

## Cozy Hearth 584

### Responses to Mimi's questions 9/22/05 RE: Water Resources

*Q. 2. How many existing primary homes and guest houses are currently accessible via Watcha Path? Using a best-guess rule of thumb, what is the guestimated nitrogen load of those dwellings, assuming that the primary residences are occupied 100% of the year, guesthouses occupied 50% of the year, and standard septic installations are in place without any special nitrogen capabilities?*

**A.**

**22 homes (15 primary and 7 guest) -** gis from c. seidel

**load 111.37 kg total, 2.32 kg/acre –** calculated by j-a. taylor, including mimi's occupancy and neighborhood average lawn

*Q. 3. If all the land that is accessible from the existing length of Watcha Path were developed to the fullest extent allowed by Edgartown zoning by-laws – without need for town special permits or MVC DRI's – what would the numbers be, including the three Cozy Hearth lots as regular lots? Specifically, how many primary homes and guest houses would there be? What additional load would be added, using the same assumptions as in question 2?*

**A.**

**11 new lots could be built with a house and guesthouse** (lots exist (1 undersize grandfathered) or could be created by subdivision), **8 new guesthouses** could be added to lots already built

**total load with everything built 230.9 kg, or 2.7 kg/acre –** calculated by j-a. taylor with same assumptions as for question 2)

**difference between current and "buildout" 119.49 kg, or 1.4 kg/acre**