

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.: **13679**  
 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: <b>New Marlborough Hill</b>		
Street: <b>New Marlborough Hill Road</b>		
Municipality: <b>New Marlborough</b>	Watershed: <b>Housatonic</b>	
Universal Transverse Mercator Coordinates: <b>18 0644416E 4665537N</b>	Latitude: <b>42°07'40" N</b> Longitude: <b>73°15'17" W</b>	
Estimated commencement date: <b>Spring 2004</b>	Estimated completion date: <b>Spring 2006</b>	
Approximate cost: <b>\$1,000,000</b>	Status of project design: <b>70</b> %complete	
Proponent: <b>New Marlborough Hill, LLC</b>		
Street: <b>479 Hartsville-New Marlborough Road</b>		
Municipality: <b>New Marlborough</b>	State: <b>MA</b>	Zip Code: <b>01230</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Sarah Schultz</b>		
Firm/Agency: <b>SK Design Group, Inc</b>	Street: <b>2 Federico Drive</b>	
Municipality: <b>Pittsfield</b>	State: <b>MA</b>	Zip Code: <b>01201</b>
Phone: <b>(413) 443-3537</b>	Fax: <b>(413) 445-5376</b>	E-mail: <b>sschultz@sk-deisngn.com</b>

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): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify: **Natural Heritage and Endangered Species Program**)  No

List Local or Federal Permits and Approvals:

Form 'A' Subdivision Approval (Received January 12, 2005, See Exhibit A)

Superseding Order of Conditions (DEP File # 237-131 – 237-134, Received June 15, 2005; See Exhibit B)

NHESP Conservation and Management Permit (Under Review, See Exhibit F for information)

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

- |                                 |  |  |
|---------------------------------|--|--|
| <input 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 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 type="checkbox"/> Order of Conditions <input checked="" 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 <i>(including Legislative Approvals) – Specify:</i> <b>NHESP Conservation and Management Permit</b>
Total site acreage	348.5±			
New acres of land altered		28.6±		
Acres of impervious area	0	2.25±	2.25±	
Square feet of new bordering vegetated wetlands alteration		2,235		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	1,250	98,000	98,000	
Number of housing units	0	40	40	
Maximum height (in feet)	35	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	324	324	
Parking spaces	0	80	80	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	21,600	21,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0.37	0.37	

**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: **NHESP Estimated and Priority Sites of Rare Species**)  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.)

#### a) Description of the Project Site

The existing site is comprised of 348.5 acres± of undeveloped, forested hilly terrain with various wetland resource areas. The site is located to the north of New Marlborough Hill Road, to the east of Hartsville-Mill River Road and the Konkapot River and to the west of Route 57 – Hartville Road. The adjacent lots, like a portion of the proposed project, consist of single-family residences, situated on a minimum of one (1) acre of land. This proposal is in harmony with local zoning and existing development practices in the community. A majority of the site and proposed project falls within the Natural Heritage and Endangered Species polygon boundary. A complete study of the boundary area has been completed and attached herein.

#### b & c) On-site and Off-site Alternatives and Mitigation measures

The proposed project will be developed in two phases. The first phase involves dividing the 107 acres± south of Anthony Brook into 10 residential lots ranging in area from 4.4 acres± to 20.8 acres±. Lots #2-#10 have frontage along New Marlborough Hill Road. Lot #1 has frontage along New Marlborough Hill Road, but its' accessible frontage falls on Hartsville-Mill River Road. Each lot is proposed to contain a single-family residence associated driveway and/or common driveway, septic system, private well and selective clearing in the area surrounding the house. Selective clearing is intended to provide vistas and aesthetic areas surrounding the proposed house sites rather than expansive turf lawns. Only the construction of the drives and homes will call for clearing of any forested areas.

The second phase involves the construction of approximately 30, 3-bedroom housing units. This development is to include affordable housing. These will all be

accessed by a common drive, entering from Hartsville Road-Route 57. The houses are grouped into 4 clusters and each cluster will have a common leaching field and well. The design for this development is still in the preliminary stage. More information will be provided upon completion.

Both of these proposed developments are shown on the attached site plans.

The alternatives for the project site include the No-Build Alternative, which would maintain the use of the area as an undeveloped, forested area, and the Preferred Alternative, which is to divide the property into ten (10) building lots, building a single-family home on each one and providing additional clustered housing, possibly affordable, to the town of New Mariborough.

No Build Alternative – The site is currently a vacant undeveloped site. Under the No Build Alternative the site would remain undeveloped.

The Preferred Alternative – The work proposed consist of the creation of 10 building lots and affordable housing. These developments will contain common drives, building envelopes and clearing areas as shown on the attached plans.

Alternative Sites – Due to the size, conditions, and location of the proposed property, it would not be feasible to build on an alternative site.

## 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 **X** No; if yes, specify each threshold:

### 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	0	2.25±	2.25±
Roadways, parking, and other paved areas	0	0	0
Other altered areas (describe)	0	3.0±	3.0± (gravel drives)
Undeveloped areas	348.5±	28.6±	319.9±

B. Has any part of the project site been in active agricultural use in the last three years?  
\_\_\_ Yes **X** 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?  
**X** 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:

**See Exhibit C (Approved Forestry Plan and Procedures)**

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 **X** No; if yes, describe:

2 Federico Drive, Second Floor  
Pittsfield, Massachusetts 01201  
Telephone: 413-443-3537  
Facsimile: 413-445-5376

**SK DESIGN GROUP, INC.**

Civil Engineers – Land Surveyors - Consultants

# Letter Of Transmittal

To: Secretary of Environmental Affairs  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Date: November 14, 2005

Attention: MEPA Unit

RE: **Environmental Notification Form**

**New Marlborough Hill, LLC**

**SKDG Project No. 040085**

- Attached       Under Separate Cover via **FED EX OVERNIGHT**  
 Drawings     Prints     Specifications     Report     Other: \_\_\_\_\_

● We Are Sending You:

Copies	Date	No.	Description
2	11/11/05		Environmental Notification Form prepared for New Marlborough Hill, LLC

● These are transmitted as checked below:

- For Approval       For Review & Comment       Approved As Submitted       Other  
 Returned For Corrections       For Your Use       As Requested       Approved As Noted

● **Remarks:** Please contact the office with any questions or concerns. Thank you.

SIGNED: Sarah M. Schultz

Cc: File