



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13849R
MEPA Analyst: Holly Johnson
Phone: 617-626- 1023

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: Walnut Grove Estates		
Street: <i>Mill Valley Road & South Maple Street</i>		
Municipality: <i>Hadley</i>	Watershed: <i>Connecticut</i>	
Universal Transverse Mercator Coordinates: <i>UTM 18 701423E 4691286N</i>	Latitude: <i>42°20'52" N</i>	Longitude: <i>72°33'17"</i>
Estimated commencement date: <i>Spring 2010</i>	Estimated completion date: <i>Fall 2015</i>	
Approximate cost: <i>\$1.8 Million</i>	Status of project design: <i>50 %complete</i>	
Proponent: <i>Jeff Goulet</i>		
Street: <i>41 South Maple Street</i>		
Municipality: <i>Hadley</i>	State: <i>MA</i>	Zip Code: <i>01035</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Michael Liu</i>		
Firm/Agency: <i>The Berkshire Design Group</i>	Street: <i>4 Allen Place</i>	
Municipality: <i>Northampton</i>	State: <i>MA</i>	Zip Code: <i>01060</i>
Phone: <i>413-582-7000</i>	Fax: <i>413-582-7005</i>	E-mail: <i>mike@berkshiredesign.com</i>

- 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. 13849) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 13849) 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 (Specify _____) No

List Local or Federal Permits and Approvals: (This list does not include permits with State Agencies)
Hadley Conservation Commission Order of Conditions; Hadley Planning Board Subdivision Approval; Hadley Sewer Connection Permit; Hadley Water Connection Permit; Hadley Street Entrance Permit; Hadley Building Permit; EPA NPDES Construction General 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 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 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	150.1			
New acres of land altered		47.7 <i>(physical)</i>		
Acres of impervious area	0.53	9.63	9.66 ⁽¹⁾	
Square feet of new bordering vegetated wetlands alteration		2,550 ⁽²⁾		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	23,251	141,297 ⁽³⁾	164,548 ⁽⁴⁾	
Number of housing units	2	67	69	
Maximum height (in feet)	50±	35	35	
TRANSPORTATION				
Vehicle trips per day	20	670	690	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	660	25,795	26,455	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	660	25,795	26,455	
Length of water/sewer mains (in miles)	0	1.5 / 2.1	1.5 / 2.1	

⁽¹⁾ 0.5 acres of existing impervious area will be removed.

⁽²⁾ BVW to be altered includes approximately 630 sf of disturbance associated with new crossing in land designated for agricultural use.

⁽³⁾ Includes proposed construction of 163,200 sf (assuming 2,400 sf per house) and removal of 21,903 sf of existing structures on site.

⁽⁴⁾ Includes proposed construction of 163,200 sf and existing house to remain at 1,348 sf.

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 *Project site is within a NHESP 2008 MA Priority Habitat for State Protected Rare Species and NHESP 2008 MA Estimated Habitats of Rare Wildlife.*) 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 *See enclosed letter.*

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) *The project site consists of approximately 150 acres of land. It is bounded on the north by Mill Valley Road, on the east by South Maple Street and to the south by the Fort River. The land generally slopes north to south from Mill Valley Road toward the Fort River. The site consists of rolling meadows along Mill Valley Road and South Maple Street, and agricultural fields along Fort River in the flat floodplain. The site is currently used for farming and agricultural purposes, and consists of several drainage ditches which collect water from onsite, as well as offsite sources to the north, and discharge to the Fort River.*

The proposed project involves development of a subdivision with 69 parcels, a roadway with 4 cul-de-sacs, a stormwater management system, and extension of town sewer and water. The project site will also include approximately 31 acres of conservation restriction area along the Fort River and its tributaries, and 45 acres of designated agricultural land. The developer continues to work closely with the Department of Agricultural Resources and Natural Heritage & Endangered Species regarding the proposed conservation restriction area and designated agriculture land to achieve a balance between protecting the wood turtle habitat and preserving prime agriculture land. See enclosed correspondence with NHESP and DAR.

For the purpose of this ENF it was assumed that each proposed parcel will contain on average a 2,400 sf house, 1,600 sf driveway, and 20,000 sf yard.

- (b) *A number of layout alternatives have been explored prior to the development of the preferred site plan. The preferred plan reflects a balance between the preservation of sensitive natural areas (wetlands, wildlife habitat, and agriculture land) and the provision for a feasible number of housing units. Earlier layout schemes included parcels extending to the Fort River with little to no open space.*

(c) *The proponent is committed to the following mitigation measures:*

A conservation restriction will be placed on approximately 31 acres of land along the Fort River and its tributaries to preserve the natural habitat for wildlife.

Forty-five (45) acres of land will be designated for agricultural use to mitigate the loss of agricultural land.

Wetland replication is proposed to mitigate the anticipated loss of wetland areas.

Increased storm water rates and volumes will be controlled through the proposed storm water management facilities, including detention basins, and will approximate the pre-construction rates.

Proposed work will not impair groundwater or surface water quality. Erosion and sedimentation controls and other measures to attenuate non-point source pollution will be implemented to protect resource areas. Prior to the start of construction, erosion control barriers will be installed to protect environmentally sensitive areas. These will include silt fencing and staked hay bales and/or other measures approved by the Hadley Conservation Commission. They will remain in place until construction is complete and vegetation has been established.

