

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **13386**
 MEPA Analyst: **Rick Bourke**
 Phone: 617-626-**1130**

ENF Environmental Notification Form

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: White Brook Meadow		
Street: Park Street		
Municipality: Easthampton	Watershed: Connecticut River Basin	
Universal Transverse Mercator Coordinates:	Latitude: 042° 14' 56.47" N	
	Longitude: 072° 40' 28.19" W	
Estimated commencement date: Spring 2005	Estimated completion date: Spring 2010	
Approximate cost: \$26 million	Status of project design: 85% %complete	
Proponent: Treehouse Easthampton Housing LLC c/o Beacon Communities LLC		
Street: 150 Federal Street, 5 th Floor		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton		
Firm/Agency: LEC Environmental Conslt. Inc.	Street: 107 Audubon Rd., Bldg. 2 Suite 110	
Municipality: Wakefield	State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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):

Mass Housing Permanent Mortgage:	\$750,000.00
Housing Innovations Fund Financing:	\$750,000.00
HOME Funds:	\$1,300,000.00
Mass Housing Priority Development Funds:	\$2,871,467.00
Mass Low Income Housing Tax Credit Equity:	\$6,686,700.00
Federal Low Income Tax Credit Equity:	\$3,192,800.00

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

List Local or Federal Permits and Approvals: **Comprehensive Permit for Rental Units (issued 2/24/04), Comprehensive Permit for Homeownership Units (issued 2/24/04).**

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
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	46.8			
New acres of land altered		22.2		
Acres of impervious area	0	7.9	7.9	
Square feet of new bordering vegetated wetlands alteration		2,427		
Square feet of new other wetland alteration		2,472*		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	158,475	158,475	
Number of housing units	0	100	100	
Maximum height (in feet)	0	35'	35'	
TRANSPORTATION				
Vehicle trips per day	0	870	870	
Parking spaces	0	105	105	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	25,380	25,380	(Title 5)
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	25,380	25,380	
Length of water/sewer mains (in miles)	0 0.3	0.8 0.6	0.8 (water) 0.9 (sewer)	

*2,272 sq.ft. Isolated Vegetated Wetland, 200 sq. ft. Land Under Water

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 **MHC Site #19HS-49, see attached correspondence**) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No **See attached report**

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.)

White Brook Meadow encompasses 46.8 +/- acres located approximately 2 miles south of downtown Easthampton, Massachusetts with access to the property available off Park Street. Land owned by the City of Easthampton surrounds the parcel to the north, south, and east. The White Brook Middle School is located immediately north of the parcel while the Nonotuck Park abuts the parcel to the east. Single family dwellings are located west of the parcel along Park Street. Two 30-foot wide City of Easthampton sewer easements are located in the western portion of the site. The majority of the site is comprised of hay fields while the remaining areas are comprised of forested and shrub dominated uplands and wetlands. Bordering Vegetated Wetlands (BVW) associated with White Brook and an unnamed intermittent stream occur in the central and southern portions of the parcel. Several federally protected Isolated Vegetated Wetlands are also located in the southwestern portions of the site.

Treehouse Easthampton Housing LLC (Treehouse) proposes to construct *White Brook Meadow*, an approximately 100 unit inter-generational residential subdivision consisting of 1) 60 attached rental units known as *The Treehouse Community*; 2) 33 for-sale single-family, attached and detached units, and 3) 7 single family dwelling lots, subdivision roadways, infrastructure including municipal sewer and water systems, stormwater management, and site grading situated on 28.1 acres. The remaining 18.7 acres will be preserved as Open Space and protected with a Conservation Restriction..

Portions of *White Brook Meadow* received unanimous approval on February 24, 2004 for two separate Comprehensive Permits, one for *The Treehouse Community* (the 60 attached rental units), and the other for the 33 for-sale single-family, attached and detached units. The 7 single-family lots will be permitted as an Open Space Residential Development (OSRD) by the Planning Board. Treehouse also submitted a comprehensive Notice of Intent (NOI) Application (DEP File#: 151-229) for all of *White Brook Meadow* to the Easthampton Conservation Commission on June 28, 2004. Following a thorough review of the Application the Commission is reviewing a draft Order of Conditions (OOC). Treehouse anticipates that a final OOC will be issued subsequent to the Commissions next Public Hearing scheduled for October 25, 2004.

See attached ENF Report for additional details regarding Alternatives.