

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: **13102**  
 MEPA Analyst: **Nick ZAVOLAS**  
 Phone: 617-626-**1030**

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: <i>Silver Maple Farm</i>		
Street: <i>Dalton Division Road</i>		
Municipality: <i>Dalton</i>	Watershed: <i>Housatonic</i>	
Universal Transverse Mercator Coordinates: <i>Zone 18 15416988N X 2128895E NAVD 83/88</i>	Latitude: <i>42°25'45"N</i>	Longitude: <i>73°11'30"W</i>
Estimated commencement date: <i>July, 2003</i>	Estimated completion date: <i>Dec., 2005</i>	
Approximate cost: <i>\$15,000,000</i>	Status of project design: <i>95 %complete</i>	
Proponent: <i>L. D. Builders, LLC</i>		
Street: <i>28 Orchard Circle</i>		
Municipality: <i>Pittsfield</i>	State: <i>MA</i>	Zip Code: <i>01201</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Daniel Lovett</i>		
Firm/Agency: <i>Hill Engineering, Inc.</i>	Street: <i>50 Depot Street</i>	
Municipality: <i>Dalton</i>	State: <i>MA</i>	Zip Code: <i>01226</i>
Phone: <i>413-684-0925</i>	Fax: <i>413-684-0267</i>	E-mail: <i>dlovett@hillengineers.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. \_\_\_\_\_)  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): *N.A.*

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

List Local or Federal Permits and Approvals: *A DEP Water Pollution Control – Sewer Connection Permit is required and local approvals by the Pittsfield Water, Sewer and Drain Dept and the Dalton Streets and Sewer Dept. Town of Dalton Conservation Commission and Planning Board.*

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 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
<b>LAND</b>				<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	191.31			
New acres of land altered		41.00		
Acres of impervious area	0.57	9.19	9.76	
Square feet of new bordering vegetated wetlands alteration		2,510 SF		
Square feet of new other wetland alteration		50 lin. Ft. Inland Bank		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	24,630	125,990	150,620	
Number of housing units	0	59	59	
Maximum height (in feet)	28	10	38	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	360	360	
Parking spaces	0	59	59	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	26,800	26,800	
GPD water withdrawal	0	26,800	26,800	
GPD wastewater generation/treatment	0	26,800	26,800	
Length of water/sewer mains (in miles)	0	0.1/1.2	0.1/1.2	

**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 \_\_\_\_\_ )  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.*)

### Project Site Description

(a) This project is located on approximately 190 acres on the slopes of Tully Mountain in the town of Dalton. There is a total of approximately 41 acres of existing developed land on the site used for row crops (37 acres) and associated buildings and gravel roads (4 acres). All of the cropland includes soils classified as prime or state important.

The remaining 149 acres is woodland and wetlands. The largest wetland is bordering vegetated wetlands that skirt the southern perimeter of the site, from the westernmost project extents to an intermittent stream and vegetated wetlands that bisect the site south to north. A smaller vegetated wetland area that is associated with a small intermittent stream drains the northwest corner of the parcels. The east end of the parcel has still more vegetated wetlands that drain into Sacket Brook, which runs near the southeast corner of the site.

(b) The project is being pursued under the Open Space Residential Development (OSRD) bylaw in Dalton, which allows the proponent to increase the localized density of the development (while the density calculated over the entire parcel cannot exceed the underlying zoning district) in exchange for open space protection and minimizing impacts.

A traditional subdivision in this zone could be developed over the entire 190-acre site; that would entail much more significant infrastructure construction and environmental impacts. The traditional subdivision alternate would require a loop road, for safety and convenience of the traveling public. Such a road would impact those large wetland areas that skirt the southern edge of the property, and may also impose additional traffic conflicts at the connecting roads (Kirchner Road / Washington Mountain Road).

Within the OSRD, the proponent could still do a loop road, but the above-noted impacts still apply. The Dalton Planning Board has been reviewing this project, and has allowed for several dead-end roads on site; this will serve to minimize the project impacts in terms of traffic, environment, noise, and visibility from abutters.

The remaining alternative, that the proponent is pursuing, is a cluster development under the OSRD. Silver Maple Farms is a proposed detached condominium development located off Dalton Division Road in Dalton, MA. The proposed development will contain 59 units located on approximately 95 acres of

land. The remaining 95 acres will be classified as open space, which will typically be used for hiking trails. An on-site recreation facility will also be available to residents. The proposed private development is being marketed as a second home and/or retirement community. Prospective buyers will own their unit, but not the land around it. The land, roadway, infrastructure, etc. will be collectively owned by the condominium association and be maintained by the association.

The proponent will construct several roads into the property. The main road (Red Barn Drive) will be approximately 2700 feet long and 30 feet wide, with two shorter roads (Cider Lane and River Birch Lane) splitting off at rotaries with a combined length of approximately 1000 feet. The condominiums are all 2,400 square feet and the recreation center building will be 3,000 square feet. The project will create an additional new 9.19 acres of impervious surface from buildings and pavement.

The western end of the site will be served by municipal water. An eight-inch water main will enter from Dalton Division Road to service the recreation center and the first unit; this line will also provide fire protection to the west end of the project. The remainder of the project will be served by drilled bed-rock wells. Each well will serve two or three units, and will also serve to fill a subsurface water tank (which impacts a portion of the buffer zone) that serves as fire protection for the bulk of the project.

The project will have a gravity sanitary sewer that runs along the southern fringe of the project. The sanitary sewer lines are a total of 1.2 miles long and require: A DEP Water Pollution Control – Sewer Connection Permit and local approvals by the Pittsfield Water, Sewer and Drain Dept and the Dalton Streets and Sewer Dept.

**(c) Development with a loop road, either within the OSRD or as a traditional subdivision, would require more and larger wetland replacement areas, impact larger lengths of stream bank, and occupy larger areas of buffer zones. More landscape screening would likely not mitigate the traditional subdivision, since it would extend much further up the slopes of Tully Mountain. The loop road would require a second intersection with the local roadway network with safety improvements.**

The sanitary sewer would become correspondingly longer with a loop road or traditional subdivision; with the proposed scope, there is more control over outflow (on a private lot, there would be less control over house size).

With any option, street runoff will be channeled through deep-sump catch basins into water quality swales and detention areas, to satisfy all of the stormwater discharge, water quality, and infiltration requirements of storm water management policy. The traditional subdivision development and any loop roads creates more impervious area hence more structural requirements for treatment. Also, such controls would be closer to the wetland resource areas that need protection. The OSRD option pulls development further away from resources and minimizes the impervious areas; it also allows for a unified and more easily enforced stormwater management system.

The details of the above-mentioned treatments are incorporated into the plan sets, available upon request by any of the contacted parties, and for review at Hill Engineers, 50 Depot St. Dalton, MA.