



**Environmental  
 Notification Form**

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13435
MEPA Agency:	Asking Eglington
Phone: 617-626-	1024

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: Planned Unit Residential Development known as "Berkshire Country Meadows"		
Street: North Street		
Municipality: Pittsfield	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: N4705205.266, E644196.075 (Zone 18)	Latitude: -73.24549	Longitude: 42.48577
Estimated commencement date: April 2005	Estimated completion date: April 2008	
Approximate cost: \$13,500,000.00	Status of project design: 100 %complete	
Proponent: Kowalczyk Development Corp		
Street: 130 Raymond Drive		
Municipality: Dalton	State: MA	Zip Code: 01226
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert B. Tynan		
Firm/Agency: White Engineering, Inc.	Street: 55 South Merriam Street	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: (413) 443-8011	Fax: (413) 443-8012	E-mail: whiteeng@aol.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):  
 none

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

List Local or Federal Permits and Approvals:

- Notice of Intent/Order of Conditions
- Special Permit
- BRP WP 13 Major Sewer Extension
- NPDES Phase 2

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  NPDES Phase 2 Permit
Total site acreage	39			
New acres of land altered		24		
Acres of impervious area	0	5.8	5.8	
Square feet of new bordering vegetated wetlands alteration		4863		
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	122,440	122,440	
Number of housing units	0	50	50	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	356	356	
Parking spaces	0	215	215	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	19,470	19,470	
GPD water withdrawal	0	19,470	19,470	
GPD wastewater generation/treatment	0	19,250	19,250	
Length of water/sewer mains (in miles)	0	.56	.56	

**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.)

The project site is a 39 Acre parcel on the east side of U.S. Route 7, approximately ¼ mile south of Pontoosuc Lake. The parcel consists of gentle to moderate slopes to a point at the center of the southern boundary of the property. Most of the existing site drains to an intermittent stream at this location, which then exits the property to the south. There is an existing wet meadow in the center of the parcel associated with this intermittent stream. The property is 100% vegetated with roughly 1/3 open meadow, 1/3 low growth brush, and 1/3 mature forest.

On-site alternatives explored for this project included a proposed multi-family residential development, a commercial sporting (golf) operation, a standard zoning residential development, and a no-build scenario. The resulting impacts for each alternative were greater than those projected for the proposed planned unit residential development. The analysis of various residential developments and the commercial operation revealed greater impacts to the environment from an increase in impervious areas, habitat destruction, traffic generation, and impacts on municipal services. The no-build analysis revealed that a property abutter was planning to purchase the property for future development. Off-site alternatives explored include constructing the proposed development in a different location. This alternative yields the same result as the no-build scenario. In addition, there were no similar parcels available that present a feasible marketable development ensuring a successful completion to the project.

On-site mitigating measures explored for the identified alternatives included clustering the proposed residences, reducing the number of proposed dwelling units, preserving open space, and providing stormwater management measures. The parcel cannot support the various alternatives while minimizing the above specified impacts. On-site mitigating measures explored for the proposed project include construction of a bridge over the wetlands crossing, however this option is not financially feasible, and would still require alteration of the wetland. The proposed project includes replicating the proposed wetland alteration by nearly 170%. Other on-site mitigating measures incorporated into the proposed project include maintaining a private ownership arrangement, therefore operations and maintenance responsibilities are clearly defined and will be monitored by the residents. Off-site mitigating measures examined include connecting to existing public utilities in different locations. The proponent also explored providing a larger replication area for the wetland alteration off-site, however it was determined that the new wetland would not provide the benefits to the wildlife whose habitat is being altered.