



*The Commonwealth of Massachusetts*  
*Executive Office of Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval Patrick  
GOVERNOR

Timothy Murray  
LIEUTENANT GOVERNOR

Ian Bowles  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181  
<http://www.mass.gov/envir>

January 29, 2007

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS  
ON THE  
SINGLE ENVIRONMENTAL IMPACT REPORT

PROJECT NAME: The Fields at Chestnut  
PROJECT MUNICIPALITY: East Longmeadow  
PROJECT WATERSHED: Connecticut  
EOEA NUMBER: 13768  
PROJECT PROPONENT: Dan Roulier & Associates, Inc.  
DATE NOTICED IN MONITOR: December 23, 2006

As Secretary of Environmental Affairs, I hereby determine that the Single Environmental Impact Report (Single EIR) submitted for this project **adequately and properly complies** with the Massachusetts Environmental Policy Act (MEPA) (G. L. c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00).

Project Description

As described in the Single EIR, the project proposes the construction of 131 +/- age-restricted units within a condominium complex on an approximately 54 acre site on Chestnut Street in East Longmeadow, MA. The project as a whole will result in the direct alteration of 42.8 +/- acres of land and the creation of 12.7 +/- acres of impervious area. Units will be accessed by 6,200 linear feet of private roadways off of Chestnut Street. Water and sewer connections will be made to the municipal system.

The project is proposed to be constructed in five separate phases: Phase 1 will consist of 28 units near Chestnut Street; Phases 2 through 5 will consist of the remaining 103 units. Construction on Phase 1 of the project began in August 2006. Phase 1 of the project will be accessed via 1,700 of linear feet of site drives connecting to Chestnut Street. Utility service lines

for Phase 1 will tie directly to Chestnut Street with a water demand and sewer discharge of approximately 7,000 gallons per day (gpd). Phase 1 will result in the alteration of approximately 10 acres of land the creation of approximately 3 acres of new impervious surface.

### Jurisdiction

The project is subject to a mandatory Environmental Impact Report (EIR) pursuant to Sections 11.03(1)(a)(2) and 11.03(2)(b)(2) of the MEPA regulations because the project requires state permits and will result in the creation of more than 10 acres of new impervious surface and the direct alteration of more than 25 acres of land. The project requires a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the U.S. Environmental Protection Agency (EPA); a Minor Sewer Extension Permit from the Department of Environmental Protection (MassDEP); Site Plan Review from the East Longmeadow Planning Board; and an Order of Conditions from the East Longmeadow Conservation Commission.

Portions of the proposed project are located in areas that were previously mapped as both priority and estimated habitat by the MA Division of Fisheries and Wildlife (DFW) Natural Heritage and Endangered Species Program (NHESP) for the spotted turtle (*Clemmys guttata*). At the time of the ENF submission, the project also met the MEPA review threshold at 301 CMR 11.03(2)(b)(2) because the project had the potential to result in the taking of an endangered, threatened or rare species protected under the Massachusetts Endangered Species Act (MESA). In July of 2006, the Division of Fisheries and Wildlife (DFW) Natural Heritage and Endangered Species Program (NHESP) removed the spotted turtle from the Massachusetts List of Endangered, Threatened and Special Concern Species. As a result, the project will not result in a take under MESA and does not require further review from NHESP.

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required permits with the potential to cause Damage to the Environment. In this case, MEPA jurisdiction extends to land alteration, stormwater and wastewater.

### MEPA History

In accordance with Section 11.05(7) of the MEPA regulations, the proponent submitted an Expanded Environmental Notification Form (EENF) for the project with a request for a waiver to allow Phase 1 of the project to proceed prior to completion of the EIR. The waiver request was discussed at the consultation/scoping session for the project which was held on April 26, 2006. In a Final Record of Decision (FROD) issued on June 30, 2006, I found that the proponent's request met the regulatory standards at 301 CMR 11.11(4) and granted the Phase 1 Waiver.

In addition, following the public consultation session held for the project, the proponent submitted a letter to the MEPA office with a request that I allow the proponent to fulfill its EIR obligations under MEPA with a Single EIR, rather than the usual process of a Draft and Final EIR. In a Certificate on the EENF issued on May 17, 2006, I found that the EENF met the

regulatory requirements and I allowed the proponent to file a Single EIR in fulfillment of Section 11.03 of the MEPA regulations. The Certificate on the EENF laid out the issues to be addressed in the Single EIR.

The purpose of MEPA review is to ensure that a project proponent studies feasible alternatives to a proposed project; fully discloses environmental impacts of a proposed project; and incorporates all feasible means to avoid, minimize, or mitigate Damage to the Environment as defined by the MEPA statute. I have fully examined the record before me, including but not limited to the Scope issued on May 17, 2006; the Single EIR filed in response; and the comments entered into the record. I find that the Single EIR is sufficiently responsive to the requirements of the MEPA regulations and the Scope to meet the regulatory standard for adequacy. The proponent has provided a considerable amount of detailed information about the project and its potential impacts and proposed mitigation. The proponent has demonstrated the project's consistency with the Town of East Longmeadow's Zoning Bylaw, the Pioneer Valley Planning Commission's *Valley Vision* (1997) and with Executive Order 385. Remaining issues outlined in this Certificate may be addressed during permitting.

### Alternatives

The Certificate on the EENF required that the proponent conduct a comprehensive analysis to evaluate design alternatives to reduce environmental impacts. The Final Record of Decision granted a Phase 1 Waiver on June 30, 2006, which allowed the initiation of the first phase of construction which began in August 2006. Phase 1 consists of the construction of 28 condominium units. The development alternatives presented in the SEIR focus on varying the number of units within the developable areas for Phases 2 through 5 of the project. The proponent evaluated the environmental impacts of the No-Build alternative, the Full Build alternative (147 units), Alternative A (131 units) and Alternative B – Reduced Build (118). Alternative A is a mix of single and duplex units, while Alternative B consists solely of single family units.

The Full Build alternative would maximize the available usable area with a mix of 147 single, duplex, triplex and quadruplex units. This development alternative would result in the creation of 13.8 acres of impervious surface. Water consumption would approximate 44,500 gpd and wastewater generation would approximate 40,500 gpd. Alternative A involves the construction of 131 single and duplex units and would result in the creation of 12.7 acres of impervious surface. Water consumption would be 39,700 gpd and wastewater discharge would be 36,100 gpd. Alternative B consists of the construction of 118 single family units, which would result in the creation of 11.8 acres of impervious surface. Water consumption and wastewater discharge would approximate 35,700 gpd and 32,500 gpd respectively.

The proponent notes in the SEIR that the reduced build Alternative B does not result in a significant decrease in impervious area for the project. The SEIR concludes that since there is a need for alternatives to single-family residences in the East Longmeadow active adult community, the proponent has selected Alternative A as its preferred alternative. The proponent may carry the preferred alternative forward to permitting.

Drainage/Wetlands

The SEIR provided a detailed discussion of existing drainage conditions at the site. Currently, the site contains no impervious surfaces and most precipitation is infiltrated while the remainder flows overland to one of five low points on the site. The hydrology of the site was modeled to determine peak runoff discharge rates pre- and post-construction for the preferred Alternative A. The SEIR compared the pre- and post-construction peak runoff discharge rates for the 10-, 25- and 100- year 24-hour storm. The analysis demonstrated that the post-construction runoff rates would be equal to or less than pre-construction rates.

