

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEa No.: 13220  
 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: Riverwalk		
Street: Barker and Chudy Streets		
Municipality: Palmer	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: 46 73 298 N, 7 16 302 E	Latitude: 42° 11' 01" N Longitude: 72° 22' 50" W	
Estimated commencement date: Summer, 2004	Estimated completion date: Fall, 2008	
Approximate cost: \$10 million	Status of project design: 50 % complete	
Proponent: Riverwalk Associates, LLC		
Street: 295 Pasco Road		
Municipality: Springfield	State: MA	Zip Code: 01151
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edmund Starzec, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 505 East Columbus Avenue	
Municipality: Springfield	State: MA	Zip Code: 01105
Phone: (413) 747-7113	Fax: (413) 747-0916	E-mail: estarzec@vhb.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 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): The project involves no financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Local: Order of Conditions from Palmer Conservation Commission, Site Plan Review. Federal: NPDES General Permit for Stormwater Discharge from Construction Activities.

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 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	81.94 ac.			
New acres of land altered		+28.1 ac.		
Acres of impervious area	0 ac.	+9.88 ac.	9.88 ac.	
Square feet of new bordering vegetated wetlands alteration		+4,096 sf		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	0 sf	+193,724 sf	+193,724 sf	
Number of housing units	0 units	+114 units	114 units	
Maximum height (in feet)	0 feet	+29 ft.	29 ft.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0 trips	+420 trips	420 trips	
Parking spaces	0 spaces	+114 spaces	114 spaces	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0 gpd	+18,810 gpd	18,810 gpd	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/treatment	0 gpd	+17,100 gpd	17,100 gpd	
Length of water/sewer mains (in miles)	0 miles	+0.8 miles	0.8 miles	

**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.)

Riverwalk Associates, LLC is proposing to develop Riverwalk, a 114-unit, age-restricted residential community in the Three Rivers neighborhood of Palmer, Massachusetts. Located on an approximately 82-acre site overlooking the Chicopee River, the project has been carefully designed to minimize environmental impacts while still providing for the residential density necessary to create a true sense of community.

The site is bounded by undeveloped forested land to the north, an existing residential neighborhood to the east, and the Chicopee River to the south and west. The New England Power Company maintains an easement across the site’s northern edge. The majority of the site is forested and gently sloped. An area of steep slope exists along the river’s edge.

Wetland resource areas occupy approximately 15 acres (or 18.5 percent) of the overall site. As shown on Attachment 1, a narrow band of bordering vegetated wetlands effectively bisects the project site, running in a general north-south direction. A 100 foot wide buffer has been established around this wetland area. Note that no work is proposed in the very northern-most portion of the site and the limits of the bordering vegetated wetland in the area have not been precisely delineated.

The preferred alternative, shown in Attachment 2, includes 114 housing units. To maximize the efficient use of land, no single-family residential units are proposed. The units will be accommodated in 41 one-story buildings, including 17 duplexes, 16 triplexes, and eight four-unit buildings. Arranged around a curvilinear system of landscaped driveways extending from connections with Barker Street Extension and Chudy Street, the driveways have been carefully designed to work with existing topography and to minimize impacts to the bordering vegetated wetland. A centrally-located community center will include space for community administration and function areas. A network of pedestrian trails will provide for additional connectivity within the community. Two wetlands crossings are proposed as part of the preferred alternative, resulting in 4,096 square feet of impacts.

A number of alternative site concepts were evaluated as part of the project development phase. These alternatives included a maximum “as-of-right” buildout; a reduced build alternative (the preferred alternative); and a no-build alternative. Under the maximum buildout alternative allowed under existing zoning, the project would include approximately 120 residential units and result in greater traffic, impervious coverage, and wetlands impacts than the preferred alternative, which includes 114 units. While the no-build alternative would result in no new impacts, neither would it provide much-needed housing for Palmer’s senior population or increased property tax revenues for the town. The preferred alternative includes a variety of features to minimize impacts including narrow site driveways and pervious walking pedestrian trails to reduce impervious coverage and the use of multi-unit buildings

to minimize disturbed area.

Mitigation is proposed for the project's wetland impacts. Care has been taken to minimize the amount of wetlands impacted by the two roadway crossings, without which this project could not provide the necessary two means of access for emergency vehicles. The roadway side slopes are proposed at a 2:1 slope, which is the steepest slope that can be readily stabilized and maintained. This steeper slope limits the spread of fill placement needed to construct the roadway crossing, thus limiting the wetland impact. The wetland mitigation area will be located between the two roadway crossings, in the area immediately behind the adjacent neighboring homes. The mitigation area will replace the lost wetland at a ratio of approximately 1.5:1, and will connect hydrologically with the wetland system experiencing the impact.

While the attached traffic assessment indicates that no on- or off-site traffic improvements are necessary to support the small increase in traffic volume attributable to the project, the proponent proposes to implement on-site directional and traffic control signage; to modify the traffic control signage and pavement markings at the intersection of Belchertown Street and Chudy Street; and to add a stop sign at the Barker Street approach to Chudy Street. Should a signal be warranted at the intersection of Springfield Street-Main Street and Bridge Street-Palmer Street in the future as other sites in the area are developed, the proponent is willing to provide a monetary contribution to the Town of Palmer to offset an appropriate portion of the cost of that signal design.