

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 12997
 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: Amherst Hills Subdivision		
Street: Station Road, Amherst; Old Amherst Road, Belchertown		
Municipality: Amherst, Belchertown	Watershed:	
Universal Transverse Mercator Coordinates: 18 708050E 4690770N (NAD27)	Latitude: 42.3453N	Longitude: 72.4743W
Estimated commencement date: 04/03	Estimated completion date: 04/05	
Approximate cost: \$2,400,000	Status of project design: 15 % complete	
Proponent: Tofino Associates, Inc.		
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: Chris Wall		
Firm/Agency: Berkshire Design Group, Inc.	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413-582-7000	Fax: 413-582-7005	E-mail: chris@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 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):
Not applicable

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

List Local or Federal Permits and Approvals:

*Order of conditions (in process, DEP File # 89-432); Sewer Extension permit (in process);
 Definitive Subdivision Plan-Amherst (Approved 1988); Definitive Subdivision Plan-Belchertown
 (Approved 12/02); Town of Amherst-Water connection permit (in process)*

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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	104.7			
New acres of land altered		16.4		
Acres of impervious area	6.0	.7	6.7	
Square feet of new bordering vegetated wetlands alteration		1,250		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	4,400	-1,483	2,917	
Number of housing units	2	-1	1	
Maximum height (in feet)	20(approx)	0	0	
TRANSPORTATION				
Vehicle trips per day	0	737	737	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	880	38,500	38,500	
GPD water withdrawal	0	38,500	38,500	
GPD wastewater generation/treatment	880	38,500	38,500	
Length of water/sewer mains (in miles)	0	1.77 (8")	1.77 (8")	

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.)

General Description

The Amherst Hills Subdivision was originally designed by Tighe & Bond, Inc., and was approved by the Town of Amherst on March 16, 1988. Initial construction of the roadway layout began during the late 80's and some of the utilities have already been installed. Tofino Associates recently purchased the land as an approved subdivision.

The enclosed plans are modifications to the original plans, dated September 7, 1987, by Tighe & Bond, Inc. Most of the existing utilities will remain and be utilized; however, some will be modified to link to the new design concept.

The proposed access road from Old Amherst Road in the Town of Belchertown has been reviewed and approved by the appropriate Belchertown Town offices.

Existing Conditions

The subject parcel is approximately 104.7 acres containing mostly woodland area over varied topography. As previously mentioned, following approval of the subdivision plans in 1988, the previous owner cleared the roadway layout and installed all drainage utilities.

Charles H. Dauchy, a Professional Wetland Scientist with extensive experience in Amherst, has investigated the site for the presence of wetlands under jurisdiction of the Massachusetts Wetlands Protection Act, Amherst Wetlands Protection Bylaw, and Federal Clean Waters Act. The Bordering Vegetated Wetlands were flagged and surveyed and are shown on the attached plans.

Proposed Conditions

Preliminary Subdivision Plans for this site were originally approved by the Town of Amherst in 1988. Following approval, a previous owner removed trees, vegetation and topsoil, and installed drainage structures on the proposed (and approved) roadway. The current applicant intends to maintain the original approved design to the maximum practical extent. The proposed construction will consist of a new 22 to 24-foot wide paved street with associated curbing, 4 foot wide paved sidewalk, utility lines, and associated stormwater management controls.

A proposed cross-country sewer line will span the entire site connecting Station Road with the Sanitary Wastewater System in Belchertown Road. A temporary disturbance of the wetlands is required to complete the sanitary system installation. In addition, a proposed sanitary pump station will be located within the wetland buffer zone near the Station Road access.

Approximately 1,250 SF of Bordering Vegetated Wetland will be displaced for the proposed roadway crossing. A 2,500 SF replication area will be provided adjacent to the disturbed area. Some construction, removal of vegetation and earth grading has occurred within the 100-foot buffer zone. Additional grading will occur in order to match existing grades on the site.

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.

Wildlife

The site does not contain any significant habitats as identified by the Massachusetts Natural Heritage and Endangered Species Program as either "Priority Habitats of Rare Species", or "Estimated Habitats of Rare Wildlife and Certified Vernal Pools".

Alternatives and Mitigation

Because the project is based on a subdivision plan that was previously approved for a residential zoning district, alternative sites for the project were not considered. Within the project site, however, provisions will be made to minimize the potential for negative impacts associated with the project. Specifically:

- 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 incorporate erosion and sedimentation controls and other measures to reduce sedimentation and non-point source pollution and should not impair groundwater or surface water quality.
- No work will occur within a significant wildlife habitat.