The project will include a stormwater management system that has been designed in compliance with MassDEP's Stormwater Management Policy (SMP). The SEIR provided a discussion of how the project will meet the applicable SMP standards. The project's stormwater management system was reviewed by the East Longmeadow Conservation Commission during the Notice of Intent review process. Phase 1 will infiltrate all runoff for the 2-year through 50-year storms, with controlled overflow for the 100-year storm. The collection system from the entire site will include a series of deep-sump catch basins that will direct flow to perforated pipes which will discharge the stormwater into infiltration trenches. All condominium units will include roof leaders that will connect directly to the proposed system of infiltration trenches, or will be directed to drywells. For Phases 1 and 3, and a portion of Phase 2, the infiltration pipes will be interconnected and have an overflow tie-in to the existing catch basin on Chestnut Street, which discharges to the Town drainage system. Phases 4, 5 and the remainder of Phase 2 will have an overflow outlet constructed to the intermittent stream.

Erosion and sedimentation controls will be implemented for each construction phase. The proponent has implemented a Stormwater Pollution Protection Plan (SWPPP) for Phase 1 of the project that will be updated with each phase of the project. The SEIR included a Stormwater Maintenance Program that outlines the parties responsible for ownership and maintenance of structural stormwater Best Management Practices (BMPs) and an inspection and maintenance schedule for the stormwater management system.

The Certificate on the EENF encouraged the proponent to consider Low Impact Development (LID) techniques in site design and storm water management plans. In the SEIR, the proponent states that the project will employ several LID strategies including infiltration trenches and drywells. In addition, the proponent will implement a permanent conservation easement to protect the vernal pools and intermittent stream on the southeastern corner of the project site. This measure is part of a LID strategy to preserve pre-development hydrology to preserve and protect environmentally sensitive features such as riparian buffers, wetlands and woodlands.

In October of 2006, the East Longmeadow Conservation Commission issued a Determination of Applicability (DOA) that confirmed all wetland boundaries and buffer zones at the project site. The proponent filed a Notice of Intent (NOI) for the project in November of 2006 (DEP #150-0363) and is currently awaiting an Order of Conditions. The project will result in the filling of 820 square feet (sf) of a small isolated wetland; this impact will be mitigated at a ratio

of greater than 1:1. Limited grading and clearing will occur in the 100-foot buffer zone to wetland areas. The Phase 1 development remains outside of the wetland buffer zones approved by the East Longmeadow Conservation Commission in the October 2006 DOA. The proponent will submit an application to NHESP for certification of three onsite vernal pools prior to completion of the project.

### Rare Species

Portions of the proposed project are located within areas formerly mapped by NHESP as both priority and estimated habitat (PH 1216, WH 6063) for the spotted turtle (*Clemmys guttata*). As a result, the proponent consulted with NHESP on ways to minimize impacts to spotted turtle habitat through project design and mitigation. A 2006 presence/absence study conducted with NHESP determined that the spotted turtle was present on site. On July 14, 2006, NHESP removed the spotted turtle from the Massachusetts List of Endangered, Threatened and Special Concern Species. New mapping released by NHESP on September 15, 2006 did not delineate any priority or estimated habitat at the project site. Regardless of the delisting of the spotted turtle, the project design will feature a conservation easement that will preserve a buffer zone of at least 50 feet around the vernal pools and intermittent stream on the southeastern corner of the site, which will help to preserve spotted turtle habitat and habitat for other species dependent on the vernal pools.

### Wastewater

The project is anticipated to generate a total of 36,100 +/- gpd of wastewater. For Phase 1 of the project, utility service lines will tie directly to Chestnut Street with a water demand and sewer discharge of approximately 7,000 gpd. The proponent included documentation in the SEIR from the East Longmeadow Planning Board approving the Phase 1 connection to the municipal system. Phases 2 through 5 of the project will require the construction of 6,200 linear feet of new sewer main and a Sewer Connection Permit from MassDEP. The proponent should note comments from MassDEP regarding the appropriate permit for the project. Wastewater from East Longmeadow ultimately flows to the Springfield Regional Wastewater Treatment Facility (SRWTF) which has a design flow capacity of 67 million gallons per day (MGD). The predicted wastewater generation rate for the project is approximately 0.05% of the SRWTF's design flow capacity.

