

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13501</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	<u>617-626-1024</u>

ENF Environmental 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: Boulder Hill Estates		
Street: 75 Bradway Road		
Municipality: Monson	Watershed: Connecticut	
Universal Tranverse Mercator Coordinates: WGS84/NAD83	Latitude: 72.36537	
	Longitude: 42.04595	
Estimated commencement date: 6/05	Estimated completion date: 6/08	
Approximate cost: \$3,500,000	Status of project design: 80	%complete
Proponent: Boulder Hill Development, LLC		
Street: 351 Lower Hampden Rd		
Municipality: Monson	State: MA	Zip Code: 01057
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joseph Dasco		
Firm/Agency: Boulder Hill Development	Street: 351 Lower Hampden Rd	
Municipality: Monson	State: MA	Zip Code: 01057
Phone: 413-267-4855	Fax: 413-267-4855	E-mail: Joedasco@comcast.net

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): None

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

List Local or Federal Permits and Approvals: _____

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	275			
New acres of land altered		20		
Acres of impervious area	.75	4	4.75	
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	7,000	40,000	47,000	
Number of housing units	1	9	10	
Maximum height (in feet)	40	40	40	
TRANSPORTATION				
Vehicle trips per day				
Parking spaces	6	36	42	
WASTEWATER				
Gallons/day (GPD) of water use				
GPD water withdrawal				
GPD wastewater generation/ treatment				
Length of water/sewer mains (in miles)	0	0	0	

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 Eastern Box Turtle (Terrapene Carolina)) 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 total land owned by the proponent includes approximately 275 acres of land zoned Rural Residential. The land consists primarily of forest, rolling hills a 2+- acre man made pond and various brooks and streams. The property has an old town rd (Alden Thasher rd) which runs through the property north to south coming from Lower Hampden rd through to Bradway rd. As noted on the plan a portion of this rd has been discontinued. The property also has an existing dwelling a hunting lodge and several out buildings.

(b) The proposed project includes 9 lots, 7 of which are ANR lots consisting of 13.5+- acres of land and two estate lots (limited frontage) which will be developed with 3 acre building envelopes (the remainder of the estate lots, approximately 16 acres will be subject to deed restrictions designed to protect habitat for the Eastern Box Turtle). In addition there are approximately 40 +- acres of land not within the Revised Priority Habitat being held for possible future development. In addition to the 16+- acres of the estate lots which will carry a deed restriction, the proponent has proposed placing a Conservation Restriction on approximately 163+- acres of land. Therefore the project will impact 20+- acres of land and will permanently protect 180+- acres of land. This plan minimizes the impact on the habitat of the Eastern Box Turtle due to the fact that the lots being developed are of the minimum size and are located on an existing Town Rd. In addition there are no wetlands located on any of the lots being developed and the location of the lots are such that they are at the furthest point away from any of the wetlands located on the property.

The only alternative to the above plan which meets the town's subdivision requirements is to reinstate Alden Thresher Rd from Lower Hampden Rd through to Bradway Rd. This plan would impact approximately 125+- acres. To make this plan economically feasible approximately 60 lots would need to be developed. This alternative is not being pursued by the proponent.

(c) As noted above in order to provide "net-benefit" mitigation to offset proposed impacts to rare species habitat the proponent proposes a conservation easement over approximately 163+- acres of land and restrict another 16 acres. Therefore the project will impact approximately 20+- acres and will permanently protect approximately 180+- acres of habitat.