

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13204</u>
MEPA Analyst:	<u>Deirdre Buckley</u>
Phone:	617-626- <u>1044</u>

ENF 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: The Oaks Subdivision		
Street: Burts Pit Rd		
Municipality: Northampton	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: UTM 18 691870E 4686514N	Latitude: 42° 18.43'N Longitude: 72° 40.33'W	
Estimated commencement date: 4/01/04	Estimated completion date: 6/01/04	
Approximate cost: \$1,100,000	Status of project design: 100 %complete	
Proponent: Oak Ridge Road, LLC		
Street: 31 Campus Plaza Road		
Municipality: Hadley	State: MA	Zip Code: 01035
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Bryan Jereb		
Firm/Agency: The Berkshire Design Group	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413 582-7000	Fax: 413 582-7005	E-mail: bryan@berkshiredesign.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Definitive Subdivision Approval, Notice of Intent Order of Conditions, Sewer Connection Permit

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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Total site acreage	53.567			
New acres of land altered		16.79		
Acres of impervious area	0	5.78	5.78	
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	0	0	
Number of housing units	0	64	64	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	704	704	
Parking spaces	0	128	128	
WASTEWATER				
Gallons/day (GPD) of water use	0	18,975	18,975	
GPD water withdrawal	0	8,360	8,360	
GPD wastewater generation/ treatment	0	24,750	24,750	
Length of water/sewer mains (in miles)	0	0.57 / 0.78	0.57 / 0.78	

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.)

A) The subject site is a 53.57 acre wooded lot located on Burts Pit Road. The site slopes towards Burts Pit Road and contains three isolated wetlands and a bordering vegetated wetland comprising approximately 1.48 Acres of the total site area. A tributary to Parsons Brook begins at a culvert in the northwest corner of the site and continues offsite in a westerly direction.

The Bordering Vegetated Wetland and the Isolated Wetland boundaries were flagged and have been surveyed onto the presented plan. In addition, Karro A. Frost of New England Environmental Inc. has performed a vernal pool assessment. No vernal pools were located and no potential vernal pools were identified.

The project consists of a cluster development providing 64 units to be sold as single and two family homes. The project was designed so as to locate most parcels and right of ways outside the one hundred foot buffer of all wetlands. A few lots extend into the 100' wetland buffer in order to fulfill zoning depth and area requirements. A 12' paved fire access road and associated grading is proposed within the 100' wetland buffer.

Prior to the start of construction, erosion control barriers will be installed. These will include silt fencing and staked hay bales. They will remain in place until construction is complete and vegetation has been established.

According to 301 CMR 11.00: MEPA Regulations, two review thresholds have been exceeded and will require MEPA review. The proposed project will create more than five acres of impervious area and will require a new sewer main in excess of ½ miles in length.

B) A number of different configurations were analyzed to determine the best balance between minimizing environmental concerns and development costs. The proposed alternative is the one that provides for the least disruption of protected resource areas, is affordable, and still meets the planned scope of the overall project, as envisioned by the project proponent.

One alternative included a conventional subdivision which would have resulted in an increased area of development, increased work in resource areas and decreased open space. Another clustered townhouse development increased encroachment on the wetlands and required more earth excavation.

C) The increase in impervious area will slightly increase storm water runoff rates and volumes. However, these rates and volumes will be controlled through the proposed storm water management facilities and will approximate the pre-construction rates and volumes. Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate non-point source pollution.

The proponent has also offered to pay \$100,000 to the City of Northampton traffic mitigation fund for off site traffic improvements.