

Comment
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Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13768
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 Fields at Chestnut		
Street: Chestnut Street		
Municipality: East Longmeadow	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: N15283727.8 E2311325.1 (feet)	Latitude: 42.052037	Longitude: 72.528913
Estimated commencement date: Summer 2006	Estimated completion date: Winter 2008	
Approximate cost: \$38,000,000	Status of project design:	15%complete
Proponent: Dan Roulier & Associates, Inc.		
Street: 11 South Road		
Municipality: Somers	State: CT	Zip Code: 06071
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: 413-525-8348	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 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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Natural Heritage Endangered Species Program) No

List Local or Federal Permits and Approvals: East Longmeadow Planning and Conservation; MDEP Sewer Connection Permit; NHESP; NPDES Construction 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 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 |

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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>NPDES Construction SWPPP</u>
Total site acreage	54.1±			
New acres of land altered		42.8±		
Acres of impervious area	0	11.6±	11.6±	
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	1,500±	236,000±	237,500±	
Number of housing units	1	124	125	
Maximum height (in feet)	25	25	25	
TRANSPORTATION				
Vehicle trips per day	10	780	790	
Parking spaces	2	268	270	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	240	30,010±	30,250±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	220	27,280±	27,500±	
Length of water/sewer mains (in miles)	0	1.1±	1.1±	

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 (**Priority Habitat 1216, Wildlife Habitat 6063; 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 (Appendix D) and is awaiting a reply.

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.*)

Project and Site Description:

The proposed project consists of constructing 125± age-restricted (i.e. 55 & older) units within a condominium complex in accordance with the new Town Meeting approved "Planned Adult Residential District" zoning regulations and zone change for this site. No other land is currently within this zone in Town; thus, no off site alternatives exist. A mix of single, duplex and triplex buildings is envisioned, with the final mix responsive to market demand. Units are expected to range in size from approximately 1,600± SF to 2,200± SF each, with two potential bedrooms and attached garages. Construction will be phased starting near Chestnut Street, with Phase I consisting of the construction of 31 units.

An Overall Concept Plan is included as Sheet 1 in Appendix E. The project as a whole involves the direct alteration of 42.8± acres of land and the creation of 11.6± acres of impervious area. The project exceeds the ENF land disturbance threshold of 25 acres and the EIR impervious area threshold of 10 acres. Additionally, portions of the proposed project other than Phase I are located in areas mapped as both priority and estimated habitat by the Natural Heritage Endangered Species Program (NHESP) (PH 1216, WH 6063) as containing spotted turtle (*Clemmys guttata*).

Overall, units will be accessed by 6,200 ± linear feet of private drives, water and sewer connections to the municipal system, and sidewalks and a possible pedestrian walkway through undeveloped wooded portion of the parcel. Currently, the site consists of a successional cornfield over which about 85% of the development is proposed, with the remainder into the woodlands on the eastern portion of the parcel. Two isolated wetlands are present on site as well as a stream corridor along the extreme eastern property line. All units and infrastructures are located in excess of 100 feet to any wetland with the exception of a storm water management basin and overflow outfall (which are not part of Phase I).

The proponent previously commissioned a habitat study of the site, which further refined the actual habitat of this species. The project is currently in informal design consultation with NHESP personnel and the design of the project has been adjusted to address NHESP concerns in order to avoid a "take" of the rare species habitat. The proponent is also currently undertaking a NHESP approved

presence/absence study of the site to determine if this species is currently utilizing the site. Subsequent phases of the project will be designed based on the findings of this study, with the current assumption that the spotted turtles are present.

This EENF includes a request for a Phase I Waiver, as the construction of Phase I is severable and has insignificant potential environmental impacts, as described below. Sheet 2 in Appendix E details the Phase I Plan.

Alternatives:

The no-build alternative would result in no impacts but would not provide East Longmeadow with an alternative housing lifestyle to single family residency for which there is a significant demand. As previously mentioned, no other land is currently within the new Town Meeting approved "Planned Adult Residential District" in Town; thus, no off site alternatives exist. The proposed building density on usable land is 2.5± units per acre, significantly less than the allowed zoning density of 4 units per acre. An initial 150 unit plan was envisioned for this site, but was subsequently reduced to the current 125 unit plan in order, to provide for greater nesting habitat and turtle corridor as requested during informal reviews with NHESP. The exact number of units built will depend upon the mix of single, duplex and triplex buildings constructed along the proposed infrastructure but will not extend beyond the approved building envelopes. The attached plan indicates a total of 125 units.

Request for Phase I Waiver:

A mandatory EIR is requested for this project since the total proposed impervious surfaces (11.6± acres) will just exceed 10 acres. A Phase I waiver is requested to allow construction to be initiated concurrent with the NHESP study. NHESP is aware of this Phase I waiver request.

Phase I involves the construction of 31 units accessed via 1,700± linear feet of site drives connecting to Chestnut Street. Utility service lines will tie directly to Chestnut Street with a water demand and sewer discharge of approximately 7,000 gpd. Approximately 10± acres of direct land alteration will take place during Phase I, including the creation of 3± acres of new impervious area. Stormwater infiltration will be maximized on site with the utilization of the highly permeable sandy soils, with a piped connection to the stormwater management basin No. 1. During extreme events, overflow from this basin will be discharged to the closed stormwater system in Chestnut Street. Phase I construction is outside all wetland jurisdictions, but is subject to local site plan review.

Phase I of the proposed plan was designed to be outside of the actual habitat of the spotted turtle. Based on discussions with NHESP, Phase I may be released early as long as an exclusionary barrier is erected around the entire work area to prevent turtles from entering the construction site. This barrier will be erected as directed by NHESP and monitored by a NHESP approved biologist to ensure the barriers integrity and a work area isolated from turtles. Prior to start of work, a pre-construction meeting must take place to inform the contractors of this protected species and protocols to follow regarding the maintenance of the silt fence and instructions should a turtle be found in the work area.

By itself, Phase I of the project will not exceed any MEPA thresholds for review at the ENF or EIR level, and potential impacts have been minimized by design to be insignificant. This portion of the project is complete and severable as a phase of the total proposed development with available municipal utilities and stand-alone stormwater management best management practices (BMPs). Remaining phases of the project will not be constructed without due compliance with MEPA.