

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13515
 MEPA Analyst: *Beiony 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: Appaloosa Trail		
Street: Bay Road		
Municipality: Belchertown	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: Zone 18, 48 86 236 N, 7 10 178 E	Latitude: 42° 18' 08" N	Longitude: 72° 26' 57" W
Estimated commencement date: November 11, 2005	Estimated completion date: November 15, 2015	
Approximate cost: \$6,000,000	Status of project design: 90 %complete	
Proponent: Deep Woods Real Estate Development Corporation		
Street: 999 Walt Whitman Road, Suite 100		
Municipality: Melville	State: NY	Zip Code: 11747
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher		
Firm/Agency: Vanasse Hangen Brustlin, Inc	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: lgallagher@vhb.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):

The Project involves no financial assistance or land transfer from any state agency.

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

List Local or Federal Permits and Approvals: **Local:** Order of Conditions (Conservation Commission) Subdivision Approval (Planning Board); Road Opening Permit (Department of Public Works).
Federal: NPDES General Permit for Stormwater Discharge from Construction Activities.

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 checked="" 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	±374 acres			
New acres of land altered		+72 acres		
Acres of impervious area	±3 acres	+28 acres	±31 acres	
Square feet of new bordering vegetated wetlands alteration		±4,900 sf		
Square feet of new other wetland alteration		+250 sf LUWW ±118 lf Bank		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	47,500 sf	447,500 sf	495,000 sf	
Number of housing units	4 units	122 units	126 units	
Maximum height (in feet)	24 ft	8 ft	32 ft	
TRANSPORTATION				
Vehicle trips per day	±250 trips	±1,350 trips	±1,600 trips	
Parking spaces	±30 spaces*	±300 spaces	±330 spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,300 gpd	±359,950 gpd	±361,250 gpd	
GPD water withdrawal	1,300 gpd	<1,000 gpd>	300 gpd	
GPD wastewater generation/ treatment	1,180 gpd	±59,900 gpd	±61,080 gpd	
Length of water/sewer mains (in miles)	- 0 -	Water: ±3.5-miles Sewer: ±3.5-miles	Water: ±3.5-miles Sewer: ±3.5-miles	

NOTE: The water demand of homes and expanded Equestrian Center will be approx. 67,000 gpd. The balance of water use is based on a very conservative assumption for landscape irrigation.

* Under existing conditions, there are no improved parking areas on the site. There are unpaved (dirt/gravel) areas designated for vehicle parking—the ±30 parking spaces indicated above assumes 8 spaces for the site's 4 existing residences and 20 spaces for the existing Equestrian Center.

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: site has 3 Uncertified vernal pools; no identified/estimated rare species habitat) 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.*)

The Proponent (Deep Woods Real Estate Development Corporation) proposes to develop Appaloosa Trail (the "Project"), a residential development to be located west of Bay Road in the western part of Belchertown, Massachusetts. The project site encompasses a total of approximately 374 acres—340 acres are located within Belchertown, while the northwesterly portion of the site (approximately 34 acres) is in the adjacent town of Granby, Massachusetts. The Project involves creation of an "as-of-right" 127-lot subdivision that will facilitate construction of 125 new single-family houses, the expansion of an existing on-site equestrian center, preservation/expansion of an existing on-site system of horse-riding/hiking trails, and conveyance of approximately 47 acres of land to public or not-for-profit entities for conservation and recreation purposes.

The project site's topography transitions from relatively flat or gently sloping areas in the eastern sections to more steeply sloped and undulating terrain in the west. Several streams (both intermittent and perennial) are present, and there also are several small ponds and surface water impoundments. The site contains extensive wetlands. The past development and use of the site has been primarily for horse boarding and care facilities. The northern portion of the site contains the existing "Ingate" Equestrian Center facilities (a large horse barn, several small structures, and two apartment units) as well as two existing single-family homes. There is a smaller barn/storage facility in the southeastern portion of the site. Horse-riding/hiking trails occur throughout the 374-acre site. Although the majority of the site has never been developed with structures or physical improvements, much of its land surface area has been previously disturbed or altered for horse pasture/forage activities and as a result of extensive logging operations in the site interior (including previous construction of a logging truck roadway). The site is generally characterized by scattered clumps of trees, thinned out wooded uplands and wetlands, and marshy areas with varying degrees of vegetative cover. There also are some isolated, undisturbed upland areas within the site. There are two existing access points to the project site—the primary access is in the north part of the site via a private roadway that extends from the end of Lamson Avenue (which connects to Bay Road); a secondary access is located further south via a narrow dirt road directly off of Bay Road.

Project planning has been sensitive to retaining the Town's rural charm by preserving/protecting open space and the horse-riding/hiking trails on the site.

Appaloosa Trail Project Description (Continued)

The Project will include the following four main components:

- 1) ***Appaloosa Trail Residential Subdivision*** – the main component of the Project is construction of roadway access, water, wastewater, utilities, and drainage infrastructure improvements to support a residential subdivision with 125 single-family house lots that will occupy approximately 307 acres of the site. The residential subdivision will be characterized by retention of most of the existing horse-riding/ hiking trails that wind through the area, along with construction of new connecting trails and links to the expanded Equestrian Center area (see below). The subdivision will be served by municipal water and sanitary sewer, and require construction of off-site water and sewer line extensions in Bay Road to enable connection to the existing municipal systems.
- 2) ***Expansion of Existing Equestrian Center*** – the Project involves a two-lot subdivision of the existing “Ingate” Equestrian Center area in the northern portion of the site, which encompasses approximately 20 acres. The existing Equestrian Center facilities are in a deteriorated condition and will be demolished. The Project will include construction of new facilities to expand the Equestrian Center horse care capability from the present 50-horse capacity to a future 100-horse capacity. A new 54,000 square foot building will be constructed with expanded barn and horse care facilities, a visitor/reception area with a 50-seat cafeteria, restrooms, and ancillary facilities. A 50-space surface parking lot also will be constructed. The existing horse-riding/hiking trails in this part of the site will be maintained and connections provided to the trail system that extends west of the area and to the trail system located within the residential subdivision area to the south. There are currently two existing single-family homes and two existing apartments within the Equestrian Center area. The two apartments and one of the single-family homes will be removed. The other existing single-family home will remain.
- 3) ***Recreation Conveyance Parcel*** – the Project includes conveyance of approximately 13 acres in the east part of the site to either the Town of Belchertown or a designated not-for-profit entity for use as recreation land. Although exact plans are not yet firm, it is expected that this land will be used as the site for new recreation/athletic fields available for public use.
- 4) ***Granby Conservation Parcel*** – the Project includes conveyance to the Town of Granby of the approximately 34 acres of the site area that is in Granby. This land will be preserved as protected open space/conservation land while continuing to provide access to the existing horse-riding/hiking trails.

In addition to conveyance of the above-identified Recreation Parcel and Granby Parcel as open space, the Project will maintain significant open space directly within the residential subdivision and around the perimeter of the site to create a corridor linking existing and proposed horse-riding/hiking trails and creating opportunities for potential linkage to other existing regional recreational land. Importantly, the Project will formalize public access to the existing riding/hiking trails on the site. Although the public currently utilizes these trails informally, there is no official legal public access at this time.

Several residential development scenarios and subdivision configurations were considered in light of the requirements of the Town of Belchertown Zoning Ordinance as part of the preliminary design process and the Town Planning Board’s review of the Project (see “Alternatives” section in Chapter 1, *Project Description*, of this Expanded ENF). Evaluation of options allowed under local zoning determined that the “Preferred Alternative” (as proposed) would likely have equal or less impacts than other subdivision configurations.

Based on the proposed site development plan, minimal impacts to the environment are anticipated. The proposed stormwater management system will control and treat runoff from roadways, a parking lot, and driveways. Runoff from house rooftops will be collected and infiltrated to ground water via dry wells to be located on each individual house lot. Minimal work is proposed in wetland resource areas, and compensatory replication areas are proposed at a 2:1 replacement ratio to mitigate any potential impacts. Lastly, analysis has shown that the Project’s water supply demand and wastewater generation can be adequately handled by the existing Town of Belchertown municipal systems.