

ENF

**Environmental
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13735
MEPA Analyst:	BRIONY ANGUS
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: The Fairgrounds Mixed Use Redevelopment		
Street: Main Street		
Municipality: Great Barrington	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 635205m E 4671350m N	Latitude: 42d10'57" N Longitude: 73d21'46"	
Estimated commencement date: Spring 2007	Estimated completion date: 2010	
Approximate cost: \$38,000,000	Status of project design: 15	%complete
Proponent: F Group LLC		
Street: The Fisk Building 250 West 57 th Street Suite 919		
Municipality: New York	State: NY	Zip Code: 10107
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Eric Bernardin, P.E.		
Firm/Agency: Fuss & O'Neill, Inc.	Street: 78 Interstate Drive	
Municipality: West Springfield	State: MA	Zip Code: 01089
Phone: 413-452-0445 ext. 4430	Fax: 413-846-0497	E-mail: EBernardin@fando.com

- 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 301 CMR 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): N/A

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

List Local or Federal Permits and Approvals:
Great Barrington Planning Board Site Plan Approval
Great Barrington Conservation Commission Order of Conditions
Great Barrington Historical Commission Review

List Local or Federal Permits and Approvals (continued):
Sewer Connection Permit
NPDES Construction Stormwater Permit

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" 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 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	57.3			
New acres of land altered		5.5		
Acres of impervious area	4.3	4.1	8.4	
Square feet of new bordering vegetated wetlands alteration		2460		
Square feet of new other wetland alteration		458700 (bordering land subject to flooding)		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	83,100	498,900	569,000 (Including multiple levels)	
Number of housing units	0	60	60	
Maximum height (in feet)	photo towers: 50' to 60'; Grandstand: 35' to 40'	0	40'	
TRANSPORTATION				
Vehicle trips per day	0	8,594	8,594	
Parking spaces	0 permanent, 1000 temporary	778 permanent	778 permanent	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	Approx. 0	49,115	49,115	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	Approx. 0	49,115	49,115	
Length of water/sewer mains (in miles)				

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

The National Heritage and Endangered Species Program (NHESP) mapping available online at the Massachusetts Geographic Information System (MassGIS) website shows an area of priority habitat for State-protected rare species and an estimated habitat of rare wildlife on the western portion of the site. The boundary of these areas is west of the existing race track and runs north-south, bisecting three stables associated with the fairgrounds. Additionally, an area of BioMap Core Habitat, also available from NHESP through MassGIS, is located surrounding the Housatonic River. This area includes a portion of the three stables, as well as a portion of the race track to the north.

Correspondence received from the NHESP indicates that the site is within Priority Habitat 823 and Estimated Habitat 215 as indicated by the 11th edition of the Massachusetts Natural Heritage atlas.

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) Project Site

The site proposed for this redevelopment project currently contains infrastructure related to the Great Barrington Fairgrounds. The site, consisting of approximately 57.3 acres, currently contains grassed fields, grandstands, several horse stable, a horse race track, and approximately 15 related small buildings. The majority of the existing fairgrounds buildings were either constructed or substantially reconstructed in 1996 as a tornado severely damaged much of the site the year before.

The site, located between the Housatonic River to the east and Route 7 to the west, is relatively flat and is contained within that river's 100-year floodplain. An area of wetlands delineated in 2003 exists along the bottom of the Route 7 embankment in the southern portion of the site. These wetlands continue east along an access road for the Town's sanitary sewer pump station, located along the site's southern boundary. The Town of Great Barrington issued a Determination of Applicability which verified the wetland boundary. Approximately 83,000

square feet of buildings and 106,000 square feet of paved areas are currently located at the site.

The proposed redevelopment will consist of the construction of a hotel (65,000 square feet containing 100 rooms), parking garage (three floors containing approximately 800 spaces), residential units (total of 60 three-bedroom units of 1,800 square feet each), retail space (50,000 square feet), office space (20,000 square feet), and a banquet facility (10,000 square feet with 250 seats) on approximately 9 acres of the far western portion of the site. All of the buildings currently existing at the site, including those outside of the proposed redevelopment footprint, will be removed. The remainder of the site will be available for open space activities consistent with the historical use of the site. Existing underground utilities that serve the track, infield, and other portions of the site outside of the development footprint will remain intact to allow for open space activities.

B) Alternatives

Prior to 1995, the site was used for an agricultural fair with horse racing. After tornado damage was repaired in 1996, horse racing became the focus of activities at the site. However, by 1999, the racing did not prove commercially viable and ended. Several redevelopment alternatives have been considered for the site since the reconstruction of the existing buildings, although there have been no formal proposals or permit applications to the town due to the development constraints at the site. Proposed alternatives have included subdivision of the property and construction of single family homes, construction of a home improvement superstore, and a hotel conference center. As the majority of the site is located within the 100 year floodplain and opportunities to provide compensatory storage are limited, these alternatives are not technically and/or economically feasible.

The currently proposed alternative is to be constructed on the westernmost portion of the site, on piers to elevate much of the structure above the 100 year flood elevation. This arrangement reduces the proposed project's impact on flood hydraulics and minimizes required compensatory storage. A majority of the remainder of the site will be available for open space activities consistent with the historical use of the site.

The "No Build" alternative would result in the site remaining dormant as its continued operation is not economically viable.

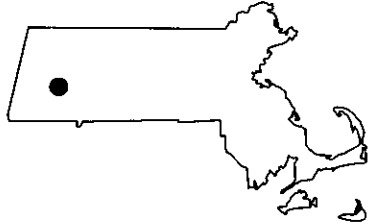
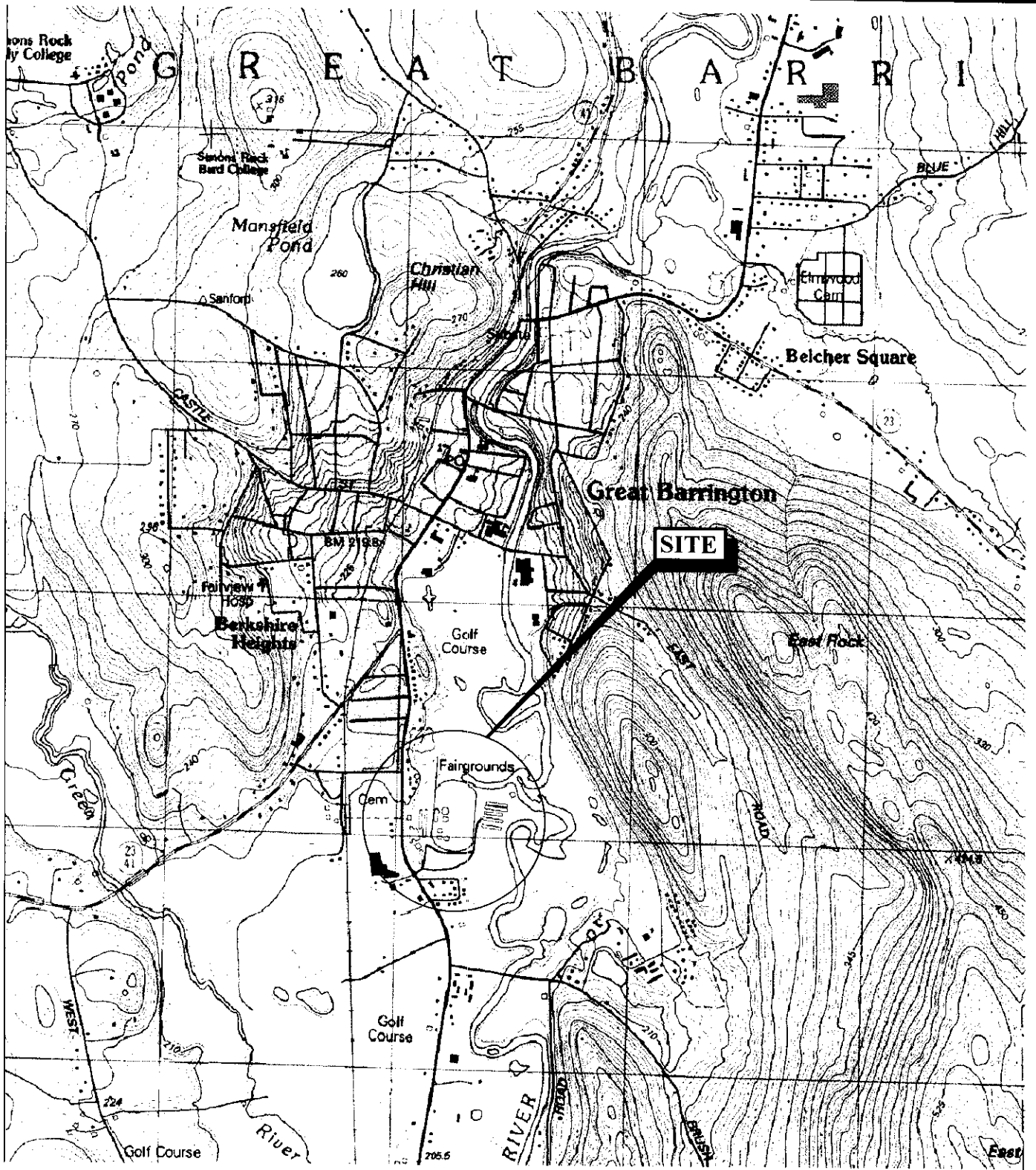
C) Mitigation Measures

