

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 12951
 MEPA Analyst: Arthur Pugsley
 Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

| | | |
|--|---|------------------------|
| Project Name: Blue Hill Commons, "Comprehensive Permit" | | |
| Street: Commonwealth Avenue and Blue Hill Rd. | | |
| Municipality: Great Barrington | Watershed: Housatonic | |
| Universal Transverse Mercator Coordinates: 18 06 36 893 E, 46 74 035 N | Latitude: 042° 12' 30.71" N Longitude: 073° 20' 30.27" W | |
| Estimated commencement date: Spring, 2003 | Estimated completion date: Jan. 2010 | |
| Approximate cost: \$ 14,000,000 | Status of project design: 80 %complete | |
| Proponent: Blue Hill Commons, LLC | | |
| Street: 10 Guilder Hollow Road P.O. Box 508 | | |
| Municipality: South Egremont | State: Ma | Zip Code: 01258 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matt Puntin | | |
| Firm/Agency: SK Design Group, Inc. | Street: 2 Federico Drive | |
| Municipality: Pittsfield | State: Ma. | Zip Code: 01201 |
| Phone: (413)443-3537 | Fax: (413)445-5376 | E-mail: |

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) 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

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): **_DHCD – Initial eleven (11) housing units (Affordable housing) \$ 440,000.00**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

- List Local or Federal Permits and Approvals:
- 1. **Comprehensive Permit**
 - 2. **Order of Conditions**
 - 3. **Sewer Connection Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

| Summary of Project Size & Environmental Impacts | Existing | Change | Total | State Permits & Approvals |
|--|----------|--------|--------|--|
| LAND | | | | <input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> |
| Total site acreage | 22.37 | | | |
| New acres of land altered | | 9.6 | | |
| Acres of impervious area | 0.2 | 5.6 | 5.8 | |
| Square feet of new bordering vegetated wetlands alteration | | 1850 | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 5920 | 78,020 | 83,940 | |
| Number of housing units | 2 | 96 | 98 | |
| Maximum height (in feet) | 25± | 12 | 37 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 328 | 698 | 1026 | |
| Parking spaces | 4 | 99 | 103 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 770 | 31,460 | 32,230 | |
| GPD water withdrawal | N/A | N/A | N/A | |
| GPD wastewater generation/treatment | 770 | 31,460 | 32,230 | |
| Length of water/sewer mains (in miles) | 0 | 0.5 | 0.5 | |

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

- Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

(a.) Description of Project Site

The project has been laid out on two separate but contiguous properties, located approximately 1000 feet east of Route 7 in Great Barrington, Massachusetts. One property fronts on Commonwealth Avenue and is approximately 20.6 acres in size. The second property fronts on Blue Hill Road and is approximately 1.5 acres (see Exhibit 1 – Final Approved NOI Plans). The property slopes from east to west with approximately 175 feet of elevation change from one end to the other. Each of the two parcels contains a single-family house. The larger of the 2 parcels is predominantly wooded, although it has been recently logged.

There are two intermittent stream channels that criss-cross through the easterly two-thirds of the larger parcel. The more prominent of the two streams flow into a low wetland system at the toe of the slope. This system is approximately ¾ acres in size and does not have a defined outlet. The other intermittent stream leaves the property at the approximate midpoint along the northerly property line.

The entire project is bordered by single-family development to the south and west; steep undeveloped land to the north and east.

(b & c.) Description of Project and Alternatives

The work proposed consists of the construction of approximately 2,900 Linear Feet of new roadway; a total of 98 residential dwelling units; parking areas and supporting utility systems. The project is being undertaken as a “Comprehensive Permit” application, which provides for a streamlined review process through the local Zoning Board of Appeals in exchange for a pre-determined percentage of “affordable” housing units. As such, the layout of the roadway (and lots) does not necessarily conform to the strict *subdivision* standards of the planning board. This has allowed for greater flexibility in the design process and thus lesser impacts to the environmental resource areas.

Drainage from the proposed development will be controlled within the limits of the project site. (See Exhibit 1 – Copy of Notice of Intent, with Attachments).

The impacts to traffic have been analyzed as part of the Comprehensive Permit Application (see Exhibit D – Comprehensive Permit Application). It was concluded that the project would not create undo congestion in

the neighborhood. Similarly, the impacts to the community water and sewer systems have been determined to be negligible (see Exhibit E, copy of Sewer Connection Permit Application).

With respect to “Alternatives”, the configuration of the property does not generally lend itself to many alternative designs, except in the form of building design and spacing. The existing wetland resource areas, including “banks”, have forced the main access road to be laid out in such a way that will cause the least amount of impacts. The topography of the site, at least to some extent, has equally contributed to the final layout of the access road and buildings. For instance, In order to maintain a grade of 10.0% or less, the road must traverse contours immediately east of the large wetland system as shown.

The use of a second access was discussed at great length during the local permitting process. The application did not include a second access until the proponent was able to annex an abutting property at the easterly end of the site.

Finally, the clustering of buildings in three separate areas has resulted in more open space and protection to resource areas than might otherwise result from an alternate “linear” type development.