

Red Brook Harborview

Cataumet, Massachusetts



Project Team: Red Brook Harbor Properties, LLC, Lipman Development Strategies, Horsley Witten Group, Michael Cullum Associates, Inc.

COST

\$11.5 Million

SQUARE FEET / UNITS

15 Units

FUNDING SOURCE

Private

Description

Red Brook Harborview is a project specifically designed to reduce nitrogen loading to Red Brook Harbor, currently resulting from on-site septic systems. This project will treat wastewater from the proposed development and the existing marina, potentially reducing existing nitrogen loading by 890 pounds per year. Red Brook Harborview will build additional capacity at no cost to the town, creating the potential to further reduce nitrogen, with the town responsible for the planning and cost of connections to surrounding neighborhoods.

Opportunities

Enabled by an innovative zoning bylaw, providing higher-density mixed use in exchange for advanced wastewater treatment, allowing a net reduction in nitrogen loading.

Challenges

Public input showed resistance to new zoning regulation, and determining the appropriate density levels relative to benefits provided by water treatment scale.