The proposed redevelopment will require a new stormwater drainage system to be designed and constructed. The new system will meet current water quality and quantity requirements of the Massachusetts Stormwater Management policy. The proposed system will address water quality, peak runoff discharge rate, and groundwater recharge requirements. The drainage design for the proposed redevelopment will not discharge untreated stormwater into, or cause erosion to, receiving wetlands and watercourses. Due to the relatively impermeable soils and high groundwater at the site, it is likely that limited potential for on-site infiltration exists. A combination of surface detention and surface water quality BMPs are currently proposed.

An initial review of the potential impacts to wetland resources associated with the proposed redevelopment has been conducted. A Notice of Intent will be submitted to the Town of Great Barrington Conservation Commission. Wetland mitigation will be addressed through the implementation of construction and post-construction stormwater controls described above and through the Order of Conditions for the proposed work.

As the proposed redevelopment is to be reconstructed within a 100-year floodplain, compensatory flood storage volume is anticipated to be required by the Order of Conditions. Compensatory storage will be provided equal to the volume that will be lost as a result of the proposed development. The compensatory volume will be constructed to not restrict flows or increase flood velocities, will have an unrestricted hydraulic connection to the Housatonic river, and will meet all the general performance standards described in 310 CMR 10.57(4).


A study of off-site traffic impacts is currently being conducted in accordance with the EOEAEOTC guidelines. It is anticipated that improvements to transportation infrastructure in the vicinity of the site will be necessary to maintain adequate level of service along Route 7.



MAP REFERENCE
 THIS MAP WAS PREPARED FROM THE FOLLOWING 7.5 MINUTE USGS MAP:
 Great Barrington 1980; PHOTOREVISED 1987.

UTM VIEW: 2000
 LMAN: PLOT
 CTE: F&O Standard
 UTM: WORLD

SCALE	HORZ: 1"=2000'
	VERT: N/A
DATUM	HORZ: N/A
	VERT: N/A
GRAPHIC SCALE	



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F GROUP, LLC
SITE LOCUS MAP
 ENVIRONMENTAL NOTIFICATION FORM
 SOUTH MAIN STREET GREAT BARRINGTON, MASSACHUSETTS

PROJ. No.: 20041186.S20
 DATE: MARCH 15, 2006

FIG. 1