

#12750
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Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

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: Brodie Mountain Ski Resort		
Street: Williamstown Road (Route 7)		
Municipality: New Ashford	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 643200,4716800	Latitude: 42°-35'-30"	Longitude: 73°-15'-15"
Estimated commencement date: July, 2002	Estimated completion date: July, 2007	
Approximate cost: \$ 20,000,000	Status of project design:	25 %complete
Proponent: Brodie Mountain Ski Resort		
Street: Route 7		
Municipality: New Ashford	State: MA	Zip Code: 01237
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Vincent P. Guntlow		
Firm/Agency: Guntlow & Associates	Street: 55 North Street	
Municipality: Williamstown	State: MA	Zip Code: 01267
Phone: 413-458-2198	Fax: 413-458-2712	E-mail: ---

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:

Local approval required from Planning Board under Planned Unit Resort District review for the initial phase of the project. The proposed master plan was previously approved by the Planning Board. The project will also require filing a Notice of Intent with the Conservation

Commission. No Federal permits are anticipated.

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 type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit (for Existing Snowmaking only – not new use) <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>DEP-Groundwater discharge permit</u> <u>DEP-Distribution System Modifications</u>
Total site acreage	505+/-			
New acres of land altered		11.2		
Acres of impervious area	6.7	8.9*	15.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		7390 SF outer riparian zone		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	66,890	336,150	403,040	
Number of housing units	69**	263	332	
Maximum height (in feet)	40	50	50	
TRANSPORTATION				
Vehicle trips per day (peak)	1200	1750	2950	
Parking spaces	468	470	938	
WASTEWATER				
Gallons/day (GPD) of water use	48,000***	58,000	106,000	*new impervious area includes 1.6 acres of new roadway under the PWED grant **most existing units will be replaced. This number includes existing year round mobile homes. ***existing use based on current permitted well yields. ****Flow based on Title 5 flows. Existing snow making withdrawals not included.
GPD water withdrawal	40,000****	66,000	106,000	
GPD wastewater generation/ treatment	40,000	66,000	106,000	
Length of water/sewer mains (in miles)	0.5	0.8	1.3	

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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 (Northern Spring Salamandar) 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) **Brodie Mountain Resort is proposing a new residential development at the existing ski resort off of Old Route 7 in New Ashford, Massachusetts. The ski resort is located on approximately 500 acres with the vast majority of the property dedicated to the recreational uses. The lower (easterly) portion of the land has modest grades where the developed areas are located. The existing resort was primarily developed in the 1960's and 1970's. Existing structures include motel units, rental units, ski lodges and operational facilities. Also included within the developed area is a campground that includes year round trailers. A majority of these buildings will be razed and new buildings constructed. It is anticipated that full build out of the project will occur in two (2) or more phases over five (5) or more years. The ENF form has been completed for the full build out project. The residential development site was chosen primarily by the location at Brodie and the associated recreational uses. The project is located just off of Route 7 near the Lanesborough and New Ashford town lines. Typical dwellings will be two to three stories in height and contain two (2) bedrooms units. Building density will be less than one (1) unit per acre with the equivalent of approximately 332 units of 2 bedrooms. Residential construction will likely include a combination of whole ownership and timeshare units. Other improvements will include new or renovated recreational and resort facilities (lodge, clubhouse, small commercial area, water park, maintenance building, etc.). Site development will include construction of associated infrastructure utilities and surface improvements. Access within the resort will be improved with a reconstructed road and drainage system by the town under a PWED grant.**
- b) **Onsite alternatives have included constructing dwelling units at varying densities on the site. The project will have a density far less than allowed within the Planned Residential Unit Development. A greater density would require more land alteration than the applicant would like for the site and create more of a demand on onsite utilities than is preferred. Offsite alternatives are limited due to the project requirement of being located near the recreational amenities, availability to provide onsite utilities, and the availability of developable property. Project impacts are minimized at this site due to the current**

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developed nature of the location and the reconstruction of existing facilities.

- c) The proposed project minimizes on-site and off-site impacts. The site is located adjacent to a major state highway within the county, water demand for the project will be provided by on-site wells, wastewater will be treated to below the requirements of the Safe Drinking Water Act before disposal or reuse, drainage will be treated and detained to predevelopment levels, and based on the type of use there should be negligible demand for town services. The site is owned by the applicant and there were no other alternative sites identified with the required characteristics and features.

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: **The review thresholds that will be met for full build-out are the creation of five or more acres of impervious area and alteration of 25 or more acres of land.**

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	<u>1.5</u>	<u>3.7</u>	<u>5.2</u>
Roadways, parking, and other paved areas	<u>5.2</u>	<u>5.2</u>	<u>10.4</u>
Other altered areas (ex. ski slopes, new grading)	<u>105</u>	<u>4.0</u>	<u>109</u>
Undeveloped areas	<u>393.3</u>	<u>0</u>	<u>380.4</u>

- 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:

- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes No; if yes, describe:

- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:

- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes No; if yes, describe:

- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No ; if yes, describe:

- H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **The project will include open and closed drainage systems utilizing BMP's, as required by the Policy to meet the stormwater discharge standards. Phasing of the project will minimize exposed disturbed areas during construction. All proposed work will meet Policy requirements. Existing areas will be upgraded as appropriate to meet the standards.**

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