

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12962
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: Proposed Stockbridge Terrace Subdivision		
Street: Stockbridge Road		
Municipality: Lee	Watershed: Housatonic	
Universal Tranverse Mercator Coordinates: 18 0641391E 4683432N	Latitude: 42° 17' 31.89"	Longitude: 73° 17' 5.77"
Estimated commencement date: Spring 2003	Estimated completion date: 2006	
Approximate cost: \$ 9,000,000	Status of project design: 80 %complete	
Proponent: Fox Real Estate, Inc.		
Street: 225 Housatonic Street		
Municipality: Lee	State: MA	Zip Code: 01238
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brett W.Kamienski		
Firm/Agency: S-K Design Group, Inc.	Street: 2 Federico Drive	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: (413) 443-3537	Fax: (413) 445-5376	E-mail: bkamienski@sk-designgroup.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):

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

List Local or Federal Permits and Approvals:
1. Definitive Subdivision Approval - will be submitted 2/3/03 (See Exhibit A)

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

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Land | <input 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
LAND				<input 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	17.1			
New acres of land altered		12.0		
Acres of impervious area	0	1.6	1.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	45,000	45,000	
Number of housing units	0	9	9	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	90	90	
Parking spaces	0	36	36	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	3,960	3,960	
GPD water withdrawal	0	3,960	3,960	
GPD wastewater generation/treatment	0	3,960	3,960	
Length of water/sewer mains (in miles)	0	0.3	0.3	

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 – **Subject site is located within the Kampoosa Bog ACEC Boundary (See Exhibit B)).**

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 proposed “Stockbridge Terrace” subdivision is located on the north side and westerly end of Stockbridge Road in Lee, Massachusetts. Fox Real Estate, Inc. is proposing to subdivide approximately 17 acres of a gently rolling, mostly open field. The property gently slopes from north to south with approximately 30 feet of elevation change from one end to the other. The north portion of the property is the highest. Currently, the property is approximately 50% mowed field with the remainder covered with mature pine and deciduous trees.

There is a small area of wetland in the northwest corner of the property which has a small drainage course associated with it. The course flows south along the western property line and eventually discharges through a culvert to the south side of Stockbridge Road. The drainage course exits the property at the approximate southwest corner of the property.

The project is bordered by a multi-unit apartment building to the south and undeveloped wooded property to the north and west, while the land to the east is made-up of single-family development.

(b. & c.) Description of Project and Alternatives

The work proposed consists of the property to be divided into nine (9) building lots along an 850’ cul de sac road. The 850’ cul de sac road will provide frontage to all nine lots. The proposed road would have a slight grade and remain mostly at current grade. Engineered horizontal and vertical curves will be designed as necessary to comply with state and local requirements and utilize permeable soil conditions by adhering to the existing topography. Each lot will eventually consist of a single-family home. Public sewer access is not available; therefore a private sewer system for each lot is proposed. The property has had percolation tests conducted and the soils were found to be sandy and gravelly and well suited for drainage associated with private sewer systems.

Public water supply is currently ends at the adjacent (easterly) property. The project will propose

to extend this water main along Stockbridge Road and provide a main within the proposed right-of-way supplying public water to the proposed nine (9) building lots.

The alternatives for the project site include the No-Build Alternative, which would maintain the use of the area as a non-developed mowed field, and the Preferred Alternative, which is to divide the property into nine (9) building lots, and eventually build a single-family home on each one.

No Build Alternative – The site is currently a vacant undeveloped site, specifically a mowed open field. Under the No Build Alternative the site would remain undeveloped.

The Preferred Alternative – The work proposed consists of the property to be divided into nine (9) building lots along an 850' cul de sac road. The 850' cul de sac road will provide frontage to all nine lots. The subdivision will consist of 9 single-family homes with associated driveways.

Alternative Sites – The proposed site is suitable for development for a variety of reasons as follows;

1. Slight slope and topography of the property makes it suitable for development and road construction;
2. Access to public water system;
3. Ideal soils for private sewer systems;
4. Proposed work greater than 100' from wetlands and resource areas;
5. Site is located outside of 100-year floodplain;

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