

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: 13008
 MEPA Analyst: *Deirdre Buckley*
 Phone: 617-626-1044

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: SUMMERHILL		
Street: Federal Street (Route 9) and Daniel Shays Highway (Route 202)		
Municipality: Belchertown	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: N 42°17'47"	
	Longitude: W 72°24'34"	
Estimated commencement date: June 2003	Estimated completion date: June 2006	
Approximate cost: \$ 14,400,000	Status of project design: 33 %complete	
Proponent: Lawrence Tucker		
Street: 7 West Cornell Street		
Municipality: South Hadley	State: MA	Zip Code: 01075
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jan L. Kuniholm, P.L.S. , Project Manager		
Firm/Agency: E. B. Holmberg & Associates	Street: P.O. Box 945, 87 Union Street	
Municipality: Easthampton	State: MA	Zip Code: 01027-0945
Phone: (413) 529-1700	Fax: (413) 529-2237	E-mail: jan@ebholmberg.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X 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 _____) X No

List Local or Federal Permits and Approvals: **Will submit applications for Mass Highway Permit, Sewer Extension Permit, will file a Notice of Intent with Belchertown Conservation Commission, and will apply for Special Permit with the Belchertown Planning Board.**

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 checked="" 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> Checked approvals will be applied for, but have not yet been obtained.
Total site acreage	34.03			
New acres of land altered		28.1 +/-		
Acres of impervious area	0	+ 7.25 +/-	7.25 +/-	
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	132,800 +/-	132,800 +/-	
Number of housing units	0	81	81	
Maximum height (in feet)	0	24 +/-	24 +/-	
TRANSPORTATION				
Vehicle trips per day	0	+243	243	
Parking spaces	0	+197	197	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+18,040 +/-	18,040 +/-	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	+18,040 +/-	18,040 +/-	
Length of water/sewer mains (in miles)	0	+ 0.96 +/-	0.96 +/-	

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.*)

The site is 34.03 acres lying about one mile north of the center of Belchertown, with access to Federal Street (Route 9) on the west and to Daniel Shays Highway (Route 202) on the east. The site is largely wooded. Since this is the only site owned by the proponent, no alternative site has been considered. The proposed project is an "Adult Community" open space community development, consisting of 81 units of condominium units, 80% of which must be occupied by persons 55 or older. The units will be variously grouped: some will be duplex buildings, some triplex, some quadruplex. A community center building will be constructed, along with walking trails around the site. Project will have town sewer and town water. Because access from both sides of the project is from state highways, excess stormwater runoff will be entirely retained on-site. Various measures are planned for stormwater management, including deep sump catch basins, subsurface leaching chambers, forebays, swales, and retention/infiltration basins.

There are wetlands on the property that are already identified and mapped, and a Determination of Applicability has been made by the Belchertown Conservation Commission, confirming the mapped wetland boundaries. Within the project property the design concept calls for some grading but no structures within the Buffer Zones. A utility easement is proposed on adjoining land of Ruthella Tucker at the junction of Pelham Road and Daniel Shays Highway, and a proposed sanitary sewer through this land will not impact wetlands, but will be within the 100' jurisdictional buffer.

Potential impacts of this project will include increased traffic flow onto Routes 9 and 202, but well within the capacities of these highways. Stormwater management designs will use best management practices (BMP's) that will meet DEP Stormwater Management Standards and retain excess runoff from the 100 year storm event, and also to design overflow structures that will minimize impacts both on-site and off-site. BMP's will include street sweeping, water quality structures, deep sump catch basins, subsurface infiltration chambers, forebays, and retention/infiltration basin. Impacts from overflows will be minimized by the use of "level spreaders."