

**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.: **13852**  
 MEPA Analyst: **BRIONY ANGUS**  
 Phone: 617-626-**X 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: Berkshire School Master Plan		
Street: 245 North Undermountain Road		
Municipality: Sheffield, MA	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: N 2,874,800 E 137,700	Latitude: 42.1147	Longitude: 73.4111
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2016	
Approximate cost: \$100M ±	Status of project design: Phase I @ 75%, remainder at Master Plan only.	
Proponent: Berkshire School		
Street: 245 North Undermountain Road		
Municipality: Sheffield	State: MA	Zip Code: 01257-9672
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Evelyn J. Friedrich		
Firm/Agency: Rackemann Strategic Consulting	Street: One Financial Center	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 617/951-1123	Fax: 617/542-7437	E-mail: <a href="mailto:efriedrich@rackemann.com">efriedrich@rackemann.com</a>

- 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 at present. May seek to issue tax-exempt bonds for some projects in the future.

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 special purpose bylaw approvals, local zoning and building approvals, and NPDES General Permit Notice.

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 checked="" 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
Total site acreage	404*			<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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <b>Amendment to Groundwater Discharge Permit</b>  NHESP Conservation and Management Permit  * Limit of Work = 39.5 ac.
New acres of land altered		10.2		
Acres of impervious area	18.5	9.4	27.9	
Square feet of new bordering vegetated wetlands alteration		2,830		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
Gross square footage	453,000	293,000	746,000	
Number of housing units	16	0	16	
Maximum height (in feet)		54	54	
Vehicle trips per day	342	150	492	
Parking spaces	364	298	662	
Gallons/day (GPD) of water use	42,000	17,100	59,100	
GPD water withdrawal	42,000	17,100	59,100	
GPD wastewater generation/treatment	38,000	15,600	53,600	
Length of water/sewer mains (in miles)	0.30 Water 1.00 Sewer	0.58  0.36	0.88  1.35	

**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: State-listed species not identified at the request of the NHESP.)  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 Schenob Brook )  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.)

Berkshire School has plans to construct several new buildings including replacement dormitories, a math and science building, a new community center, hockey rink, field house, small office building, and a maintenance building within an estimated 39.5-acre area of School-owned land. Much of this area already is devoted to school uses; the total new area of alteration will be 10.2 acres. The work is being proposed in order to address the school's need for improved circulation, enhanced living space, updated educational facilities, and modern athletic facilities. No increase in the size of the student body (385 students) is proposed.

The project requires the following permits or approvals from Commonwealth agencies:

1. Amended Groundwater Discharge Permit;
2. NHESP Conservation and Management Permit; and
3. Potentially a Superseding Order of Conditions.

The project does not involve the use of any Commonwealth funding at present, nor does it require Commonwealth land. Berkshire School may seek to issue tax-exempt bonds for certain projects in the future.

### *Site Description*

The project is located on the 404-acre Berkshire School campus off Undermountain Road in Sheffield, Massachusetts. (See Permit Study Drawings A and B) The property is bounded on the north by parcel number 4 (Commonwealth of Massachusetts Department of Fish & Wildlife) and parcel number 7.9 (The Nature Conservatory). The property is bounded to the west by land of the Town of Mount Washington and to the south by land of Sheffield Land Trust. Undermountain Road bounds the property to the east. A residential subdivision lies to the south about a ¼ mile from the property. A major portion of the campus parcel is within Priority Habitat Area for a state-listed species. The parcel generally consists of mature woodlands and developed uplands containing academic buildings and athletic facilities.

There is one entrance road to Berkshire School; it intersects with Undermountain Road. Throughout the parcel, there are paved roads, sidewalks, and parking areas. The School also contains dormitories, educational buildings, a maintenance building, an indoor hockey rink, and a variety of athletic fields. (See Permit Study Drawings 1 and 2) There also is an on-site wastewater treatment plant with a capacity of 80,000 gallons per day (gpd), an approved discharge to the ground of 40,000 gpd, and a current use of about 38,000 gpd.

### *Proposed Project*

The proposed project is shown on Drawing 3 of the Permit Study and has been developed based on extensive studies and alternative evaluations completed by Berkshire School. These studies include:

1. Permit Study (July 2006);
2. Engineering Services for New Indoor Athletic Facility, Master Plan (Gale, May 5, 2006);
3. Geotechnical Investigation (McArdle Gannon Associates Inc., December 2005);
4. Berkshire School Project Background and Alternatives Analysis (July 2006)

The proposed site plan is designed to accommodate Berkshire School's academic and athletic interests. The overall layout of the project is shaped in part by the constraints of the site. To help protect the natural land surrounding the campus, the new facilities had to be laid out best to maximize space and appearance with the minimum intrusion into unaltered areas. Berkshire School also is considering a deep well, standing column geothermal energy system for the new facilities further to reduce environmental effects.

A listing of the proposed building sizes at the site and within the proposed limit of work area is provided in Drawing 3 of the Permit Study. The work will include the removal of existing buildings and pavement and construction of the new institutional facilities. In addition, most of the proposed development will occur on land that already has been developed, which will help keep new development of undisturbed land to a minimum.

A complete discussion of alternatives for the various elements of the proposed project is found in the attached Project Background and Alternatives Analysis.

*Schedule*

Berkshire School hopes to begin construction of its new hockey rink and related facilities, all within the developed portion of the campus, in the fall of 2006. Accordingly, if an Environmental Impact Report (EIR) is required, Berkshire School asks that the Secretary allow this portion of the master plan to move forward in the fall, while the remainder of the master plan is studied.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

The limit of work for the projects comprising the master plan is an estimated 39.5 acres and is not in active agricultural use, is not being held for conservation, preservation, agricultural, or watershed preservation purposes, and does not involve an urban renewal project. Within this limit of work, a total of 10.2 new acres of land will be altered and a total of 9.4 acres of new impervious surface will be created. Therefore, the project does not appear to exceed the MEPA Land threshold for a mandatory EIR, but does meet the ENF threshold of “Creation of five or more acres of impervious surface” at 301 CMR 11.03(1)(b)2.

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings (s.f.)	<u>10.4</u>	<u>6.7</u>	<u>17.1</u> .
Roadways, parking, and other paved areas	<u>8.1</u>	<u>2.7</u>	<u>10.8</u> .
Other altered areas (describe)	<u>76.5</u>	<u>0.8</u>	<u>77.3</u> .
Lawns and Playing Fields			
Undeveloped areas	<u>309.0</u>	<u>-10.2</u>	<u>298.8</u> .

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe: