

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13564
MEPA Analyst: Briony Angus
Phone: 617-626-1029

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: Mill Valley Golf Links		
Street: 380 Mill Valley Road		
Municipality: Belchertown	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: 4681461 Northing; 716669.75 Easting	Latitude: 42° 15' 19" North Longitude: 72° 22' 24" West	
Estimated commencement date: 2003	Estimated completion date: 2006	
Approximate cost: \$750,000	Status of project design: 75 %complete	
Proponent: Mill Valley Golf Links, Inc.		
Street: 123 Genovevo Drive		
Municipality: Ludlow	State: MA	Zip Code: 01056
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Laura Rome		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: lrome@epsilonassociates.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): N/A

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: Order of Conditions

Federal: NPDES 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 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 checked="" type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	238			
New acres of land altered		32.75		
Acres of impervious area	1.26	-0.03	1.23	
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	7,390	2,000	9,390	
Number of housing units	0	0	0	
Maximum height (in feet)	20	0	20	
TRANSPORTATION				
Vehicle trips per day	144	0	144	
Parking spaces	42	0	42	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	680 ¹	1,000 ¹	1,680 ¹	
GPD water withdrawal	46,616 ²	42,425 ²	89,041 ²	
GPD wastewater generation/treatment	680 ¹	1,000 ¹	1,680 ¹	
Length of water/sewer mains (in miles)	0	0	0	

1. Title V estimate of potable water use
2. Irrigation water use estimate based on DEP Golf Course Water Use Policy

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 19-HS-307) 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.)

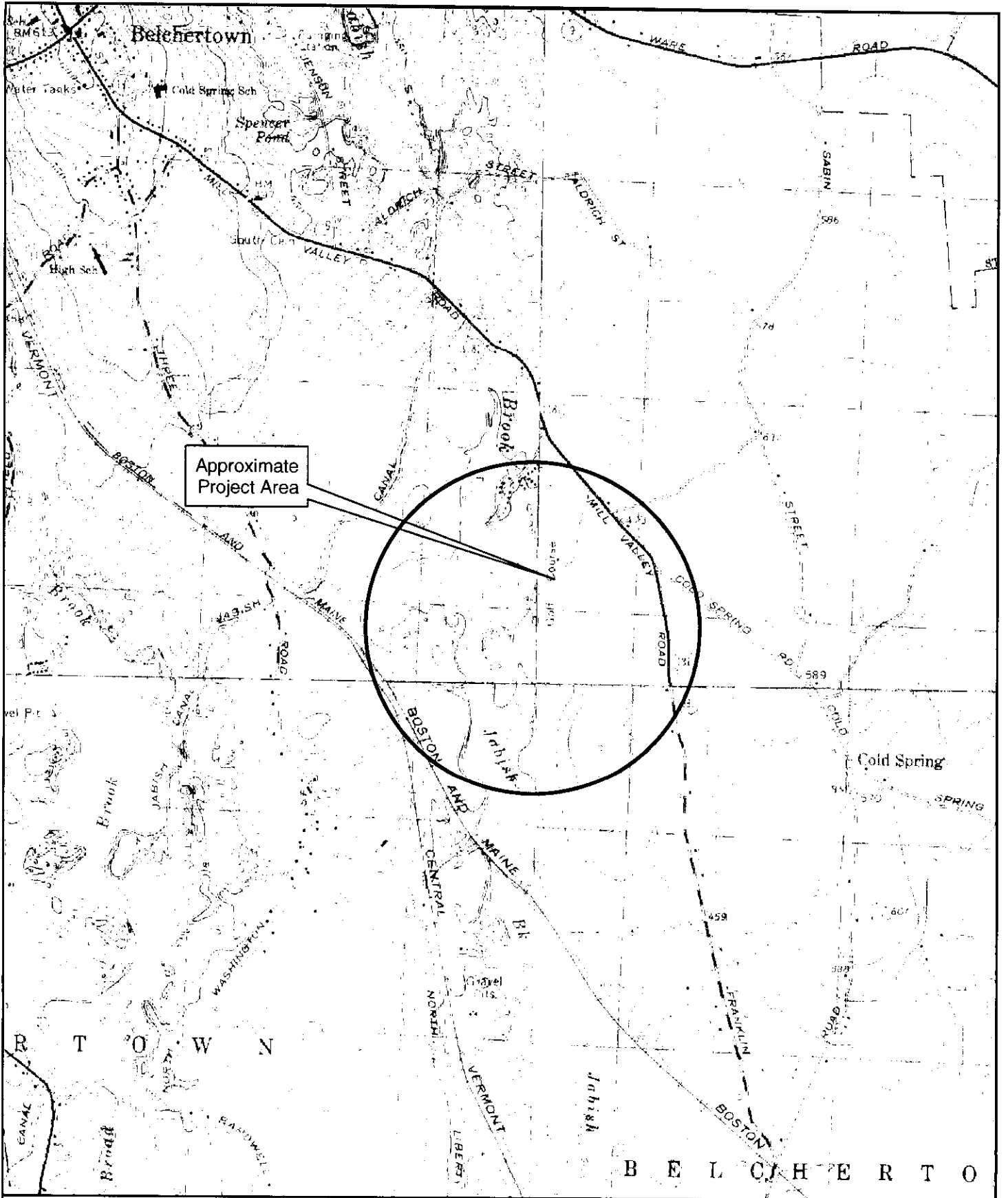
The project involves expansion of the Mill Valley Golf Links (MVGL). MVGL was built in 1960 as a nine-hole golf course located in Belchertown, Massachusetts, see Figure 1 (USGS Locus Map) and Figure 2 (Existing Conditions). MVGL also includes associated parking, a maintenance building, and a cart storage building. MVGL has a water supply well providing potable water to the clubhouse and an irrigation water withdrawal point located in a tributary to Jabish Brook. There is an on-site septic system, which was upgraded in 1999 under permit from the Town of Belchertown.

In 2003, MVGL traded approximately 100 acres of its land for approximately 54.6 acres owned by the Town of Belchertown. Using that property it undertook a nine-hole expansion during the 2003 and 2004 construction seasons, and this construction is complete. Figure 3 (Proposed Conditions) shows the layout of the 18-hole golf course. MVGL has also begun expansion of its clubhouse building, plans for which were reviewed and approved by the Town of Belchertown Planning Board, Conservation Commission (under a Notice of Intent), and Board of Health; this construction was begun but, as discussed below, has not been completed. Figure 4 (Clubhouse Expansion) shows the proposed clubhouse addition.

With the proponent's addition of nine holes, the Department of Environmental Protection (DEP) requires that MVGL obtain a permit under the Water Management Act (WMA) and has issued an Administrative Consent Order (ACO) and Notice of Noncompliance. According to the ACO, "the WMA golf course policy . . . states that an existing golf course that irrigates greater than 35 acres, or a newly constructed golf course that irrigates greater than 23 acres (grow-in), is presumed to withdraw volumes greater than the permitting thresholds and would need a WMA permit to continue its operation." As required in the ACO, the proponent has installed a totalizing meter on its irrigation water supply to measure its water withdrawal. The proponent is coordinating with DEP regarding the requirement to file a WMA permit application.

The ACO also requires that the proponent address erosion problems on the golf course; the proponent has installed erosion control measures at various places of concern on the golf course and is continuing to address areas where erosion is occurring.

DEP has also issued a Cease and Desist order halting construction of the clubhouse addition within the Zone I to MVGL's potable water supply well and indicating that MVGL will be required to develop a new source of potable water. MVGL is coordinating with DEP on the requirement to obtain a new source and, to date, has drilled one well outside of the Zone I which does not yield an adequate supply.



Scale 1:24,000
1 inch = 2,000 feet

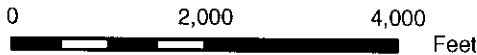


Figure 1
USGS Locus Map
Mill Valley Golf Links
Belchertown, Massachusetts

Basemap: 1979 USGS Quadrangles, MassGIS

Epsilon
ASSOCIATES, INC.