According to the SEIR, water conservation measures including ultra low flush (ULF) toilets and low flow shower heads will be installed in the units. The onsite sewer collection system will be designed to prohibit inflow. Infiltration into the sanitary sewer system will be minimized by the use of watertight joints during the construction of sewer lines.

### Sustainable Development

The Certificate on the EENF directed the proponent to evaluate sustainable design alternatives that could serve to avoid or minimize potential environmental impacts. According to the SEIR, the project will incorporate the following sustainable design and operational measures:

- The development will be constructed outside of wetland resource areas and buffer zones. An impacted isolated wetland area will be replaced at a ratio of greater than 1:1.
- Approximately 17% of the total land parcel (9.3 +/- acres) will be protected in a conservation easement.
- The increase in impervious area will be mitigated by maximizing stormwater infiltration and groundwater recharge. The project will employ several LID strategies which will maintain or replicated the pre-development hydrologic regime.
- Indoor plumbing water conservation measures including ultra low flush (ULF) toilets and low flow showerheads will be incorporated into the construction of the units.
- The proponent will establish a recycling program at the proposed development. The proposed development will meet or exceed all state energy performance standards and energy code requirements. Each unit will include Energy Star® rated appliances.

### Mitigation

The SEIR contained a separate chapter on all mitigation measures to which the proponent has committed and a draft Section 61 Finding for use by MassDEP. The SEIR outlined the responsible party for each mitigation measure and the costs associated with the mitigation. The proponent committed to the following mitigation measures:

#### *Drainage/Wetlands*

- Construction of stormwater BMPs including LID infiltration trenches, deep sump catch basins, and street sweeping.
- Impacted isolated vegetated wetland area will be replaced at a ratio of greater than 1:1.
- The proponent will certify three onsite vernal pools with NHESP before project completion.

#### *Rare Species*

- Since the delisting of the spotted turtle, there are no state-listed rare species on the project site. Nevertheless, the proponent has committed to placing 9.3 acres of the site into a permanent conservation easement to help protect turtle and other wildlife habitat.

#### *Wastewater*

To reduce wastewater flows, the proponent has committed to using water conservation measures such as ultra low-flow toilets and low-flow shower heads.

#### *Construction Period Measures*

According to the proponent, temporary construction impacts may include traffic, noise, dust generation and impacts to wetlands. To mitigate these impacts, the proponent proposes the following measures:

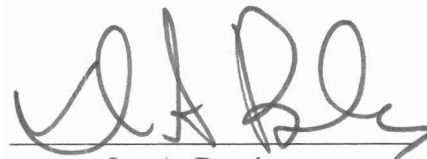
- Construction traffic access will be from Chestnut Street which is capable of accommodating the additional traffic.  
Noise impacts to the surrounding areas will be minimized by limiting construction activities to daytime work hours allowed by local zoning regulations.  
The proponent will control construction generated air pollution in compliance with the Massachusetts Air Pollution Control Regulations.  
Sedimentation and erosion control BMPs will be implemented to prevent polluted water from entering wetlands.
- The disposal of any solid or hazardous waste during construction will comply with MassDEP regulations at 310 CMR 16.00 and 19.00

I remind MassDEP to forward a copy of the Section 61 Finding, once issued, to the MEPA Office for completion of the project file.

### Conclusion

I find the SEIR to be adequate and am allowing the project to proceed to the state agencies for permitting. The SEIR contained adequate information on project alternatives, impacts, and mitigation, and provided the state permitting agencies with sufficient information to understand the environmental consequences of their permit decisions. No further MEPA review is required.

January 29, 2007  
Date



Ian A. Bowles

Comments received:

1/22/2007 Department of Environmental Protection, Western Regional Office

IAB/BA/ba