

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

RECEIVED

Environmental Notification Form

JUN 30 2011

For Office Use Only

EEA#: 14764

MEPA Analyst: Nicholas ZAVOLAS

MEPA

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Daley Development		
Street Address: Route 102		
Municipality: Lee	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: X = -73.269450 Y = 42.278396		Latitude: Longitude:
Estimated commencement date: 10-1-11		Estimated completion date: 8-1-12
Project Type: Building		Status of project design: 5 %complete
Proponent: Robert Daley		
Street Address: P.O. Box 546		
Municipality: Lenox	State: MA	Zip Code: 01240
Name of Contact Person: Roger Scheurer		
Firm/Agency: Berkshire Engineering, Inc.		Street Address: 157 Columbia St.
Municipality: Lee	State: MA	Zip Code: 01238
Phone: 413-243-4122	Fax: 877-335-7282	E-mail: rscheurer@berkshireengineering.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

- a Single EIR? (see 301 CMR 11.06(8)) Yes No
- a Special Review Procedure? (see 301CMR 11.09) Yes No
- a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
- a Phase I Waiver? (see 301 CMR 11.11) Yes No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

11.03(2)(b)2. Greater than two acres of disturbance.

Which State Agency Permits will the project require?

MESA, NPDES Stormwater, DOT for curb cut.

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

Not Applicable

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	15.43		
New acres of land altered		4.98	
Acres of impervious area	0.0	2.35	2.35
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0.0	20,038	20,038
Number of housing units	0.0	0.0	0.0
Maximum height (feet)	N.A.	35	35
TRANSPORTATION			
Vehicle trips per day	0	33	33
Parking spaces	0	15	15
WASTEWATER			
Water Use (Gallons per day)	0	200	200
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	190	190
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The existing site is 15.43 acres of wooded and fielded land that is routinely mowed. The land is in an industrial zoned area that had belonged to the adjacent paper mill.

Describe the proposed project and its programmatic and physical elements:

This project involves construction of two light industrial buildings on a 4.98 acre portion of a 15.43 acre lot on Route 102 in Lee. This property is located adjacent to a closed paper mill and is between the Housatonic River and highway. The trigger for this ENF is a disturbance of more than 2 acres of the Wood Turtle habitat identified under the NHESP as a species of Special Concern.

The project site is provided with more than adequate infrastructure requirements. With the loss of the adjacent paper mill, there is a net reduction on all infrastructure demands.

Alternatives considered included the possible purchase and use of existing industrially zoned property. This alternative was not financially prudent for the proponent due to size, cost and remediation of available properties. On site alternatives considered relocation of the planned building completely outside of the habitat area, but the necessary square footage remaining for the project was not conducive to the planned and allowed use under the zoning laws.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

The mitigation standard of protection of one and one half times the amount of areal habitat of the affected Species of Special Concern will be met by this project by placing the remaining 10.05 acres of the parcel into conservation restriction. The applicant also proposes additional measures for management of the conservation habitat area that will insure achievement of the determination of "long-term Net Benefit" from the NHESP.

If the project is proposed to be constructed in phases, please describe each phase:

Not applicable

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

- Yes (Specify **Wood Turtle** _____) No