of runoff generated from this site must be looked at on a watershed basis and downstream impacts minimized.

¹This watershed plan was approved by the US EPA and Commonwealth of Massachusetts in 1991.

- b. In addition to the Department of Environmental Protection's policy of 80% Total Suspended Solids for pollution control, the proponent should submit a management plan for controlling the expected increase in nitrogen from both the golf course and equestrian center.
2. Historic access and preservation of ancient ways must be addressed.
 - a. According to the Mattapoissett Open Space Plan (dated January 1998), four ancient ways currently exist on this property. One these ways (Sippican Way) provides access to the Town Forest property which is owned by the Town of Mattapoissett. As proposed, the construction of a private golf course and gated community of this property would deny public access to these historic ways.
 3. Certain Wetland Regulations and Issues were not identified in the ENF.
 - a. According to the USGS map, there are at least four perennial streams on this property. These streams fall under the jurisdiction of the Rivers Protection Act.
 - b. Based on the plan submitted with the ENF, it is not clear how the access between holes #9 and #10 will be accomplished without some filling of wetlands.
 4. According the Massachusetts Natural Heritage Atlas, there is an Estimated Habitat of Rare Wildlife adjacent to this property. The Natural Heritage and Endangered Species Program should be informed of the proposed changes to this area.

The Buzzards Bay Project will welcome the opportunity to provide more detailed comments once the EIR becomes available.

Sincerely,

Joseph E. Costa, PhD
Executive Director

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