

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13748</u>
MEPA Analyst:	<u>Beiony Angus</u>
Phone:	617-626- <u>1029</u>

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: Summit Lock Road		
Street: Summit Lock Road / Root Road		
Municipality: Westfield	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: N: 46 72 090 to 46 71 175 E: 06 85 868 to 06 86 282	Latitude: 42°10'44" to 42°10'13" Longitude: 72°44'58" to 72°44'41"	
Estimated commencement date: N/A	Estimated completion date: N/A	
Approximate cost: N/A	Status of project design: N/A %complete	
Proponent: The Anthony Botticello Revocable Trust / Attorney J.D. Labelle, Jr.		
Street: 295 East Center Street		
Municipality: Manchester	State: CT	Zip Code: 06040
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ivonne Hall		
Firm/Agency: Baystate Environmental Consultants, Inc.	Street: 296 North Main Street	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: (413) 525-3822	Fax: (413) 525-3822	E-mail: ihall@b-e-c.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 NHESP) No

List Local or Federal Permits and Approvals: City of Westfield: Special Permit for Water Resource for Water Resource Protection District will be required with future development; Title V for septic; NPDES permits for individual lots.

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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 waiting for response from Mass
Historical Commission (Appendix
A contains copy of letter)

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	91.4			
New acres of land altered		24.2		
Acres of impervious area	0	8.9	8.9	
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				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	0	134,600	134,600	
Number of housing units	0	0	0	
Maximum height (in feet)	0	60	60	
TRANSPORTATION				Conservation & Management Permit (Natural Heritage & Endangered Species Program) <hr/> <hr/> <hr/> <hr/>
Vehicle trips per day	0	505	505	
Parking spaces	0	294 (over 7 parcel lots)	294	
WASTEWATER				<hr/> <hr/> <hr/> <hr/> <hr/>
Gallons/day (GPD) of water use	0	8200	8200	
GPD water withdrawal	0	8200	8200	
GPD wastewater generation/ treatment	0	5600	5600	
Length of water/sewer mains (in miles)	0	0	0	

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 Priority Habitat 44 and Estimated Habitat 7333 for wood turtle (*Clemmys insculpa*), eastern box turtle (*Terrapene carolina*), spotted turtle (*Clemmys guttata*)) 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

A letter was sent to the Massachusetts Historical Commission (attached as Appendix A).

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

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.*)

SITE DESCRIPTION

The proposed project provides for a conceptual master plan of development on a 91± acre parcel, proposing 60± acres of conservation restriction and 4± acres of conservation easement with the remaining 27± acres subdivided into seven individually zoned lots. The project site is located south of Summit Lock Road and east of Root Road in Westfield, Massachusetts (site locus attached in Appendix B). The site is currently owned by the proponent (the Botticello Trust).

The majority of the site (approximately 67% or 61 acres) overlaps with Priority Habitat 44 and Estimated Habitat 7333, which are mapped contiguously. These two habitat areas are designated by Natural Heritage & Endangered Species Program (NHESP) as habitat for the spotted turtle, wood turtle, and eastern box turtle. A habitat assessment was conducted in 2004 by Baystate Environmental Consultants, Inc. (BEC) biologists and as a result, the entire project site was deemed potential turtle habitat. Negotiations with NHESP were conducted in 2005 and 2006 in order to determine a mutually acceptable approach to site conservation and development which could be permitted under conservation permit for limited development as well as to allow for appropriate turtle protection. In order to obtain the conservation permit from NHESP, the proponent must go through the Massachusetts Environmental Protection Act (MEPA) process first. The Trust proposes to meet the requirements of 321 CMR 10.04(3) by placing a conservation easement on a portion of the property, as defined by the Conservation Permit Plan attached (Appendix C). Future management of the easement area will be provided to an interested land conservation organization. The largest parcel (60± acres, Parcel F on Exhibit A) will be a conservation restriction area that will remain devoted to the management of a rare turtle habitat. The remaining land will be sold for future development. An additional 4± acres will be held as conservation easement areas within five of the lots to be developed, where limited stormwater management activities will be allowed within land managed as turtle habitat. In total, over 70% of the land will be managed as turtle habitat within conservation area.

The entire site is zoned within the Industrial A District by the Town of Westfield, and is also located within a Water Resource Protection Area (i.e., within a Zone II Aquifer Recharge Area). The area bordering the portion of Brickyard Brook on the parcel is also mapped by FEMA as Zone A (100-year floodplain), placing it within an overlaying Flood Zone District.

Low-density residential development abuts the site to the south and west across Root Road. A railroad line and large wholesale grocery distribution facility abut the site to the east. A propane distribution facility and undeveloped second-growth forest abut the site to the north across Summit Lock Road. Approximately 11 acres of the project site is fallow/abandoned agricultural field. A surveyed wetland delineation performed by BEC indicated that there are 20.3 acres of wetland on the eastern side of the project site, which includes an area of open water currently being created on Brickyard Brook by recent beaver activity (not mapped by USGS). The remainder of the site is forested upland.

The site topography slopes toward the wetlands and the beaver-constructed open waterbody. An unnamed tributary flows west to east from a large wetland complex (partially encompassed by Priority Habitat 44 and Estimated Habitat 7333) offsite to Brickyard Brook across roughly the middle of the site. Brickyard Brook meanders along the eastern portion of the site, and conveys flow south to north to another large wetland complex offsite (encompassed by Priority Habitat 44) bordering several small unnamed waterbodies. Brickyard Brook and its unnamed tributary create a wetland/riparian corridor between the two large wetland complexes located offsite to the west and north. From there, flow travels further north to the Manhan River and ultimately discharges to the Connecticut River.

ALTERNATIVES

No Build: This option would be to not sell any of the site parcels and leave the entire project site undeveloped. Presently, the Botticello Trust is simply holding the property, which is a negative income producer for the trust due to the cost of insurance and taxes. The Botticello Trust desires to sell the property because it has a legal, fiduciary responsibility to its beneficiaries to realize a profit from the property. Therefore, this option was not considered feasible.

Full Build Out: This option would develop the entire project site. However, since the site has been determined to be a habitat for several rare turtles, NHESP has indicated that this approach would be unlikely to receive support by the agency for permitting. Further evaluation of this alternative showed that impacts to the wetlands on the eastern part of the site would be difficult to mitigate for or difficult to receive approvals through various wetlands regulations. This option was not considered feasible.

Reduced Scope (Preferred Alternative): This option would allow only seven parcels in the northwestern and southwestern corners of the project site to be developed (Exhibit A in Appendix C). The majority of the site (60.3 acres, Parcel F) would be designated a conservation restriction area for rare turtle habitat. Furthermore, portions of the development parcels (3.9 acres) would be restricted as conservation easement areas utilized strictly for stormwater management (e.g., detention basins) and would otherwise be managed as turtle habitat. The sum of the conservation restriction area and the conservation easement areas would equal 64.1 acres, or 70.2% of the total project site area. The conservation restriction area would include the wetlands and floodplain bordering Brickyard Brook, thus eliminating the impact of development to this area. NHESP has reviewed the plans and given preliminary feedback that this conceptual plan for conservation area would be viewed favorably under a Conservation and Management Permit.

Based upon discussions with NHESP, a conceptual development plan was developed for the purposes of this ENF and is included as Exhibit B. The conceptual plan for Parcel A has already been approved by the City of Westfield.

MITIGATION

The development plan for the Reduced Scope Alternative will be limited on-site with the establishment of a conservation restriction area and conservation easement areas for rare turtle habitat. Future management of the easement area will be provided to an interested land conservation organization. Since the conservation restriction area will encompass the habitat and riparian corridor bordering Brickyard Brook and its unnamed tributary, encroachments into the wetland and river area buffers will be prevented with the exception of three limited corridors for stormwater management discharge from the developed portions of the site. The integrity of the wildlife corridor joining two offsite wetland complexes will be maintained.