



**Environmental
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13724</u>
MEPA Analyst:	<u>BRIONY ANGUS</u>
Phone: 617-626-	<u>1029</u>

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: Tall Pines Planned Unit Residential Development		
Street: Stony Hill Road		
Municipality: Hampden	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates:	Latitude: 42° - 04' - 49"	
	Longitude: 72° - 27' - 51"	
Estimated commencement date: April 2006	Estimated completion date: April 2008	
Approximate cost: \$10,000,000	Status of project design: 95%	%complete
Proponent: Tall Pines, L.L.C.		
Street: 111 Scantic Road		
Municipality: Hampden	State: MA	Zip Code: 01036
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gary P. Weiner, P.E.		
Firm/Agency: Ecotec Environ. Assoc., Inc.	Street: 180 Denslow Road – P.O. Box 188	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: (413) 525-6703	Fax: (413) 525-3582	E-mail:

- 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 - MA D.E.P.) No

List Local or Federal Permits and Approvals: Hampden Planning Board, Conservation, Board of Health, Conservation Management Permit from the Natural Heritage and Endangered Species Program

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 proponent, Tall Pines, LLC, has requested and received approval from the Town of Hampden to construct 38 units of over-55 age-restricted housing on approximately thirty two acres of vacant land. The parcel of land is located northerly of Allen Street and westerly of Stony Hill Road and is mainly wooded with two small field areas on-site. Following approval from Town Meeting attendees to zone the parcel for age-restricted housing, the developer commissioned engineering and environmental plans and reports for submission to the various Town boards. The initial submittals to the Planning Board and Conservation Commission provided a single access to the site from Allen Street. The 38 units were to be serviced by a single driveway approximately 2,600 feet in length. The units would have individual wells and septic systems. Roadway, common areas and stormwater controls would be maintained by the unit owners association. All residents would be 55 years of age or older. The entrance onto Allen Street was reviewed by a traffic engineer for safety issues. The project's impact on traffic volumes and roadway capability was also reviewed.

Due to the location of two isolated wetland resource areas, a Notice of Intent was filed with the Conservation Commission. The preparation of the Notice determined that the site was within a polygon for two endangered species, which resulted in a redesign of the project. The project proponent has been working with the MA. Natural Heritage group to provide a low impact project footprint on the site. Currently, approximately 60% of the project site will be left in open space. The roadway entrance was relocated to Stony Hill Road to provide a larger buffer zone for the endangered species with accompanying internal site redesigns to minimize stormwater drainage controls impact and forest cutting. The current plan calls for a 2,500 foot driveway. Following public hearings, the Planning Board has approved the site plans and the alternative driveway location. A request for a Conservation Management Permit has been submitted to MANHESP.