



Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
BOEA No.:	13489
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: The Pines at Bousquet Mountain		
Street: Dan Fox Dr.		
Municipality: Pittsfield	Watershed: Housatonic	
Universal Tranverse Mercator Coordinates: 1806 41 873E 46 97 338N	Latitude: 42°25'2.2N Longitude: 73°16'32.9W	
Estimated commencement date: June, 2005	Estimated completion date: 2009	
Approximate cost: \$25,000,000	Status of project design: 25 %complete	
Proponent: LD Associates, Inc.		
Street: P.O. Box 1240		
Municipality: Hinsdale	State: MA	Zip Code: 01235
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert G. Fournier		
Firm/Agency: SK Design Group, Inc.	Street: 2 Federico Dr.	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: 413-443-3537	Fax: 413-445-5376	E-mail: rfournier@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. 13157) 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):

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

List Local or Federal Permits and Approvals: **Special Permit; Order of Conditions; N.P.D.E.S. Construction General 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 checked="" 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	70			
New acres of land altered		22±		
Acres of impervious area	0	7.5±		
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	210,000±	210,000±	
Number of housing units	0	105	105	
Maximum height (in feet)	0	35±	35±	
TRANSPORTATION				
Vehicle trips per day	0	615		
Parking spaces	0	0		
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	31,500±		
GPD water withdrawal	0	0		
GPD wastewater generation/treatment	0	34,650		
Length of water/sewer mains (in miles)	0	12,900		

¹ Outside an exist. R.O.W.

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

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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) General Project Description:

The project, as proposed, includes the construction of 105 new residential townhouse style units along approximately 3,100 linear feet of new "private" access road. At this time, it is anticipated that the buildings will be all tri-plex buildings. The project will also include the extension of sewer and water services (and other utilities) to the site from nearby City or State roads. At full build-out the site will encompass 70 acres of the easterly-most portion of Bousquet's Ski Area, with frontage provided along Dan Fox Drive. An additional 5 acres of land is under agreement at the time of this application and is expected to be annexed to the 70 acres. A majority of the proposed development area is wooded. The slopes across the site range from 5% to 40%. For purposes of density requirements, a portion of the proposed tract area will extend into the actual ski area. However, construction of the roads and buildings is not expected to alter any portion of the physical ski area with the exception of a small portion of "Tube Town" which will be re-located to the west.

(b) Alternatives:

1. An alternative *access point* was investigated that would have routed the main drive through the existing Bousquet parking lot rather than directly off Dan Fox Drive. This would in turn avoid the requirement for a Break in Access permit from Mass Highway. However, such a route would effectively reduce the number of parking spaces for the ski area, which are generally insufficient already. It would also create conflicts between vehicles and pedestrians.
2. An alternative siting of the *middle portion* of the access drive was investigated in the area near the Chamber of Commerce property (see Appendix B- Plans to Accompany ENF). This would have located the road through a steep section of the site and require re-location of a ski trail. Instead, the Applicant diligently pursued the purchase of this adjacent land. As such, the final alignment can now more closely follow the natural topography and thus reduce the amount of clearing and earthwork.
3. An alternative *configuration of roads and buildings* was also investigated (for the first phase only-see Appendix B- Plans to Accompany ENF). In fact, that alternative was approved by the Pittsfield Community Development Board in 2003 but has since been revised in favor of the current plan which allows for the placement of buildings on either side of a single access road, thus reducing the amount of road construction.

4. There are several alternatives to sewerage the project and providing potable water service. One alternative would be *on-site sub-surface sewage disposal system(s) and individual wells*. To that end, percolation tests have been performed (in the vicinity of Tube Town) which revealed suitable soils for an on-site disposal system. For water supply, there are 2 high-yield wells on the Bousquet property that provide a considerable volume of water for snow making operations and potable use. Therefore it is believed that the underlying aquifer can easily supply water to the development. It is not clear at this time whether the area of "suitable soils" is large enough to accommodate the full build-out of the project.

The preferred alternative for sewage disposal is construction of a new collection and pumping system. This design, as shown in a general fashion on the accompanying plans, would extend existing municipal sewer service up Tamarack Rd. approximately 5500 ft. to the site. It would be designed as a low-pressure forcemain system, which would permit other properties along the route to tie in. At this time, it is expected that the sewer would be designed and constructed by the Applicant.

For water supply, the preferred alternative is construction of a new main down Dan Fox Drive approximately 4000 ft. to the site. This would provide adequate potable water supply *and* fire protection at a cost comparable to on-site wells.

The exact routing of these utilities has not been investigated. It is anticipated, however, that they will generally run down the shoulders of their respective roads. The impacts to surrounding Resource Areas are expected to be minimal.

(c) Mitigating measures:

The impacts from the development are expected to be minimal. Impacts to Wetland Resource Areas, if any, will fall within the limits of the regulations. The stormwater will be controlled within the limits of the site and designed to meet the strict requirements of the Massachusetts Stormwater Management Guidelines. Traffic from the development will have little or no impact to the adjacent public roadways. Erosion-controls will be carefully planned so as to prevent unlawful discharges of silt-laden runoff into receiving water bodies. Lighting from the project will be designed to prevent "night glow".

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold: **11.03(1)(b)2. creation of 5 or more acres of impervious area**

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0	4.4	4.4
Roadways, parking, and other paved areas	0	2.3	2.3
Other altered areas (describe)	0	15.1	15.1 (clearing/grading)
Undeveloped areas	70	21.8	21.8

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan: